Vale of Glamorgan **Local Development Plan** 2011-2026

Initial Consultation Report

September 2013

VALE of GLAMORGAN
BRO MORGANNWG

Local Development Plan
Cynllun Datblygu Lleol

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1. Introduction

1.1 Part 6 of the Planning and Compulsory Purchase Act 2004 (The Act) places a duty on each local authority in Wales to prepare a Local Development Plan (LDP). The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (the Regulations), prescribe the form and content of the LDP and make provision for the procedure to be followed in their preparation. Once adopted the LDP will provide the development strategy and policy framework for the Vale of Glamorgan Council's administrative area over a fifteen-year period, from 2011 to 2026.

1.2 This document represents the 'Initial Consultation Report' that the Council is required to prepare for the purposes of Section 17 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005. In accordance with the Regulations, the report identifies:

(a) Bodies engaged or consulted at the pre-deposit public consultation stage;

(b) The main issues raised, and how they have influenced the preparation of the Deposit LDP and

(c) The steps taken to publicise plan preparation, and how this complies with the Community Involvement Scheme (CIS) contained in the Delivery Agreement (DA).

1.3 The appendices to this report contain copies of the representations made at the pre deposit consultation stages together with the Council responses. All of the Council minutes referred to in this report are available for viewing on the Council's web site via the following link:

http://www.valeofglamorgan.gov.uk/en/our_council/council/minutes,_agendas_and_reports/minutes,_agendas_and_reports.aspx

2 . Compliance with the Delivery Agreement

2.1 The purpose of the DA is to set out the Council's programme for the preparation of its LDP and to provide details of its CIS. The CIS is a key element of the DA and sets out when and how all interested parties will be involved in the LDP process.

2.2 The Vale of Glamorgan Council Cabinet resolved that officers commenced work on the production of a DA on 1st February 2006 (minute no. C2288 refers) and subsequently approved a draft DA for consultation purposes on 1st March 2006 (minute no. C2345 refers). A six week public consultation on the Draft DA was undertaken between 20th March 2006 and 28th April 2006 and consultees were encouraged to use the comment form provided in both English and Welsh (Appendix 1 refers). The consultation process was carried out in accordance with the actions set out in Figure 3 of the DA. A total of 36 representations (including three late representations) were received from various specific consultation bodies, general consultation bodies and other consultees, details of which are contained in Appendix 2 to this report. Generally, respondents welcomed the opportunity to comment on the draft DA and looked forward to working closely with

the Council over the coming years on the preparation of the LDP. The main concerns raised by respondents are listed below:

- six month slippage was considered to be excessive
- additional clarification on candidate site stage was requested
- membership of the key stakeholder group was questioned
- six week consultation periods criticised for being too short
- use of District Offices and Town/Community Council Offices were suggested as additional deposit locations
- greater community involvement in the preparation of alternative strategies and options including
- identification of preferred strategy stage was requested and
- the use of other newspapers such as the Penarth Times for notices etc. was recommended.

2.3 Cabinet was advised of the results of the consultation exercise on 7th June 2006 (minute no. C2489 refers) and the amended draft DA was approved by Full Council on 26th July 2006 (minute no. 230 refers). The changes to the draft DA as a result of the stakeholder and the then Welsh Assembly Government consultation are attached at Appendix 3 and Appendix 4 respectively.

2.4 The DA was submitted to the then Welsh Assembly Government on 27th July 2006 and agreed by it on 23rd August 2006. The Council's Cabinet was subsequently advised of this on 8th November 2006 (minute no. C2745 refers) and stakeholders were notified accordingly. The DA commits the Council to producing the LDP in accordance with the agreed timetable and the CIS contained therein. Although the consultation processes contained within the CIS have been followed, it should be noted that the DA timetable has been subject to 4 revisions as detailed below:

- Following Cabinet approval on 18th July 2007 (minute no. C3127 refers), the Council sought agreement from the then Welsh Assembly Government in August 2007 to amend the LDP timetable contained within the approved DA (August 2006). The reasons for the slippage from the original timetable were that the Council underestimated the level of work required under parts 14, 15 and 16 of the LDP Regulations 2005 given the limited staff resources available and the level of consultation required at the pre-deposit stage. The Welsh Assembly Government confirmed agreement to the amended timetable in October 2007 and the amended DA was made available in accordance with Regulation 10 and figure 3 of the DA.

- Following deferral of a report on 11th March 2009 (minute no. C393 refers), Cabinet approved further changes to the LDP timetable on 25th March 2009 (minute no. C393 refers). The Council sought agreement for the changes to the timetable from the Welsh Assembly Government in June 2009 and these were subsequently agreed on 16th July 2009. The main reasons for the slippage included:

  - A new political structure following the local elections in 2008, new members requiring briefing on the LDP and difficulties associated with formal decision making;

- Further work required on alternative strategic options;
- A claim for Judicial Review and
- Staffing issues, with a senior member of staff on secondment for a year and the authority unable to attract suitable applicants.
- The amended DA was made available in accordance with Regulation 10 and figure 3 of the DA.

- Cabinet approved a further amendment to the LDP timetable on 2nd June 2010 (minute no. C915 refers) and the Council sought agreement from the Welsh Assembly Government for the changes on 11th June 2010. The main reason for the slippage was that the Council had received a Judical Review which sought to quash the Cabinet's decision of the 25th March 2009 endorsing the Draft Preferred Strategy for the Deposit LDP. The Welsh Assembly Government granted the extension to the LDP timetable on 19th July 2010 and the amended DA was made available in accordance with Regulation 10 and figure 3 of the DA.

- On 8th June 2011, Cabinet endorsed a further change to the LDP timetable (minute no. C1340 refers) and submitted it to the Welsh Government for approval on 14th June 2011. The main reasons for the slippage were an underestimation of the time needed to assess the candidate sites and additional work on the identification of a site in the Deposit LDP for gypsies and travellers. The Welsh Government approved the revised LDP timetable on 15th July and the amended DA was made available in accordance with Regulation 10 and figure 3 of the DA.

- The timetable in the June 2011 DA indicated that the Deposit LDP would be reported to Council during November/December 2011 with public consultation taking place during December/January 2011/12. However, due to the scheduling of Council, the Deposit LDP was not approved for public consultation until the 25th January 2012 and public consultation was therefore delayed and took place between the 20th February and 2nd April 2012. This delay would normally have required the LPA to have sought approval from the WG to revise the timetable. However given that LDP Wales and the LDP Manual required the LPA to define the indicative timetable in the DA within 3 months of the close of the public consultation period, a pragmatic approach was taken by the WG to allow the LPA to amend the DA timetable following the public consultation process.

- Local Government elections were held on the 3rd May 2012 which resulted in a new administration in the Vale of Glamorgan Council. In response to the representations received on the Deposit LDP the new administration held a review of the Deposit LDP and on 23rd January 2013 Full Council resolved that the Deposit LDP as approved by Council on 25th January, 2012 and published for public consultation was not progressed and that work commence on a replacement Deposit LDP (Minute No 771 refers). The preparation of a replacement Deposit LDP and the need for a further 6 week public consultation has necessitated further amendments to the agreed DA timetable. The revised DA was approved by WG in June 2013, with the agreed timetable incorporating the above shown in Figure 2 of the DA.

- The revised DA is published on the Council's website and is also available for inspection at the Council's main offices during normal office hours in accordance with Regulation 10 of the LDP Regulations. Copies of the document are also available in Welsh as required under the Council's Welsh language scheme. The DA will be regularly reviewed and if necessary amended in accordance with the LDP Regulations.

3. Consultation Bodies

3.1 To assist in managing the consultation requirements during the preparation of the LDP, the Council has developed its own bespoke LDP database. This database contains contact details of all specific and general consultees together with other organisations and individuals who have expressed an interest in being kept informed of the preparation of the LDP. An indication of the range of bodies that were consulted during the pre-deposit stages of the LDP is contained within Appendix C of the Approved Delivery Agreement (June 2013).

4. Stakeholder Participation

Candidate Sites

4.1 To assist the Council in developing the Preferred Strategy for the Deposit LDP, developers, land owners and other interested parties were invited to nominate 'candidate sites' for potential inclusion in the emerging LDP between 4th December 2006 and 31st January 2007. Late submissions were accepted until 27th February 2008. Letters were sent to all specific and general consultees (Appendix 5 refers), posters were put up in the Council's main offices and libraries (Appendix 6 refers) and the web site was also used as a means of communication. A formal notice was published in the Western Mail on 6th December 2006 (Appendix 7 refers) and a general press notice was issued. Proposers were required to submit each site on a separate standard form (Appendix 8 refers) together with a 1:1250 scale site location plan.

4.2 Over 400 candidate sites were promoted for a variety of uses such as residential, employment, retail, recreation, transport, tourism, minerals, waste and community uses. All candidate sites were required to be at least 0.4 hectares in area or capable of accommodating 10 or more dwelling units or 500 square metres of other floorspace. All of the candidate sites submitted were compiled into a Candidate Site Register and assessed in accordance with the Council's Candidate Site Assessment Methodology. Both of these documents can be viewed on the Council's website via the following link:

www.valeofglamorgan.gov.uk/ldp

4.3 The results of the assessment can be found in the 'Findings of the Site Assessment Process' Background Paper (September 2013 2011) which is also available for viewing on the Council's web site at www.valeofglamorgan.gov.uk/ldp

Sustainability Appraisal (SA) Stakeholder Workshop

4.4 As part of the pre-deposit stage of the LDP, the Council undertook a number of stakeholder and officer workshops which informed the development of the Sustainability Appraisal (SA) Framework and the Strategic Options.

4.5 The SA Stakeholder Workshop was held on 11th October 2006 at the YMCA Hub in Barry. The purpose of the workshop was to engage relevant stakeholders in initial discussions to provide a foundation upon which the Council could base its SA framework against which the LDP could then be appraised. Stakeholders were asked to identify the main sustainability issues for the Vale of Glamorgan and discuss ways in which the LDP could address these issues. The workshop had 43 attendees representing a wide variety of interests from the Vale of Glamorgan and neighbouring areas. The aim of the workshop was to determine key sustainability issues for the Vale relating to the economy, the environment and society, and to establish objectives for these issues.

4.6 The findings from the workshop showed that the key sustainability issues for the Vale of Glamorgan were:

- Transport and accessibility;
- Employment related issues;
- Housing provision, especially affordable housing;
- Increasing development pressures;
- Community cohesion;
- Waste disposal and pollution and
- Threats to cultural heritage, biodiversity and landscape.

4.7 Full details of the workshop are provided in the SA Stakeholder Workshop Report of Consultation (October 2006) in Appendix 9.

SA Officer Stakeholder Workshop

4.8 The SA officer workshop was held on 19th October 2006 at the YMCA Hub, Barry and involved officers from a range of service areas across the Vale of Glamorgan Council. The aim of the workshop was to discuss the issues and objectives raised by the external stakeholders at the workshop on 11th October 2006 and their relevance to the Vale of Glamorgan. The workshop was also an opportunity for officers to identify any other relevant issues, which had not been previously raised by stakeholders. On the whole, the officers present agreed with the views of the stakeholders and identified a few new objectives. Full details of the workshop are provided in the SA Officer Workshop Report of Consultation (October 2006) in Appendix 10.

Strategic Options Stakeholder Workshop

4.9 The Council held a workshop for relevant stakeholders on 24th May 2007 at the YMCA Hub, Barry to discuss a range of potential strategy options for the LDP. The workshop was attended by 52 stakeholders representing neighbouring authorities and a wide variety of interests and organisations from across the Vale of Glamorgan. Stakeholders

initially discussed the advantages and disadvantages of the following 6 strategy options:

- Option 1: Maximising the potential of and concentrating growth in Barry, Penarth, Dinas Powys, Sully and Rhoose (current UDP strategy).
- Option 2a: Dispersement of housing and employment opportunities based on the current population of each settlement (without a sustainability test).
- Option 2b: Dispersement of housing and employment opportunities based on the current population of each settlement (with a sustainability test).
- Option 3: Higher growth in the larger villages in rural areas (e.g. Llantwit Major, Cowbridge, St. Athan, Rhoose and potentially others to be identified).
- Option 4: A rural new settlement able to promote sustainable self – containment.
- Option 5: Concentrate development opportunities in Barry, Penarth / Llandough, Dinas Powys and Sully. Llantwit Major and St. Athan to be a key development opportunity. Smaller sustainable settlements to accommodate further housing and associated development.

4.10 Option 5 was deemed to be the most favourable strategy by stakeholders. Option 4 was considered viable, although cost implications of such a strategy were perceived to be a major constraint to its delivery. Options 2a and 2b were determined to be inappropriate for the Vale of Glamorgan as the former did not take sustainability issues into consideration and the latter was not a focused approach. Option 3 was thought to result in rural areas having too much development. Although currently in place, it was considered that option 1 would not address future issues and problems facing the Vale of Glamorgan.

4.11 The stakeholders were also asked to suggest alternative strategy options, and the following were identified:

- Option 1 in conjunction with Option 4
- Option 2b in conjunction with Option 5
- Option 5 in conjunction with Option 4
- Develop a strategy with a strong focus on the tourism potential of the Vale of Glamorgan.
- Tie in proposed development in the Vale of Glamorgan with those in neighbouring authorities (e.g. Brocastle, Llantrisant and Culverhouse Cross)
- Focus development around Cardiff International Airport.
- Concentrate the majority of development in and adjoining existing major settlements but provide area-specific allocations within the surrounding areas.

4.12 Full details of the workshop are provided in the Strategic Options Stakeholder Workshop Report of Consultation (June 2007) in Appendix 11.

Strategic Options Officer Workshop

4.13 A further workshop on the strategy options was held on the 25th July 2007 at the Council's Civic Offices in Barry which was attended by officers from a range of service

areas. Officers discussed the advantages and disadvantages of pursuing the 6 strategy options referred to above as well as the following alternative options arising from the stakeholder workshop on 24th May 2007:

- Option 6: Composite Option 1 & Option 4

4.14 Maximising the potential of and concentrating growth in Barry, Dinas Powys, Sully and Rhoose (current UDP strategy) as well as developing a new rural settlement to promote sustainable self-containment.

- Option 7: Composite Option 2b & Option 5

4.15 Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be a key development opportunity. Smaller sustainable settlements to accommodate further housing and associated development based on a sustainability test.

- Option 8: Composite Option 5 & Option 4

4.16 Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be a key development opportunity. Smaller sustainable settlements (including a new rural settlement) to accommodate further housing and associated development.

4.17 Having considered the various options presented to them and the advantages and disadvantages of each, officers were of the opinion that Option 5 represented the most realistic and sustainable approach to future development within the Vale of Glamorgan. Full details of the workshop are provided in the Strategic Options Officer Workshop Report of Consultation (July 2007) in Appendix 12.

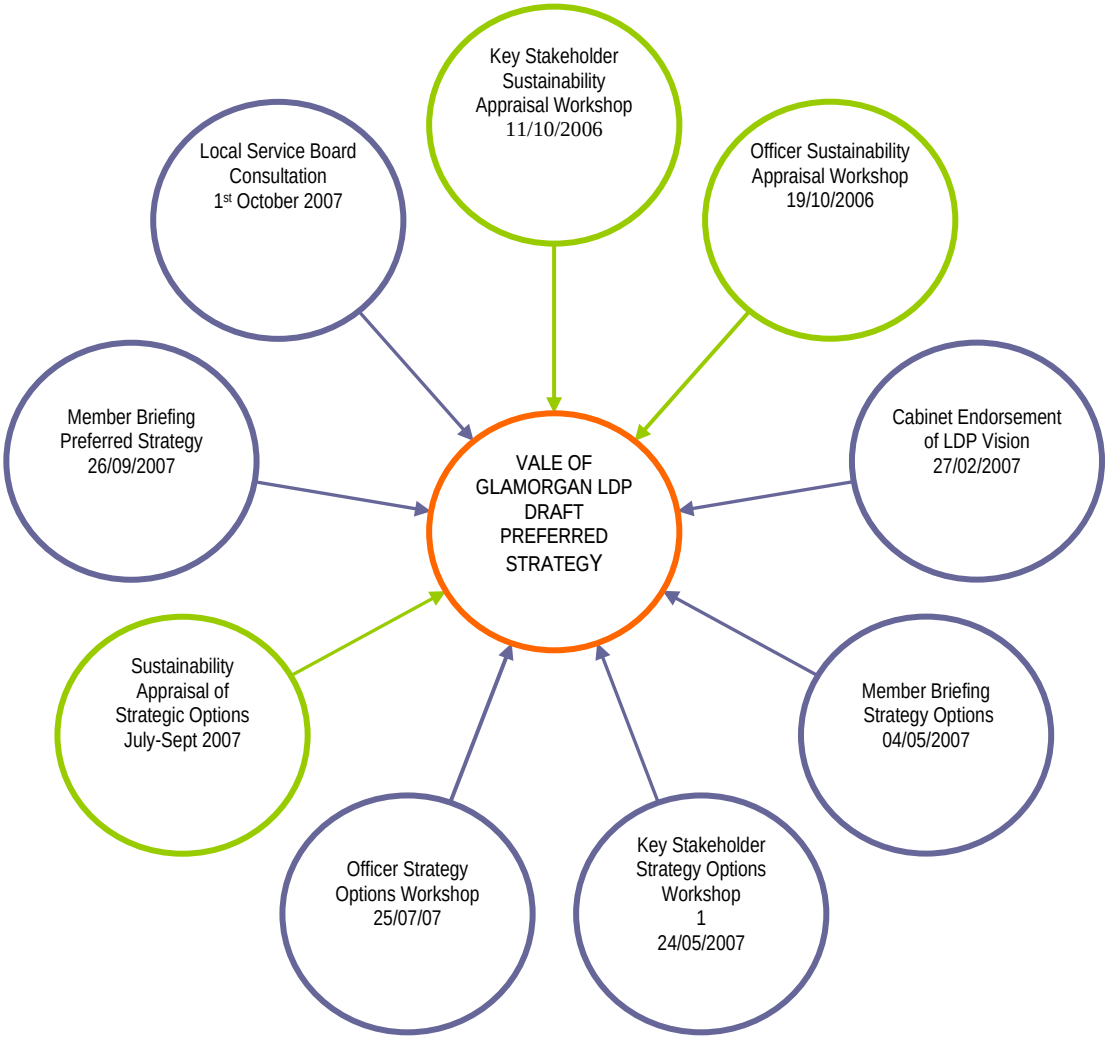
LDP Key Stakeholder Group

4.18 In addition to the above workshops, consultation was also undertaken with the LDP Key stakeholder group at various pre-deposit stages in accordance with the DA. The purpose of the LDP key stakeholder group is to act as a sounding board at various stages of the LDP process. This group is also referred to as the Vale of Glamorgan Local Service Board and is responsible for overseeing the production and implementation of the Council's Community Strategy – a key corporate document which the LDP must have regard to. The Vale of Glamorgan Local Service Board comprises representatives from the following organisations:

- Vale of Glamorgan Council
- Vale of Glamorgan Local Health Board
- South Wales Police
- Cardiff and Vale NHS Trust
- Cardiff Chamber of Commerce
- Bro Morgannwg NHS Trust
- Vale Centre for Voluntary Services
- Environment Agency Wales

- Countryside Council for Wales
- South Wales Fire Service
- Barry College
- Welsh Government Department of Economy and Transport
- UWIC
- Local Service Forum.

4.19 The diagram below illustrates how the above workshops and consultation with the key stakeholder group influenced the preparation of the Council's Draft Preferred Strategy and Initial Sustainability Appraisal Report:



4.20 In addition to the above, various meetings / briefings have been held with the following people / organisations which have informed the preparation of the Deposit LDP:

- Officer briefings with key service areas e.g. Development Control, Housing, Economic Development, Leisure and Tourism
- Member briefings
- Town and Community Council Forum
- Adjoining local authorities
- Local Major Employers e.g. Dow Corning, Aberthaw Power Station
- Welsh Government
- Welsh Water Dwr Cymru
- National Resources Wales (formerly the Environment Agency)
- Countryside Council for Wales
- Local Access Forum
- Vale of Glamorgan Partnership Tourism and Leisure Individual Opportunity Team
- Public Health Wales

5. Draft Preferred Strategy Consultation

5.1 The Draft Preferred Strategy (DPS) and Initial Sustainability Appraisal Report (ISA Report) were approved for consultation purposes by Cabinet on 12th December 2007 (minute no. C3321 refers). The DPS included the vision (previously agreed by Cabinet on 31st January 2007 - minute no. C2871 refers), key aims and objectives, strategic options, key policies, the spatial strategy and key targets / indicators. The following background papers were published to supplement the DPS and ISA Report. All of these documents can be viewed on the Council's website via the following link www.valeofglamorgan.gov.uk/ldp

- Population & Housing Projections Topic Paper (Dec 2007)
- Employment Land Study (Oct 2007)
- Sustainable Settlements Appraisal (Dec 2007)
- Spatial Options Background Paper (Dec 2007)
- Options Appraisal Report (Nov 2007)
- Appropriate Assessment Screening Report (Dec 2007)
- Renewable Energy Study (Nov 2007)

5.2 A six week public consultation on the DPS and ISA Report was carried out between the 16th January 2008 and the 27th February 2008. A copy of the notice published in the Western Mail on 16th January 2008 is contained in Appendix 13. A copy of letters sent to specific / general consultees and agents is attached at Appendix 14. Paper copies of the consultation documents were made available at the Council's main offices and at all libraries across the Vale of Glamorgan. Electronic copies of the consultation documents were also made available on the Council's website. A copy of the DPS and ISA Report comment forms is attached at Appendix 15. Throughout the consultation period, a static exhibition was placed in the reception area of the Council's Dock Office in Barry and officers were on hand during working hours to deal with any queries. In addition, staffed exhibitions were also held at Cowbridge Leisure Centre on 30th

January 2008, Llantwit Major Town Hall on the 6th February 2008 and West House, Penarth on the 13th February 2008. A copy of the exhibition panels is attached at Appendix 16.

6. Responses to the DPS and ISA Report Consultation

6.1 A report on the results of the DPS and ISA Report consultation was due to be presented to Cabinet on 3rd December 2008 but was withdrawn in advance of the meeting (minute no. C253 refers). A further report on the matter was considered by Cabinet on 11th March 2009. Cabinet requested that the matter be deferred pending a further report outlining the impact of the Preferred Strategy on the future of tourism and economic development (minute no. C367 refers). On 25th March 2009, Cabinet endorsed the DPS as a basis for the preparation of the Deposit LDP together with the Council's responses to the DPS and ISA Report representations (minute no. C392 refers).

6.2 The Council received 210 representations to the consultation on the DPS, of which 4 were late. 14 DPS representations were received from specific consultees. With regard to the ISA Report, 31 representations were received in total, of which 1 was late. 6 ISA Report representations were received from specific consultees. Late representations are not duly made in accordance with the LDP Regulations and consequently were not considered by officers. Copies of the DPS and ISA Report representations and officer's responses can be found at Appendix 17 and Appendix 18 respectively. Appendix 19 contains a detailed breakdown of the duly made responses to each question on the DPS comment form. A brief summary of the main issues raised by representors to the DPS and ISA Report is outlined below:

DPS

- Population Growth and Housing (Page 11 of the DPS Refers)

6.3 The DPS identified the need for 7500 new dwellings over the LDP period, which equated to 8% of the South East Wales Strategic Planning Group (SEWSPG) regional housing requirement figure. Concern was raised regarding the SEWSPG apportionment process, particularly in terms of justification and deliverability. The regional apportionment exercise was based on the 2003 population and household projections from the Welsh Government but it is claimed that the 2006 based population projection "trends" should be considered as these are more up to date. A number of objectors claimed that the housing requirement figure was too low and did not take full account of the housing impact of the Defence Training Academy (DTA) St. Athan proposals and the draft Local Housing Market Assessment (LHMA) findings. Objections were also received in respect of the proposed phasing of housing development during the LDP period (Core Strategic Policy 4 refers) which was considered to be inflexible. In terms of affordable housing, concern was raised over the minimum requirement for 30% affordable housing on sites capable of accommodating 10 or more units (Core Strategic Policy 5 refers) which was based on the results of the draft Local Housing Market Assessment (LHMA).

- Vision (Page 19 of the DPS refers)

6.4 The suitability of the Community Strategy vision to guide land use interventions was questioned by some representors. It was also stated that it lacked local distinctiveness and detail.

- The Draft Preferred Spatial Strategy (Page 26 of the DPS refers)

6.5 Of those who expressed a view, the majority were in agreement with the Council's Preferred Strategy (option 5 refers). The main exceptions to this were the promoters of Llandow Newydd new settlement. Further details on this matter are provided under the ISA Report section below.

- DTA St. Athan (Page 32 of the DPS refers)

6.6 The role of St. Athan was questioned given that both St. Athan and Barry were classified as key settlements in the key diagram and the settlement hierarchy. Clarification was sought on the implications of the DTA St. Athan proposals on the DPS. The Council was also asked to consider developing a specific strategic policy relating to the DTA facility. It was also recommended that information on timescales be included as well as contingency plans in case the proposals are not forthcoming.

- Area Strategy Policy 1: Settlement Hierarchy (page 30 of the DPS refers)

6.7 Concern was expressed regarding the inclusion of certain villages in the settlement hierarchy and their status e.g. minor, secondary etc. A number of the representations made reference to specific sites in these villages which had been submitted to the Council as candidate sites. The Council had nevertheless, by this time commenced a review of the sustainable settlements appraisal (December 2007) and as a result of representations. Regardless of this fact, any proposed development for towns / villages in the settlement hierarchy would be a matter for the Deposit Draft Plan. A decision on how much development (if any) each settlement would take was, at the time of this report yet to be decided and would be a matter for the Deposit Draft Plan. These site specific matters were therefore viewed as issues that relate to the Deposit Draft stage and not to the Strategy of the LDP which deals with key strategic issues.

- Airport and Airport Access Road

6.8 It was recommended that consideration be given to the inclusion of a policy on Cardiff Airport. The addition of a reference to the Airport Access Road (AAR) in Core Strategic Policy 11 was also suggested.

ISA Report

- Llandow Newydd

6.9 A new settlement proposal in and around the former Llandow airfield (known as Llandow Newydd) was previously submitted to the Council as a candidate site. As part of the consultation process, it was argued that Llandow Newydd was a strategic site and that it should therefore have been considered by the Council as a potential strategic spatial option. The Council considered that options 4, 6 and 8 examined the potential for a new settlement which could have included Llandow Newydd. The objectors' ISA Report representation included a SA of a new hybrid option, namely the DPS (option 5) and Llandow Newydd (referred to as option 8a). Accordingly, the sustainability appraisal of this new hybrid option was re-assessed by the Council and the results are contained within the Council's Revised Options Appraisal Report (March 2009) which can viewed on the Council's web site via the following link:

http://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/planning_policy/local_development_plan/dps_isa.aspx

- Other ISA Report Issues

6.10 Other ISA Report representations related to matters such as the wording of some core strategic policies (e.g. CSP 10 – Built and Natural Environment), conflicts between some LDP and SA objectives, mitigation and monitoring.

7. High Court Challenge by Persimmon Homes and BDW Trading Ltd (Barratt Homes) to the Council's DPS

7.1 On 23rd June 2009, Persimmon Homes and BDW Trading Ltd (Barratt Homes) made an application for a Judicial Review to the High Court which sought to quash the Vale of Glamorgan Council's Cabinet decision of the 25th March 2009 that endorsed the DPS for the Deposit LDP. In summary the claimants alleged that the decision of the 25th March 2009 was flawed because:

- The material presented to Cabinet on 25th March 2009 was deficient in that it did not refer to the Hyder Sustainability Appraisal of option 8a, nor was that appraisal made available to Members.
- The report to Cabinet was misleading in its treatment of consultation responses, the Vale of Glamorgan's housing requirement, Levett-Therivel's involvement, Reading Agricultural Consultants' study, national policy on safeguarding agricultural land and Welsh Assembly Government advice to officers.
- Certain officer/s of the Council had predetermined the DPS and their predetermination affected the advice given to, and decision of, the Cabinet.
- The Council failed to consult on the sustainability appraisal of option 8a, contrary to Regulation 15 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 and the advice in Local Development Plans Wales.
- The Council has acted contrary to the claimants' legitimate expectation that in the event that Hyder's sustainability appraisal showed option 8a to be the most sustainable option, the DPS would be amended and subject to further consultation.

7.2 In view of the above, on 3rd February 2010, Cabinet were asked to decide afresh what the LDP Preferred Strategy should be and were not bound in any way by their previous decision on the 25th March 2009 or the views of officers. Cabinet resolved that option 5 should remain the preferred option and that it should be used as a basis for the preparation of the Deposit LDP (minute no. C756 refers).

7.3 In the meantime, the application for a Judicial Review was granted and was heard in the High Court in Cardiff on 2nd and 3rd March 2010 before the Honourable Mr. Justice Beatson. Having considered the evidence and oral submissions, the Honourable Mr. Justice Beatson dismissed the application and found in favour of the Council. A copy of the Judgement and Order are available for viewing on the Council's web site via the following link:

http://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/planning_policy/local_development_plan/dps_isa.aspx

8. Council Decision not to progress 2012 Deposit LDP (January 2013)

8.1 The Council went out to public consultation on its Deposit LDP (2012 LDP) between 20th February and 2nd April 2012.

8.2 However, Local Government elections were held on the 3rd May 2012 which resulted in a new administration in the Vale of Glamorgan Council. In response to the representations received on the Deposit LDP the new administration held a review of the Deposit LDP and on 23rd January 2013, Full Council resolved that the Deposit LDP as approved by Council on 25th January, 2012 and published for public consultation was not progressed and that work commence on a replacement Deposit LDP (Minute No 771 refers).

8.2 This resolution was made after in-depth consideration by Cabinet of all options available, following which a way forward to produce a sustainable development plan was recommended. The report had been referred to the Scrutiny committee (Economy and Environment), who endorsed it, and the Planning Committee who noted it. The Cabinet Member referred to the Local Development Plan (LDP) as being an important statutory document which would determine the location of various land uses until 2026. It was essential that the final adopted LDP contained the right mix of development in the Vale of Glamorgan, and that it was fully supported by the necessary infrastructure.

8.3 The next stage of the 2012 LDP process would have been to consult on the alternative development sites that were submitted as part of the Deposit Plan Statutory Consultation process. However, whilst the LDP's Preferred Strategy of 2007 was sound, the representations for a Deposit Plan led to questions over the approach taken to implement that Strategy. In particular, concerns related to the need for the necessary infrastructure to support growth and the issue of air quality within the Vale of Glamorgan to be addressed by the LDP. While changes could be made to the existing Plan, given the regulations within which LDPs were produced, it was likely that in order to address the concerns expressed in the representations the changes required would

go well beyond that which would be possible. In addition, as it would be up to an independent Inspector, and not the Council, to decide whether to incorporate the changes into the Final Adopted LDP, there would be no guarantee that changes would be accepted. This was considered to be a significant key risk as it would influence the direct ability of the Council to deliver a sustainable LDP.

8.4 Alternatively, as the Preferred Strategy was considered sound, to come up with a different strategy would be a costly and high risk decision which would mean justifying why current strategy which focused on national planning policy, sustainable transport, the local of the regeneration opportunities and proximity to services was not appropriate. Further concern of such an approach was that it would result in a substantial delay in adopting an LDP and would lead to potential difficulties when assessing new planning applications and defending decisions at appeal. There was also a possibility that the Welsh Government could take over the conclusion of the LDP and enforce that Plan on the Council. This again was a significant risk.

8.5 As a result of discussions with Welsh Government officials it had been confirmed that it was possible to produce a replacement Deposit Local Development Plan and consult on it. On balance, this option was considered to be the most appropriate and reasonable for the Vale of Glamorgan. It meant that, subject to approval by Council at the meeting, the work on a Deposit LDP produced by the previous administration and published for consultation before the May election would not be progressed and that work would start on a replacement Deposit LDP.

8.6 Subject to agreement of the revised timetable by the Welsh Government it was anticipated that a replacement Deposit LDP would be published for statutory consultation in autumn 2013.

9. The preparation of the Deposit LDP

9.1 The feedback received from stakeholders during the various workshops and pre-deposit consultations has helped to inform the preparation of the Deposit LDP as outlined below:

Population Growth and Housing

9.2 The 7500 dwelling requirement identified in the DPS was derived from the Regional Housing Requirement and equated to 8% of the SEWSPG regional figure. The residential requirement has subsequently been revisited in the Deposit LDP, not only in light of the representations received, but also to take account of the Welsh Government's latest household projections. The dwelling requirement in the Deposit LDP has now increased to 9950 and consideration has also been given to the Census information that has been released.

Affordable Housing Requirement

9.3 The DPS stated that there was a need for 652 new affordable dwellings per annum based on the findings of the Draft Local Housing Market Assessment (LHMA). However, since the publication of the DPS, the Council has published a LHMA Update Report which documents the changes that have been recorded in the authority

between 2008 and 2010 as a result of the economic downturn and identifies an appropriate policy response. This report identified a higher need of 915 new affordable dwellings over the period 2010 to 2015. Officers have taken this revised figure into account and it is now anticipated that the LDP will provide 2694 affordable dwellings over the Plan period.

Vision

9.4 The Council have taken the view that the LDP vision is appropriate for the Vale of Glamorgan given its diverse nature and characteristics. However, it has been amended to reflect the new Community Strategy (2011 – 2021) vision which places more emphasis on sustainability. Furthermore, the Deposit LDP now explains how it can support the objectives of the Community Strategy and assist in the delivery of the priority objectives where they relate to or require the development and use of land or protection of natural assets.

Objectives

9.5 The Deposit LDP now incorporates 2 new objectives on retailing (objective 6) and tourism (objective 9). In addition, the Plan now provides clarification on how the objectives relate to the policies.

Strategy

9.6 The Council's Draft Preferred Spatial Strategy as set out in the DPS was:

> "To concentrate development opportunities in Barry and the South East Zone. The St. Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development."

9.7 Although the airport was always a key component of the Strategy (paragraph 14.2 of the DPS refers) it was not expressed as such in the actual Strategy description. Some DPS representations wanted the Plan to place more emphasis on the airport and therefore the Deposit LDP now makes reference to the strategic importance of the Airport within the Strategy description, as follows:

> *'To promote development opportunities in Barry and the South East Zone. The St Athan area to be a key development opportunity and Cardiff Airport to be a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development"*

Key Diagram

9.8 The key diagram has been amended to provide greater clarity and to reflect some of the key issues in the Deposit Plan e.g. strategic employment and transport sites as well as the St Athan - Cardiff Enterprise Zone

Settlement Hierarchy

9.9 Concern was expressed during the DPS consultation regarding the classification of St. Athan as a key settlement, the inclusion of certain villages in the settlement hierarchy and their status e.g. minor, secondary etc. The Council has subsequently reviewed the original Sustainable Settlements Appraisal work and amended the settlement hierarchy accordingly in the Deposit LDP. A copy of the Revised Sustainable Settlement Appraisal (2013) is available for viewing on the Council's web site via the following link: www.valeofglamorgan.gov.uk/ldp. Although the Deposit LDP recognises the strategic role of St. Athan, it is now classified as a primary settlement which reflects the level of existing services and facilities within the village. A new Service Centre Settlements category has been introduced and includes some of the towns previously classified as primary settlements. The secondary settlements tier in the DPS has been removed and amalgamated with the minor rural settlements tier given their rural nature and similar roles and functions. In addition to clarifying the settlement categories, some settlements have been added (e.g. Fferm Goch, Graig Penllyn and Culverhouse Cross) to reflect the updated surveys and analysis in the revised Sustainable Settlement Appraisal (2013).

St. Athan

9.10 A number of the DPS representations sought further clarification on the implications of the proposed Defence Training College (DTC) at St Athan on the LDP strategy and there was a request for a specific policy on the DTC. Since the publication of the DPS, the Westminster Government has confirmed that the DTC will not be located at St Athan and the Deposit Plan now reflects this fact. Nevertheless, the Deposit LDP acknowledges that St. Athan remains a Strategic Opportunity Area in the Wales Spatial Plan and that it has designated as an Enterprise Zone with Cardiff Airport. Accordingly, St. Athan continues to play a key strategic role in the Deposit LDP and land is allocated for the residential and employment and highway improvements on the B4265 at Gileston Old Mill as well as the Northern Access Road.

Strategic Policies

9.11 In light of the DPS representations, some of the strategic policies contained within the DPS have been either been deleted amended (or moved to other sections of the Deposit LDP. Additional strategic policies have been included in the Deposit LDP where required to address representations/ issues raised through consultation on the DPS, e.g. Policy SP 2 Strategic Sites.

10. Next Steps – LDP Deposit of Proposals

10.1 It is anticipated that the Deposit Plan will be presented to the Council's Cabinet in October 2013, with consultation undertaken with the Council's Planning Committee, Economy and Environment Scrutiny Committee as well as the Community Liaison Committee, before being presented to Council later In October.. The Deposit LDP will then be placed on formal deposit for public consultation (statutory 6 week period, LDP Regulation 18 refers). The documents to be published at this time will comprise the Deposit LDP, the SA Report (incorporating the SEA Environmental Report), a list of supporting documents and this Initial Consultation Report. Any representations received as a result of the consultation exercise will be made available for public inspection at the locations detailed with the Community Involvement Scheme (see paragraph 8.12.1) and on the Council's web site.

10.2 All representations made in respect of site allocations will be the subject of a further 6 week consultation period (statutory 6 week period, Regulation 21 refers). This includes representations that propose new sites, or propose to alter or delete sites previously allocated in the Deposit LDP. This will allow further representations to be made in support or against these proposals.

Appendices

Vale of Glamorgan Local Development Plan
Your Vale, Your Future

Draft Delivery Agreement Comment Form

The purpose of this consultation

The Vale of Glamorgan Council would like to hear your views on the Draft Delivery Agreement, which has been produced as part of the Local Development Plan process. The draft Agreement comprises of 2 main elements – the timetable and the Community Involvement Scheme, which the consultation seeks particular feedback on. Your comments will help us to ensure that the timetable is realistic and the Community Involvement Scheme makes clear when and how stakeholders can get involved in the process. The final version of the Agreement will be submitted to the Welsh Assembly Government in July 2006.

The draft Agreement together with this comment form can be downloaded from the Council's web site www.valeofglamorgan.gov.uk. We would be grateful if you could complete this comment form by 12 noon on **28th April 2006** and return it to:

LDP@valeofglamorgan.gov.uk

Or

The Head of Planning and Transportation
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

Your Details (optional)

Name……

Organisation……..

Address ……
……..
……..
……..

Town…… ……..

Postcode……

Telephone No……

E-mail address……..

Please advise whether you wish to have your details added to the Council's Local Development Plan database so that we can keep you informed of future consultation stages of the Plan. Yes ☐ No ☐

SECTION 1 - THE TIMETABLE

Q1: Does the timetable clearly define all of the main stages of the Plan process? (See Section 7, page 5)

YES ☐ NO ☐ DON'T KNOW ☐

If you answered NO, please suggest changes we should consider.

Q2: Do you think the timetable is realistic and deliverable?

YES ☐ NO ☐ DON'T KNOW ☐

If you answered NO, please suggest changes we should consider

Q3: Did you find the information in Part 1 on how the Council intends to manage the Plan process clear and easy to understand?

YES ☐ NO ☐ DON'T KNOW ☐

If you answered NO, please suggest changes we should consider

SECTION 2 - THE COMMUNITY INVOLVEMENT SCHEME

Q4: Do you agree with the general principles for community involvement set out in the draft Agreement? (See Section 8, page 11).

YES ☐ NO ☐ DON'T KNOW ☐

If you answered NO, please suggest changes we should consider

Q5: Do you think the range of community involvement methods and techniques set out in the draft Agreement are appropriate to use at the various stages indicated? (See Figure 3, page 16)

YES ☐ NO ☐ DON'T KNOW ☐

If you answered NO:

i) What additional methods and techniques should we consider using; or
ii) Which of the identified methods and techniques are not appropriate?

Q6: Does the draft Agreement make it clear when people will have an opportunity to get involved in the preparation of the Plan? (See Figure 3, page 16)

YES ☐ NO ☐ DON'T KNOW ☐

If you answered NO, can you suggest how we can improve this?

Q7: Does the Community Involvement Scheme clearly explain how the Council intends to involve the community and stakeholders in the planning process?

YES ☐ NO ☐ DON'T KNOW ☐

If you answered NO, can you suggest how the document could be improved and made easier to understand?

Q8: Please add any other comments you may wish to make about the draft Agreement below:

Thank you for taking the time to complete this comment form.

Planning & Transportation Policy Team
Vale of Glamorgan Council
Docks Office
Barry Docks
Barry CF63 4RT

Tel: 01446 704600
Fax: 01446 704846

Email LDP@valeofglamorgan.gov.uk

Cynllun Datblygu Lleol Bro Morgannwg
Eich Bro, Eich Dyfodol

Ffurflen Cofnodi Sylwadau ar Gytundeb Darparu drafft

Diben yr ymgynghoriad hwn

Mae Cyngor Bro Morgannwg yn awyddus i glywed eich barn am y Cytundeb Darparu drafft a luniwyd fel rhan o'r Cynllun Datblygu Lleol. Mae dwy brif elfen i'r Cytundeb yr hoffem i chi ymateb iddynt sef – yr amserlen a'r Cynllun Cynnwys Cymunedau. Bydd eich sylwadau o gymorth i ni lunio amserlen ymarferol ac mae'r Cynllun Cymunedau'n egluro sut a phryd y caiff rhanddeiliaid ymuno yn y broses. Bydd y Cytundeb terfynol yn cael ei gyflwyno i Lywodraeth Cynulliad Cymru yng Ngorffennaf 2006.

Cewch lawrlwytho'r Cytundeb drafft a'r ffurflen sylwadau hon o wefan y Cyngor sef www.valeofglamorgan.gov.uk . Byddem yn ddiolchgar petaech yn llenwi'r ffurflen a'i hanfon yn ôl erbyn canol dydd ar **28 Ebrill 2006**:

LDP@valeofglamorgan.gov.uk

neu at

Bennaeth Cynllunio a Chludiant
Cyngor Bro Morgannwg
Swyddfa'r Doc
Dociau'r Barri
Y Barri
CF63 4RT

Eich manylion (dewisol)

Enw……

Sefydliad……..

Cyfeiriad
……..
……..
……..
……..

Tref……

Côd Post……

Rhif ffôn……

Cyfeiriad e-bost……

A hoffech i ni gynnwys eich manylion yng nghronfa ddata Cynllun Datblygu Lleol y Cyngor a rhoi gwybod i chi am ymgynghoriadau yn y dyfodol?
Hoffwn ☐ Na hoffwn ☐

ADRAN 1 – YR AMSERLEN

C1: Ydy'r amserlen yn diffinio holl gamau pwysig y broses gynllunio'n fanwl? (Gwelwch Adran 7, tudalen 5)

YDY ☐ NAC YDY ☐ WN I DDIM ☐

Os mai NAC YDY oedd eich ateb, sut dylem ni ei newid?

C2: Ydych chi'n meddwl bod yr amserlen yn ymarferol ac yn bosibl ei chyflawni?

YDW ☐ NAC YDW ☐ WN I DDIM ☐

Os mai NAC YDW oedd eich ateb, sut dylem ni ei newid?

C3: Ydy'r wybodaeth yn Rhan 1 sy'n sôn am y ffordd y mae'r Cyngor yn bwriadu rheoli'r broses gynllunio'n eglur ac yn hawdd ei deall yn eich barn chi?

YDY ☐ NAC YDY ☐ WN I DDIM ☐

Os mai NAC YDY oedd eich ateb, sut dylem ni ei newid?

ADRAN 2 – Y CYNLLUN CYNNWYS CYMUNEDAU

C4: Ydych chi'n cytuno â'r prif egwyddorion ar gyfer cynnwys cymunedau sydd wedi'u hegluro yn y Cytundeb drafft? (Gwelwch Adran 8, tudalen 11).

YDW ☐ NAC YDW ☐ WN I DDIM ☐

Os mai NAC YDW oedd eich ateb, sut dylem ni eu newid?

C5: Ydych chi'n meddwl bod y dewis o ddulliau a thechnegau y mae'r Cytundeb drafft yn eu rhestru'n addas i'w defnyddio yn ystod y gwahanol gamau a nodwyd? (Gwelwch Ffigur 3, tudalen 16)

YDW ☐ NAC YDW ☐ WN I DDIM ☐

Os mai NAC YDW oedd eich ateb:

i) Pa ddulliau a thechnegau eraill y dylem ni eu hystyried?;
ii) Pa ddulliau a thechnegau sy'n anaddas?

C6: Ydy'r Cytundeb drafft yn egluro pryd yn union y bydd cyfle i bobl gymryd rhan yn y broses o lunio'r Cynllun? (Gwelwch Ffigur 3, tudalen 16)

YDY ☐ NAC YDY ☐ WN I DDIM ☐

Os mai NAC YDY oedd eich ateb, sut gallwn ni wella hyn?

C7: Ydy'r Cynllun Cynnwys Cymunedau'n egluro sut yn union y bydd y Cyngor yn cynnwys y gymuned a rhanddeiliaid yn y broses gynllunio?

YDY ☐ NAC YDY ☐ WN I DDIM ☐

Os mai NAC YDY oedd eich ateb, sut gallwn ni wella'r ddogfen fel y bo'n haws ei deall

C8: Mae croeso i chi nodi unrhyw sylwadau eraill am y Cytundeb drafft isod:

Diolch o galon am drafferthu i lenwi'r ffurflen sylwadau hon.

Tîm Polisi Cynllunio a Chludiant
Cyngor Bro Morgannwg
Swyddfa'r Doc
Dociau'r Barri
Y Barri CF63 4RT

Ffôn: 01446 704600
Ffacs: 01446 704846

E-bost LDP@valeofglamorgan.gov.uk

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
I. Barry Town Council	Question 2 – Don't Know	"It is hoped that the timetable will be achievable but following recent experience with the Unitary Development Plan the programme does seem somewhat ambitious."	The new LDP process is designed to develop the swifter production of local plans, and the Council is committed to meet the deadline for the development and adoption of the Vale of Glamorgan LDP. In preparing the timetable the Council was guided by the advice in LDP Wales (2005, pg 20) which states: "the process should be capable of completion in 4 years"	No action required.
	Question 5- Yes	"Community involvement will be a key element in the production of a successful Local Development Plan."	Support is welcomed.	No action required.
	Question 8	"As a major representative body of the largest community in the Vale of Glamorgan, Barry Town Council seeks representation on the Key Stakeholder Group for one Member (the Chairperson of the Council's Planning Committee) and the Council's Planning Officer. This would enable the Town	The Key Stakeholder Group is based on the existing Community Strategy Partnership and includes representatives with a number of interests across the Vale. The Council does not wish to extend the membership of this group as it would become unmanageable. The role of the group is one of a	Insert a new section after 8.5 to emphasise the role of the Specific and General Consultation Bodies in the process.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Barry Town Council continued	Question 8 Continued	Council to become involved in the Local Development Plan process at a very early stage and would provide the opportunity for active involvement in the policy formulation process."	sounding board at the initial stage of the process i.e. they will identify any pitfalls, omissions or errors in the Council's proposals, prior to engaging with the wider community. The group will not prejudice the engagement of the wider community in the participation or consultation of the Plan. As a Specific Consultation Body the Town Council will be invited to attend workshops / structured discussions at the early stage in the process where alternative options and strategies will be debated (see page 20 of draft DA) which will provide the opportunity for active involvement in the policy formulation process.	
II. Cowbridge (Ancient Borough) with Llanblethian Town Council	Question 2-No	"P24 & P26: timescale of 6 weeks for consultation exercise is inadequate 12 weeks is needed."	The LDP regulations stipulate a statutory requirement for Local Planning Authorities to undertake a 6-week consultation period at key stages of the plan preparation. Additionally,	No action required

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Cowbridge (Ancient Borough) with Llanblethian Town Council continued			given that the Council is expected to adopt its LDP within 4 years, this would be very difficult to achieve if 12-week consultation periods were undertaken.	
	Question 4-No	"The Town Council believes it should be members of the key stakeholder group not just a specific consultation body.	The Key Stakeholder Group is based on the existing Community Strategy Partnership and includes representatives with a number of interests across the Vale. The Council does not wish to extend the membership of this group as it would become unmanageable. The role of the group is one of a sounding board at the initial stage of the process i.e. they will identify any pitfalls, omissions or errors in the Council's proposals, prior to engaging with the wider community. The group will not prejudice the engagement of the wider community in the participation or consultation of the Plan. As a Specific Consultation Body the Town Council will be invited to attend	Insert a new section after 8.5 to emphasise the role of the Specific and General Consultation Bodies in the process.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Cowbridge (Ancient Borough) with Llanblethian Town Council continued			workshops / structured discussions at the early stage in the process where alternative options and strategies will be debated (see page 20 of draft DA) which will provide the opportunity for active involvement in the policy formulation process.	
	Question 4 continued	It also believes it should receive copies of the new studies referred to in section 7.4.2 as and when they become available."	The Council will usually only have a limited number of copies of such documents and resources would not allow for these to be distributed freely. Where appropriate they will be made publicly available on our web site and at our office and if necessary made available to purchase at a reasonable cost.	No action required
	Question 5- No	"Documents should be made available at the Vale of Glamorgan Council's Cowbridge Office and at Cowbridge Town Hall."	The Council considers that the official deposit locations specified are adequate for the purpose of consultation, and that having one location per town is less confusing for interested persons, based on experience from the recent UDP process.	No action required

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Cowbridge (Ancient Borough) with Llanblethian Town Council Continued	Question 6- No	"The distinction between "all stakeholders" , "all specific consultation bodies", and "other consultees" is unclear"	The final version of the Delivery Agreement lists all Specific and General Consultation Bodies at Appendix C, which the Council has identified in accordance with LDP regulation 3. Where the Delivery Agreement refers to "all stakeholders" this covers those specified bodies listed and everyone who has expressed an interested in the Plan (i.e. all persons).	Amend Appendix C of Delivery Agreement to list all Specific and General Consultees who have expressed an interest to date. Define "All stakeholders" in Appendix F 'Glossary of Terms'.
	Question 7- No	"See answer to question 6 above"	As above.	As above.
	Question 8	1) "p20: No reason for vision to be restricted to members and key stakeholder groups.	It is anticipated to use the existing vision from the Community Strategy 2003-2013, which was the subject of much consultation during its preparation. Therefore, it is considered unnecessary to duplicate this exercise or undertake wider consultation. This approach is endorsed by the WAG's guidance (see LDP Manual section5.5).	Add reference in Figure 3 'Vision' and sentence at 7.4.1 to read: **"The Council will assess whether it is appropriate to use the existing vision from the Community Strategy 2003-2013, which was the subject of much consultation during its preparation."**
		2) p22 & p23; not clear	Where the Delivery	Define "All stakeholders"

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Cowbridge (Ancient Borough) with Llanblethian Town Council continued		whether Town Council included in the proposed community involvement at these stages.	Agreement refers to "all stakeholders" this covers those specified bodies listed and everyone who has expressed an interested in the Plan (i.e. all persons). Therefore the Town Council will be involved at these stages.	in Appendix F 'Glossary of Terms'.
	Question 8 continued	3) p16 s.8.11.2: copies of documents should be provided as of right, and not on a discretionary basis."	At present the Council has over 2100 individuals registered on our LDP contact database in addition to the 87 Specific Consultation Bodies. Therefore, it would be impractical and resource intensive to provide all documents to all people indiscriminately. The Council will endeavour to send non-technical summaries to all parties and clarify how copies of documents can be viewed and / or obtained at each stage.	No action required
III. Llandough Community Council	None specific	a) "The Penarth Times should be included in future media contact lists	The Council is required to advertise each consultation stage in a local newspaper. The Council has identified the Western Mail and South	No action required.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Llandough Community Council continued	None specific		Wales Echo as papers which cover the Vale. In addition, the Council proposes to advertise in the identified free distribution local newspapers so as not to disadvantage those people who do not subscribe to priced papers. The Penarth Times is not a free publication, and the additional cost of advertising at each stage in the process is not considered to be justified, bearing in mind the other measures that will be used to publicise the LDP (i.e. posters, internet etc).	
		b) Community Councils were not included in the main list of consultees	All Community and Town Councils are identified as being Specific Consultees at Appendix C.	No action required
		c) The Council would want to be closely involved in any future plans affecting Llandough."	As a Specific Consultee, the Community Council will be kept fully informed throughout the Plan process.	No action required
IV. Penarth Town Council	Question 5-No	"It is considered that full-time town/community council offices should be as deposit locations.	The Council considers that the official deposit locations specified are adequate for	No action required

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Penarth Town Council continued		In the case of Penarth the local public regularly identify the Town Council as a source of information."	the purpose of consultation, and that having one location per town is less confusing for interested persons, based on experience from the recent UDP process.	
	Question 5 continued	"Para. 8.9.1 refers to the range of free priced newspapers to be used to engage stakeholders. Given the newspapers identified and their general area of circulation, consideration should be given to the Penarth Times."	The Council is required to advertise each consultation stage in a local newspaper. The Council has identified the Western Mail and South Wales Echo as papers which cover the Vale. In addition, the Council proposes to advertise in the identified free distribution local newspapers so as not to disadvantage those people who do not subscribe to priced papers. The Penarth Times is not a free publication, and the additional cost of advertising at each stage in the process is not considered to be justified, bearing in mind the other measures that will be used to publicise the LDP (i.e. posters, internet etc).	No action required.
	Question 8	"The Town Council looks forward to its future	Support is welcomed.	No action required.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Penarth Town Council continued		engagement on the development of the Plan."		
V. Pendoylan Community Council		Answered "Yes" to all questions	Support is welcomed	No action required.
VI. Bro Morgannwg NHS Trust (C/O White Young Green)	Question 8	"Appendix C lists the specific and general consultation bodies that will be consulted at all stages in the preparation of the LDP. Bro Morgannwg NHS Trust retains an interest in the Vale of Glamorgan area and as such should be added to the list of consultees in Appendix C."	Agree.	Amend Appendix C accordingly.
VII. The Environment Agency Wales, Planning Liaison Team	Question 1- Yes	"The draft Delivery Agreement and timetable does appear to define the main stages of the Plan process, as far as possible."	Support is welcomed.	No action required
		"The Environment Agency would also wish to be consulted on Supplementary Planning Guidance (SPG). "	As a Specific Consultation Body, the Environment Agency would be consulted on any SPG produced as part of the LDP process.	Add sentence to section 6.2 to read: **"The Council will consult relevant stakeholders during the production of SPG".**
	Question 2- Yes	"Whilst achievable, it is also inevitable that should the factors of risk identified in Appendix B become a reality then this would impinge upon progress."	The Council will make every effort to uphold the Delivery Agreement and avoid the risks identified.	No action required

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
The Environment Agency Wales, Planning Liaison Team continued	Question 3- Yes	"The draft Delivery Agreement and timetable does appear to define clearly on how the Council intends to manage the Plan process."	Support is welcomed.	No action required
	Question 4- Yes	"We agree with the general principles for community involvement set out in the draft Agreement"	Support is welcomed.	No action required
	Question 5- Yes	"We note the list of potential consultation methods is not exhaustive and the most appropriate method of communication will be adopted.	Support is welcomed.	No action required
		"Whilst the use of electronic communication is welcome and fully supported by the Environment Agency nevertheless a paper copy of the documentation would also be of benefit to us."	The Council has noted the Environment Agencies request for paper copies of future consultation documents.	Paper copies of consultation documents to be sent to the Environment Agency in future.
	Question 6- Yes	"The Delivery Agreement, as far as possible, has identified how, when and what specific consultees are expected to contribute in the LDP process. The level and frequency of our involvement is not yet apparent	Support is welcomed.	During the process the Council will seek to inform all consultees as early as possible to ensure participation in the process is manageable for all involved.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
The Environment Agency Wales, Planning Liaison Team continued		although we would seek to engage as early in the process as possible, as relevant to our remit, as our priorities and resources allow. As a means of contributing to the process more effectively, we would welcome further advance notice of actual dates/times of when these meetings will take place and details of information to be discussed to ensure relevant personnel are available and briefed appropriately. The text contained in the Delivery Agreement also advises of feedback and reporting following consultation. The Environment Agency welcomes feedback and continued dialogue. This is particularly important to us as the LDP/SEA process are new to all parties to fully understand and implement.		
	Question 6 continued.	The Environment Agency would request copies of consultation reports and not only being informed of their availability."	As a Specific Consultation Body, the Environment Agency will be sent copies of documents where appropriate (section 8.11.2	No action required.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
The Environment Agency Wales, Planning Liaison Team continued	Question 7- Yes	Please refer to comments made in respect of question 6 above.	of draft Delivery Agreement refers). See above.	See above.
VIII. The Glamorgan Gwent Archaeological Trust	Question 8	"This Draft Delivery Agreement proposes an appropriate period for the development of the LDP, presumably as the adoption of the UDP reduces the need for a rapid production of the document. The extra time proposed for the development of the LDP in comparison to the production of similar documents in other LPAs is welcomed and will hopefully allow for a better document to be produced. We are working with a number of LPAs on the production of their LDPs in some cases being a Member of their Stakeholder groups and in others being part of the SA/SEA group. We are available to assist you in the preparation of your plan in either or both of these functions."	Support is welcomed.	Attendance LDP / SA workshops to be arranged in due course.
IX. Dwr Cymru Welsh Water	None specific	"Dwr Cymru Welsh Water welcome the opportunity to be	The Council would welcome your involvement in the LDP	Attendance LDP / SA workshops to be

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Dwr Cymru Welsh Water continued		involved in the LDP process but at this moment in time have no specific comments to make on the CIS, as the proposals are in their infancy. Obviously, water and sewerage infrastructure is a vital commodity for nearly all types of development and any improvements to our assets to meet future development proposals would need to align with our 5 year rolling programme of Capital Improvements. We realise your Plan will have a longer horizon but water companies are governed by a Regulatory 5 year Plan. Where development proposals would create the need for additional infrastructure, in advance of regulatory improvement, then we would expect developers to meet this cost. This approach is re-enforced by Planning Policy Wales Chapter 12. We would be more than pleased to assist you in formulating water and sewerage infrastructure Policies as well as assessing	process.	arranged in due course.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Dwr Cymru Welsh Water continued		(in confidence) any initial development proposals you may wish to consider prior to publication of formal consultation."		
X. The Planning Inspectorate	Page 8, paragraph 7.2	"The proposed timetable for examination allows for 12 months from submission to publication of the Inspector's report. The Inspectorate wishes to clarify the draft model programme for an LDP Examination: i) 6 weeks from submission of the LDP to Pre-examination (PEM). ii) 12 weeks from PEM to Examination. iii) 12 weeks (maximum) for Examination. The average length of an LDP Examination is expected to be 6-8 weeks depending on the LDP in question. iv) 22 weeks for reporting."	The additional information provided by the Planning Inspectorate will further clarify to the LDP process.	Amend timetable accordingly.
	The timetable	"The indicative timetable suggested that Plan submission would be in August 2009; following the draft model programme for Examination	The Council welcomes the Planning Inspectorate's ability to accommodate the Council's aspirations for the commencement of the	Amend timetable accordingly.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
The Planning Inspectorate continued	The timetable continued	the timetable would be as follows: i) August 2009 – Submission of the LDP and key documents to WAG ii) September 2009 (mid)- Hold PEM iii) December 2009 (early) Examination iv) March 2010 (early) Reporting period begins v) August 2010 – Inspector's Report is submitted Following the submission of the Report there will be a period in which a factual check by the authority will be completed (the check will be for typographical errors and the like); we estimate that the period for this check will be: a. 20 days for the authority to comment b. 20 days for the Inspectorate to make changes."	Examination process as outlined in the Draft Delivery Agreement.	
XI. Strategic Planning Unit Cardiff City	Page 2 & Page 4, para 4.2	"An annual monitoring report is not required to be produced until after the LDP is adopted."	The Annual Monitoring Report referred to in these sections of the Delivery	Amend paragraph 4.2 as follows: "For transparency, the

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Council Strategic Planning Unit Cardiff City Council Continued			Agreement relates to the production of an annual report on the Council's progress on meeting the key deadlines included within the Delivery Agreement, and not the annual monitoring report required following the adoption of the LDP.	Council will publish an **annual progress report** in September of each year up to the **Independent Examination of the LDP**."
	Page 4, para 3.2	"The Council is required to adopt the delivery agreement rather than approve it."	Local Development Plan Wales (2005), paragraph 4.7 states: "An authority must approve the Delivery Agreement through a formal resolution of Council prior to submitting it to the Assembly Government's Planning Division."	No action required.
	Page 32.	"In the case of Cardiff, the Welsh Assembly Government would not agree to a 6-month slippage period."	The Council's timetable envisages that the production of the Local Development Plan will be undertaken within 4 years. However, the risk assessment at Appendix B identifies there may be slippage during the process.	No action required.
		"As part of our risk assessment the following was included:	Noted.	Amend risk table at Appendix B to include

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Strategic Planning Unit Cardiff City Council continued		"Delay caused by scheduling of Executive, Business, Planning or Scrutiny meetings" as it was felt that delays in relation to Council decision making structures and/or elections could result in programme slippage."		**"Delay caused by scheduling of Cabinet, Planning or Scrutiny meetings"**
	Page 34, Appendix C	"Under Specific Consultation Bodies you list Community and Town Council's that are both within and adjoining the Vale of Glamorgan. It is our understanding that it is only necessary to include those within the local authority's area."	The Council's definition is consistent with LDP Regulation 3. Local Development Plan Wales (2005), Page 40 states that Specific Consultation bodies include: " A relevant authority (i.e. a local planning authority or a community or town council) any part of whose area is in or adjoins the area of the authority".	No action required.
XII. Quarry Products Association	General	"The QPA is the principal trade association representing the UK aggregates and quarrying industry. Our members produce over 90% of aggregates quarried – sand and gravel and crushed rock. They also produce and supply agricultural and industrial lime, silica sand and marine dredged sand and gravel, slag, ready mixed concrete and asphalt	Support is welcomed.	No action required.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Quarry Products Association continued	General continued	products for roads. Details of the Draft Delivery Agreement have been forwarded to our members with an interest in the Vale of Glamorgan." "We have no specific comments to make on the document, but wish to lend our overall support for the document. We would like to support the identification of QPA in the list of general consultation bodies as set out in Appendix C. We look forward to being kept involved in the development of the LDP as it progresses through the various stages."		
XIII. The Theatres Trust	General	"The Theatres Trust is an Advisory Non-Departmental Public Body and a statutory consultee on planning applications that affect land on which there is a theatre and was established by The Theatres Trust Act 1976 'to promote the better protection of theatres'. Our main objective is to safeguard theatre use, or the potential for such use, but we also provide expert advice on design, conservation, property and planning matters to theatre	The Theatres Trust will be listed at Appendix C to the final Delivery Agreement as a General Consultation Body to be kept informed throughout the Plan process.	Amend Appendix C of Delivery Agreement to list all Specific and General Consultees who have expressed an interest to date.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
The Theatres Trust continued	General continued	operators, local authorities and official bodies. We are disappointed not to be included in the list of general and specific consultation bodies within Appendix C but appreciate that you will be producing a complete list in the Final Delivery Agreement of all consultees who have expressed an interest. I would therefore be grateful if you either add The Theatres Trust to the list of consultees in Appendix C or confirm that we are included on your database as we wish to be involved with each stage of the LDP process."		
XIV. K.R.J Green - OPS Strategy Forum	Question 3-No	"State in plain English how the Council intends to manage its objectives in an environmental and sustainable way."	The delivery agreement commits the Council to undertake a Sustainability Appraisal of the Plan. The purpose of this is to ensure that the economic, social and environmental implications of the Plan are managed sensitively. The method for the Sustainability Appraisal of the Plan will be clarified and	No action required.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
K.R.J Green - OPS Strategy Forum continued	Question 8	"What I want from the Council is a project, which will improve the Vale of Glamorgan. Improve lives of all the Vale residents, most importantly the project must not damage the lives of our dependants. In fact it must serve to improve their lives."	consulted upon in due course (see page 23 of the Delivery Agreement). The promotion of sustainable development will be a key objective of the Plan.	No action required.
XV. Harvey Planning & Development	Question 2- Yes	"Subject to adequate manpower resources"	The Council considers that the staffing and financial resources identified within the draft Delivery Agreement (para. 7.12.3 and Table 1, page 10) are sufficient to project manage the LDP process. The Council will however monitor staffing requirements during the LDP process.	No action required
	Question 4- No	"The CIS does not allow for the private sector to be fully involved in the consultation process. For example, the Key Stakeholder Group despite having a definition of "…including key public, private, voluntary and community sector organisations" is	The Key Stakeholder Group is based on the existing Community Strategy Partnership and includes representatives with a number of interests across the Vale. The Council does not wish to extend the membership of this group	Insert a new section after 8.5 to emphasise the role of the Specific and General Consultation Bodies in the process.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Harvey Planning & Development continued	Question 4 continued	dominated by public sector bodies. Quite why the Cardiff Chamber of Trade is to be involved is beyond me! Surely there should be representatives of the house building industry involved at an early stage as the delivery of housing (both private and affordable) is a key element of the plan."	as it would become unmanageable. The role of the group is one of a sounding board at the initial stage of the process i.e. they will identify any pitfalls, omissions or errors in the Council's proposals, prior to engaging with the wider community. The group will not prejudice the engagement of the wider community in the participation or consultation of the Plan. Relevant general consultation bodies, such as the Home Builders Federation, will be invited to attend workshops / structured discussions at the early stage in the process where alternative options and strategies will be debated (see page 20 of draft DA) which will provide the opportunity for active involvement in the policy formulation process.	
	Question 5- No	"Mail shot to householders"	The Council has already undertaken a mail shot to all households in the Vale to publicise the	No action required.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Harvey Planning & Development continued			commencement of work on the LDP. This has proven to be successful and the Council will explore the potential to use this method at later stages of the LDP.	
	Question 6- Yes	"Yes but there should be a greater ability for organisations and individuals to shape the strategy of the plan rather than just the Key Stakeholder group and the specific consultation bodies listed."	See response to Que 4 comment.	No action required.
	Question 8	"As outlined above, the Draft Delivery Agreement does not afford sufficient opportunity for private sector organisations to be involved in the process. After all it is the private sector that creates the houses, jobs, shops etc that the plan will need to accommodate. If the plan is to "control and facilitate" where these should be then this is best achieved in partnership with the private sector. This can be best achieved through a full involvement in the process."	See response to Que 4 comment.	No action required.
XVI. Mr A. Bailey	Question 3- No	"Flow chart. Good idea, but a little cramped. I need a magnifying glass to read 8 pt	Your comment is noted. In addition to the flow chart, pages 6-8 explain the	Increase the size of the Figure 1.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Mr A. Bailey continued	Question 3 continued	typeface. Also the flow chart is a circle- does the process not end after adoption? So a better diagram, which is related to the text."	various stages of the LDP process and indicative dates. Following the adoption of the LDP, the new LDP process requires the annual monitoring of the plan and a full review every 4 years. Hence the process is considered to be a cyclical one. The extract is taken from the WAG guidance 'LDP Wales' (2005).	Insert section after 7.9 on Annual Monitoring of the Plan once adopted.
	Question 4- No	"Consider targeting communities with specific examples of what the plan will mean to them. Give presentations to community groups (W.I, Local Sports Teams etc) who probably have strong views on community development."	Your suggestions for community engagement are welcomed. Throughout the Plan preparation process the Council will seek to engage as many representative groups as possible.	No action required
	Question 5- No	"There is no Figure 3 on page 16. There is a title and a blank page. I am glad the Council retains a sense of humour or is the correct answer 'Don't know'? Discuss."	The figure is on the following page.	Clarify to ensure title is on the same page as the Table.
	Question 6- No	"I suggest that reading the documents you want the community to read before we	Noted.	No action required

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Mr A. Bailey continued		do."		
	Question 7- No	"More pictures, shorter sentences, concrete examples. Perhaps look at it from Joe publics point of view. Why have they been able to build / close / ruin that factory / school / park? Show the process."	The content of the Delivery Agreement is restricted by the Regulations and Guidance. The Council has tried to make the document user-friendly for all, and included a non-technical summary to try to assist. At this stage it is premature to discuss site specific implications.	The final version of the Delivery Agreement to include photographs / illustrations of potential implications of the Plan.
	Question 8	"Most people become involved in the planning process when it produces a result they do not want. Put up a poster saying 'Local Development Plan Consultation' and 99% of people will stop reading. Put up a poster saying 'Playing Field to Become Housing Estate' and you get their full attention. This document makes perfect sense to planners. If you seriously want community participation, make it shorter, simpler and put in meaningful graphics."	The Council will seek to engage as many people as possible and will investigate a range of methods to do so. The Local Planning Authority will use the Council's Corporate Consultation Officer to assist in this matter.	No action required
XVII. A Wellsbury	Question 3- No	"Initials used meaningless unless involved - have to keep looking back to see what each means."	The use of initials has been kept to a minimum but is sometimes necessary due to restricted space. A	No action required.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
			glossary of terms is provided at Appendix F of the Draft Delivery Agreement to assist the reader.	
XVIII. Dr. Paul Williams		Answered "Yes" to all questions	Support is welcomed	No action required.
XIX. Mr R. Treharne	Question 4-No	"The "key stakeholder group" must include a member from the Country Land and Business Association and ideally a member of the National Farmers Union. Without an understanding of the needs of landowners and farmers the LDP will be fundamentally flawed"	The Key Stakeholder Group is based on the existing Community Strategy Partnership and includes representatives with a number of interests across the Vale. The Council does not wish to extend the membership of this group as it would become unmanageable. The role of the group is one of a sounding board at the initial stage of the process i.e. they will identify any pitfalls, omissions or errors in the Council's proposals, prior to engaging with the wider community. The group will not prejudice the engagement of the wider community in the participation or consultation of the Plan. Relevant general consultation bodies, such as the Country Land and	Insert a new section after 8.5 to emphasise the role of the Specific and General Consultation Bodies in the process.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Mr R. Treharne continued			Business Association and National Farmers Union, will be invited to attend workshops / structured discussions at the early stage in the process where alternative options and strategies will be debated (see page 20 of draft DA) which will provide the opportunity for active involvement in the policy formulation process.	
	Question 5- No	See above.	See above.	
XX. Mr D. Watts	Section 8.7	Expectations of Stakeholders. "Delete the last bulleted item "to understand that the Inspector's report is binding on the council and there is no route of appeal……" Substitute by: The Local Planning Authority (the Council) has the power to accept or reject Inspector's recommendations and to hold a further public local inquiry into objections to proposed modifications, if relevant." The authority for the above is contained in a circular letter to objectors to the current UDP issued by Lesley Punter, Head	The legislation and guidance governing the production of Local Development Plans (LDPs) has changed significantly from that covering Unitary Development Plans (UDPs). The letter referenced relates solely to UDPs. In respect of the Inspector's report and its status paragraph 4.36 of Local Development Plan Wales (December 2005) states that : "The conclusions reached	No action required

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
		of Development Plans and EIA, Planning Division, Welsh Assembly Government (WAG) dated 8 April 2005 in which it is asserted: *[letter insert]* From the above it is evident that the Inspector's report is not binding on the Council and it may exercise discretion in whether to accept or reject the Inspector's recommendations. However the WAG has no reserve power to require that the Council exercises its authority in a proper manner."	by the Inspector will be binding and the authority must accept the changes required by the Inspector and adopt the LDP as amended".	
Harmers Town Planning and Development Consultants, on behalf of: XXI. Bellway Homes XXII. Mrs. D. Mossemenear XXIII. Mr. T. D. Hodges XXIV. Mr. I. E. Colston XXV. Barry College XXVI. Messrs. P and T. Bowles XXVII. Lee Estate	Question 1 – No	"It is considered that it would be helpful if the timetable included details of the timing of the 'candidate sites' stage."	The calling for candidate sites forms part of developing the LDP evidence base which is identified on the timetable from Feb '06 – Oct '07. The Council cannot pinpoint at present, more exact timings. However, every person registered on the Council's LDP database will be notified at the relevant time.	Add section after paragraph 7.4.2 to read: **" As part of developing the LDP evidence base, the Council will engage with stakeholders to identify strategic locations and candidate sites for development. The Council will provide stakeholders with assessment criteria to facilitate the identification of sites. A Sites Register will be compiled by the Council and all**

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
XXVIII. Mr. C. Lakin XXIX. Mr. P. Ryan XXX. Barratt and Persimmon Homes XXXI. Anstee Trustees XXXII. Forestry Commission and Mr. D. Randolph XXXIII. Mr. R. Alison				**proposed sites will be assessed to ascertain if they contribute to the Development Strategy for the Plan and meet the requirements of the Sustainability Appraisal."**
	Question 4 - No	"It is considered essential that the general public and landowners/developers be invited to participate in the stage of the LDP dealing with the 'Preparation of alternative strategies and options including identification of preferred strategy'."	Relevant general consultation bodies, such as the Country Land and Business Association and HBF, will be invited to attend workshops / structured discussions at the early stage in the process where alternative options and strategies will be debated (see page 20 of draft DA) which will provide the opportunity for active involvement in the policy formulation process. Following this, all stakeholders will be consulted on the preferred strategy and options (see page 22 of draft DA). This approach is consistent with the WAG guidance.	No action required.
	Question 6 - No	"The Draft Delivery Agreement should make it clear when the	See response to Question 1 comment.	See above.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Harmers Town Planning and Development Consultants continued		'Candidate Site' exercise will be carried out. The Draft Delivery Agreement should be amended to allow for the general public and developers/landowners to be involved in the 'Preparation of alternative strategies and options including identification of preferred strategy' stage."	See response to Question 4 comment.	See above.
	Question 8	"The above response assumes that landowners and developers would be included within the group defined as stakeholders."	Appendix F of the Delivery Agreement provides a glossary of terms where the term stakeholder is defined.	No action required.
XXXIV. Countryside Council for Wales (CCW) *(NB. Late representation received 02/05/06)*	Question 1 – No	"Subject to the proposals put forward in the plan, if any allocations are likely to have a significant effect on the Dunraven Bay SAC (or it is not certain what the effects are going to be), an appropriate assessment of the plan will be required in accordance with Regulation 48 of the Conservation (Natural Habitats, &c. Regulations 1994). Perhaps reference should be made to this in the timetable?"	Noted.	Insert reference to appropriate assessment in Risk Management table at Appendix B.
	Question 2 – Don't know	"Whilst the time scales appear fairly realistic, CCW are	CCW's concerns are noted. However, given the	No action required.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Countryside Council for Wales (CCW) continued		concerned that there might be resource issues for ourselves and other consultees where other authorities have proposed to go out for consultation at the same time. Jan/Feb 2007 and July /August 2007 could be a problem if Merthyr and Rhondda Cynon Taff stick to the timetables set out in their delivery agreements. Is July/August an appropriate time to go to consultation on the Preferred Strategy given that it is peak holiday season. Are you likely to get a satisfactory response rate to a consultation exercise at that time? Another possible period when there might be resource issues is Jan/March 09 when Cardiff's LDP is proposed to go to Examination in Public."	statutory framework for LDP preparation, the Council is restricted in the level of flexibility to be applied to the timetable to address such concerns.	
XXXV. Dr. C. Pearce, Cowbridge and Llanblethian Residents Group *(NB. Late representation*	CIS	"Para 8.5.1 The list of Key Stakeholder Groups does not include Town Councils or Residents Groups or Associations.	The Key Stakeholder Group is based on the existing Community Strategy Partnership and includes representatives with a number of interests across the Vale. The Council does not wish to extend the membership of this group	No action required.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
received 03/05/06) Dr. C. Pearce, Cowbridge and Llanblethian Residents Group continued	CIS continued		as it would become unmanageable. The role of the group is one of a sounding board at the initial stage of the process i.e. they will identify any pitfalls, omissions or errors in the Council's proposals, prior to engaging with the wider community. The group will not prejudice the engagement of the wider community in the participation or consultation of the Plan. Specific and relevant general consultation bodies such as the Town Council and residents groups, will be invited to attend workshops / structured discussions at the early stage in the process where alternative options and strategies will be debated (see page 20 of draft DA) which will provide the opportunity for active involvement in the policy formulation process.	
		Para 8.11.1 The list of Deposit Locations does not include the Vale of Glamorgan Council	The Council considers that the official deposit locations specified are adequate for	No action required.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Dr. C. Pearce, Cowbridge and Llanblethian Residents Group continued	CIS continued	Office at Eastgate Cowbridge	the purpose of consultation, and that having one location per town is less confusing for interested persons, based on experience from the recent UDP process.	
		Appendix C - The list of Specific Consultation Bodies does not include Town Councils or Residents Groups or Associations and is very business biased.	The list of Specific Consultation Bodies does state "Community and Town Councils within and adjoining the Vale of Glamorgan". The list of Specific Consultees is governed by the LDP Regulations. Residents groups will be listed in detail in the final Delivery Agreement under 'General Consultation Bodies'.	Amend Appendix C of Delivery Agreement to list all Specific and General Consultees who have expressed an interest to date.
		Vision: Community involvement limited to Members and Key Stakeholder Group	It is anticipated to use the existing vision from the Community Strategy 2003-2013, which was the subject of much consultation during its preparation. Therefore, it is considered unnecessary to duplicate this exercise or undertake wider consultation. This approach is endorsed by the WAG's guidance (see LDP Manual	Add reference in Figure 3 'Vision' and sentence at 7.4.1 to read: **"The Council will assess whether it is appropriate to use the existing vision from the Community Strategy 2003-2013, which was the subject of much consultation during its preparation."**

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Dr. C. Pearce, Cowbridge and Llanblethian Residents Group continued	CIS continued		section5.5).	
		Developing the Sustainability Assessment Framework: Proposed Community involvement does not include Town Councils or Residents Groups or Associations. Local knowledge and expertise can be important in assessing sustainability issues as has already been the case in modifications of the UDP (for example as they related to Cowbridge) before adoption.	Figure 3 states that 'relevant stakeholders' will be involved in developing the SA framework. The Council will decide which stakeholders are most appropriate for this stage nearer the time. However, at this time the Council does acknowledge the importance of Town Councils and Residents groups in sharing local knowledge.	No action required.
		A key feature of the new LDP Process is the increased emphasis on Community Involvement in which the Community Stakeholder is intended to play a key role. In Appendix F - Glossary of Terms, a Stakeholder is defined as "An individual, group or party that has a stake in the content of the plan i.e. if it affects or is affected by the Stakeholders" We submit that Town Councils and Residents Groups or Associations exactly fit that definition and should be central	Agree. See earlier response regarding Appendix C.	No action required.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
		in the consultation process."		
XXXVI. Planning Division, Welsh - Assembly Government *(NB. Late representation received 03/05/06)*	Timetable	**Summary Table** - For ease of public understanding, suggest Fig2 spreadsheet version is supplemented by a clear table early in Part 1 Timetable, showing key stages based on the info in 7.3-7.9; and including LDP Regulation references, including Reg20 'site allocation representations' in the indicative timetable.	Disagree - the insertion of a third timetable within the DA will add confusion. The Council is satisfied that the existing textual and graphic representation of the timetable, adequately detail the timeframe for the delivery of the LDP. However it is agreed that references to the relevant Regulation numbers will however be inserted within both the textual and graphical timetables.	Insert cross-references to the Regulations throughout the Delivery Agreement.
		Need clarification of which are **statutory consultation stages** & the periods for them.	Agree - the identification of the statutory consultation stages will further clarify the Delivery Agreement.	Identify statutory consultation stages throughout the Delivery Agreement.
		Submission to Adoption Timetable - To accord with PINS proposed 12 month model programme from submission to adoption, if LDP is submitted in 8/09, then the following timetable is required: 9/09 (mid) – Pre-Examination-Meeting 12/09 (early) – Independent Examination 3/10 (early) – Reporting period	Noted – see earlier response to PINS.	Amend timetable accordingly.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Planning Division, Welsh -Assembly Government continued	Timetable continued	begins 8/10 – Inspector's Report is submitted to LPA *N.B. VoG should contact PINS to discuss any queries on this timetable & continue to liase with PINS to minimise potential programme slippages where the independent exam and Inspector's Report are concerned.*		
		4 year timetable - page 2 says 4 year timetable for stages 3-7; however, LDP preparation period should include some of the pre-deposit participation work – suggest use DA agreement date as base for length of preparation (i.e.Aug'06).	Noted. The sentence on Page 2 should read "stages 2-7". However, given that the Vale of Glamorgan Unitary Development Plan covers the area until March 2011, the Council wishes the 4 year timetable for LDP preparation to coincide with the expiry of the UDP. Figure 2 on page 11, shows the Council intends to carry out some preliminary work (i.e. developing the baseline evidence and developing the SA framework) prior to the official start date of Jan '07. However the visioning and strategy work will not commence until January 2007. This is in accordance with previous discussions	Amend sentence on page 2 to read: "The Council has followed the Welsh Assembly Government's guidance by estimating a 4 year timetable for the preparation of the LDP (I.e. stages **2**-7)."

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Planning Division, Welsh -Assembly Government continued	Timetable continued	**Strategic locations for new development; and candidate sites** - Paras 7.4 & 7.5 should refer to consultation on strategic locations for new development; and also how candidate sites (non-strategic or smaller sites) will be dealt with (here and/or in CIS section) (see LDP Manual)	with WAG officers. Agree – the Delivery Agreement should include reference to strategic locations and candidate sites.	Add section after paragraph 7.4.2 to read: **"As part of developing the LDP evidence base, the Council will engage with stakeholders to identify strategic locations and candidate sites for development. The Council will provide stakeholders with assessment criteria to facilitate the identification of sites. A Sites Register will be compiled by the Council and all proposed sites will be assessed to ascertain if they contribute to the Development Strategy for the Plan and meet the requirements of the Sustainability Appraisal."** Amend 7.5.1 to read: "This stage will include the following elements – consultation on the Preferred Strategy **and**

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Planning Division, Welsh -Assembly Government continued	Timetable continued			**strategic locations for new development,** and consultation on the SA Scoping Report…"
		Consultation bodies - para 7.4.3 refers to consultation bodies – these should be clarified - see comment on Appendix C	Agree – the draft DA (page 34) did state that the final DA would include a more detailed list of consultation bodies.	Amend Appendix C of Delivery Agreement to list all Specific and General Consultees who have expressed an interest to date.
		7.4.3 - add reference to 'options' after 'preferred LDP Strategy'	Agree.	Amend 7.4.3 to read: "… Once formulated the Preferred LDP Strategy **and the Strategic Options** will be made available for wider public consultation. "
		7.5.1 – confusing (see LDP Manual)	Agree.	Amended to clarify.
		7.6.1 etc refers to the draft version of the LDP – reference should be to 'deposit LDP' as in 7.6.2; need reference to publication of representations after end of deposit period.	Agree.	Amend 7.6.1 to read: "**The Deposit LDP** will be placed on formal deposit for public consultation…" Insert after 7.6.3: **"Any representations received as a result of the consultation exercise will be made**

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Planning Division, Welsh -Assembly Government continued	Timetable continued			**available for public inspection at the locations detailed with the Community Involvement Scheme (see paragraph 8.11.1) and on the Council's web site."**
		7.6.4 – reference to 'new & alternative sites consultation'; there should also be reference to proposed deletion of sites (LDP Regulations refer to this stage as 'site allocation representations')	Agree.	Amend 7.6.4 to read: **"All representations made in respect of site allocations will be the subject of a further 6-week consultation period. This includes representations that propose new sites, or propose to alter or delete sites previously allocated in the Deposit LDP. This will allow further representations to be made in support or against these new proposals."**
		7.7.1 last sentence – amend in accordance with LDPW 4.34 2nd sentence ('soundness').	Agree.	Amend last sentence of paragraph 7.7.1 to read: "Following this submission an Inspector will be appointed to examine the Deposit Plan **to determine**

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Planning Division, Welsh -Assembly Government continued	Timetable continued			**whether it satisfies the preparation requirements of the 2004 Act and whether it is "sound" (section 64(5) of the 2004 Act refers); the examination will also consider representations including objections that have been made in accordance with the LDP Regulations."**
		7.7.2 suggest add reference to Service Level Agreement with PINS; don't refer to EIP, but to independent examination; PINS consultation document referenced is the consultation document – this will be replaced with 'Guide to the Examination of local Development Plans, 2006 (publication is imminent)	Agree.	Amend paragraph 7.7.2 to read: "**The Council will enter into a Service Level Agreement with the Planning Inspectorate prior to the Submission of the Deposit LDP.** The Planning Inspectorate has indicated that the **Independent Examination** and the production of the Inspector's Report …" Amend footnote: [10]**The Planning Inspectorate - A Guide to the Examination of Local**

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Planning Division, Welsh -Assembly Government continued		**7.9.1** – suggest add ' unless the Ass Gvt intervenes'.	Agree.	**Development Plans (2006).** Amend 7.9.1 to read: On receipt of the Inspectors Report, the Council is required to adopt the final LDP incorporating the Inspector's recommendations within 8 weeks**, unless the Welsh Assembly Government intervenes**."
	Appendix B	**Risk assessment & management** – para 7.11.2 & Appendix B : Suggest add: - PINS – add as mitigation the Service Level Agreement; - risk relating to council's own procedures / elections.	Agree.	Amend Risk Assessment Table at Appendix B as follows: Add bullet point to PINS section Mitigation Measures column to read: • Establish Service Level Agreement with Planning Inspectorate to ensure agreed timetable is met. Add new row to read: • Delay caused by scheduling of Executive, Business, Planning or Scrutiny meetings.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Planning Division, Welsh -Assembly Government continued				• Programme Slippage • Medium • Realistic timetable prepared • Adequate briefing of Members.
	Community Involvement Scheme	**8.2.1** – Aims – line 1 – suggest amend to 'formally be involved'	Agree.	Amend accordingly.
		8.3.2 – suggestions on bullet points: - open : 'to contribute', rather than 'to be involved' - joined up : add 'or other plans' - resourced : not clear what 'rigorous' means here.	Agree Agree These are the Council's corporately adopted principles of consultation. 'Rigorous' in this context means 'thorough' consultation that is suitably resourced.	Amend accordingly. Amend accordingly. No action required.
		8.3.3 – suggest note that statutory requirements for consultation are generally 6 weeks (not 8 weeks)	Agree.	Add sentence to 8.3.3 to read: **"The statutory requirements for consultation on LDPs are generally 6 weeks (not 8 weeks)."**
		8.3.4 – (public engagement strategy) –doesn't define **hard**	Agree in part.	Amend 8.3.4 to read "… how to engage hard to

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Planning Division, Welsh -Assembly Government continued	Community Involvement Scheme continued	**to reach groups** (e.g. travellers, young, disability gps, ethnic gps) (nor included in Key Stakeholder Gp – 8.5)	NB/ See response to Barry Town Council Question 8 comment regarding Key Stakeholder Group.	reach groups **(such as young people under 25, older people over 75, people with sensory loss or mental illness or people from ethnic minority groups or living in disadvantaged areas)** and analyses…"
		8.5.1 - WDA included – what is its role? – reference should now be to DEIN (WAG Dept of Enterprise, Innovation and Networks) following April'06 amalgamation	The WDA have been a useful partner for the Vale's Community Strategy partnership to date. This partnership forms the basis for the LDP Key Stakeholder Group.	Amend WDA title to DEIN.
		8.9.1 – focus groups / workshops listed – but not clarification on what, when, who.	Section 8.9.1 already cross references to Figure 3. All the details of what, when and who are detailed in Figure 3.	No action required.
		Figure 3 (p18ff) – suggest specify where consultations are stat & 6 weeks .	Agree.	Amend throughout DA.
		P19 DA – NAW won't approve the DA, WAG will agree it;	Agree.	Amend accordingly.
		- suggest DA includes summary of main changes to DA following this consultation + who responded.	Agree.	Include summary of changes to draft DA at **Appendix G t**o final document.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Planning Division, Welsh -Assembly Government continued	Community Involvement Scheme continued	- P20 Pre-Dep P – suggest consider addition of 'preparation of site register / advertise for candidate sites / establish site selection criteria;	Agree.	Amend accordingly.
		- this stage will need to select 'preferred option';	Agree.	Amend accordingly.
		- identify strategic sites.	Agree.	Amend accordingly.
		P21 SA/SEA – add identify SA indicators & assess strategic options & sites (NB terminology of Report names – see LDPW & LDP Manual).	Agree.	Amend accordingly.
		P22 PreDepPC – specify 'site register' of candidate sites.	Agree.	Amend accordingly.
		P23 SA/SEA – add publicise SA/SEA of strategic options.	Agree.	Amend accordingly.
		P24 Deposit- refer to 'associated' and 'supporting' documents – suggest consistency of terminology, & specify documents.	Agree.	Amend accordingly.
		P25 SA/SEA – suggest specify that 'Environmental Report' required under SEA Regulations will be included.	Agree.	Amend accordingly.
		P28 Exam – last 'stage' should refer to consideration of soundness of LDP, not just of reps (as column 2).	Agree.	Amend accordingly.
		Appendix C (& 8.1.2) gives some information on specific &	Agree – the draft DA (page 34) did state that the final	Amend Appendix C of Delivery Agreement to

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Planning Division, Welsh -Assembly Government continued	Community Involvement Scheme continued	general consultation bodies & other consultees. However, it does not provide sufficient clarification: - **general consultation bodies** there should be clarification of who they are rather than just repeating the list from the LDP Regs; + how representative bodies that haven't expressed an interest, may in future get involved. - **other consultees** – the list is very general; DA should clarify or at minimum say where full list can be inspected. Also - **specific cons bodies** – SoS for Wales is not a statutory consultee – this should be SoS Transport. **Petitions** – the CIS should clarify how petitions will be handled.	DA would include a more detailed list of consultation bodies. Agree – as above. Agree – as above. Noted. Agree.	list all Specific and General Consultees who have expressed an interest to date. Amend accordingly. Add new paragraph at 8.7 to read: **"The Council will only formally acknowledge representations made following the procedures established by the Council, e.g. on the official representation forms.**

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Planning Division, Welsh -Assembly Government continued	Community Involvement Scheme continued			**The exact procedures will be made clear to all stakeholders at each relevant stage in the process. Where petitions are submitted objecting or supporting LDP proposals, the Council will recognise them in the Consultation Report but will not recognise them as formal representations to the Plan."**
	SA / SEA	**General** - Part 2 should include general information in its text on the SA/SEA process and how the public will be engaged (info at section 5 is noted)	Agree.	Add references to SA/SEA in the CIS text and cross-references to Figure 3.
		5.2 – reference to EU SEA Directive, suggest refer instead to the **SEA Regulations**; - suggest add ref to **Habitats Directive Appropriate Assessments**	Agree.	Amend 5.1-5.2 to read: **"The Strategic Environmental Assessment Regulations[1] require the Council to undertake a sustainability appraisal (SA) of the Plan's strategy and policies**

[1] Environmental Assessment of Plans and Programmes (Wales) Regulations 2004

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Planning Division, Welsh -Assembly Government continued				**as part of the LDP process. The appraisal will consider the environmental, economic and social implications of all proposals. Where Appropriate Assessments may be required under the Habitats Regulations these will form part of the SEA and will be clearly identified within the assessment. The SA will also be important in assessing the relative merits of potential sites to be included in the final adopted LDP."**
	SA / SEA continued	**5.3** – suggest refer to SEA guidance in LDP Manual; - 'testing' section is confused – options generated in LDP process should be tested, then if there are issues, generate alternatives for LDP;	Agree.	Amend section 5.3 to read: **"Testing the LDP against the SA framework to:** • **Test the LDP objectives and the strategic options against the SA framework;** • **Develop strategic alternatives;**

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Planning Division, Welsh -Assembly Government continued				• **Predict the effects of the draft plan including alternatives;** • **Consider ways of mitigating adverse effects;** • **Propose measures to monitor environmental effects of the plan implementation."**
		References to SA Reports require amending in accordance with LDPW / LDP Manual **terminology** (e.g. pre-deposit public consultation is not 'draft scoping report', but 'SA Report').	Agree.	Amend accordingly.
	Monitoring and Review	**7.11** – says any deviation from proposed timetable will be reported & fully justified – suggest give a degree of lee-way before reporting.	Agree.	Amend last sentence at 7.11.1 to read: "Any **significant** deviation from the proposed timetable will be reported and justified by the Council."
		4.2 - says **AMR of DA** – this is a confusing use of the term AMR which generally refers to the adopted LDP;	Agree.	Amend references to Annual Monitoring Report (AMR) to Annual Progress Report (APR) of Delivery Agreement.

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Planning Division, Welsh -Assembly Government continued	Monitoring and Review continued	**Monitoring of CIS** not really covered (see comments on consultation bodies App C)	Agree.	Add sentence to 4.2 to read: **"The Council will keep the Community Involvement Scheme under review by using 'participant satisfaction forms' following consultation exercises and monitoring feedback."**
		AMR of LDP / Plan review proposals / timetable - Delivery Agreement should include information on AMR of LDP and plan review proposals / timetable.	Agree.	Add paragraph after section 7.9 to read: **" 7.10.1 The Planning and Compulsory Purchase Act requires authorities to keep under review matters that may affect the planning and development of their areas. In this regard, the Council will establish monitoring procedures in accordance with guidance contained within the LDP Manual and will produce an Annual Monitoring Report for submission to the WAG by the 31st October each year."**

Name / Organisation	Que. Number / Delivery Agreement reference	Comment	Council's Response	Action
Planning Division, Welsh -Assembly Government continued		Appendix B – slippage of 6 months is considered excessive and is not justified	Noted.	Amend sentence at Appendix B to read: "If there is a slippage of more than **4** months in the definitive part of the timetable, the Council will seek the agreement of the WAG in amending the timetable following the approval of the amendment by the Council."
	SPG	Section 6 refers to Council's adopted guidelines for the production of SPG & Development Briefs – suggest give some detail of the process etc in the DA.	Agreed.	Amend sentence at 6.2 to read: "will be prepared in accordance with the Council's adopted guidelines for the production of SPG and Development Briefs, **which can be viewed on the Council's web site (www.valeofglamorgan.gov.uk)."**

Appendix G – Changes to the Draft Delivery Agreement

Consultation

The Draft Delivery Agreement (DA) was endorsed by the Council's Cabinet on 1st March 2006 (Minute Number C2345 refers). It was distributed for public consultation and comments were welcomed from interested parties between 20th March and 18th April 2006. The draft DA and comment form were placed on the Council's web site and made available at the deposit locations. The draft DA was sent to all the specific consultation bodies and letters and summaries were sent to all general consultation bodies and other consultees who had expressed an interest in the Plan.

The Council received 33 representations during the consultation period and a further 3 late representations. All comments were considered by the Council and the following changes were made in this final version of the DA.

Main changes to the draft Delivery Agreement

Executive Summary

Amend sentence on page 2 to read:
"The Council has followed the Welsh Assembly Government's guidance by estimating a 4 year timetable for the preparation of the LDP (i.e. stages 2-7)."

Introduction

Paragraph 1.3 amended with a factual update.

Amend paragraph 4.2 as follows: "For transparency, the Council will publish an annual progress report in September of each year up to the Independent Examination of the LDP."

Add sentence to 4.2 to read: "The Council will keep the Community Involvement Scheme under review by using 'participant satisfaction forms' following consultation exercises and monitoring feedback."

Amend 5.1-5.2 to read: "The Strategic Environmental Assessment (SEA) Regulations[9] require the Council to undertake a SEA of the Plan's strategy and policies as part of the LDP process. In accordance with Welsh Assembly Guidance, the SEA will be undertaken as part of a Sustainability Appraisal (SA). The appraisal will consider the environmental, economic and social implications of all proposals. Where Appropriate Assessments may be required under the Habitats Regulations[10] these will form part of the SEA and will be clearly identified within the assessment. The SA will also be important in assessing the relative merits of potential sites to be included in the final adopted LDP."

Amend section 5.2 to read:

" Testing the LDP against the SA framework to:
- Test the LDP objectives and the strategic options against the SA framework;
- Develop strategic alternatives;
- Predict the effects of the draft plan including alternatives;
- Consider ways of mitigating adverse effects;
- Propose measures to monitor environmental effects of the plan implementation."

[9] Environmental Assessment of Plans and Programmes (Wales) Regulations 2004
[10] The Conservation (Natural Habitats, &c.) Regulations 1994

Add sentence to paragraph 5.3 to read: **"The SA report is a rolling document that will be amended throughout the LDP process as appropriate."**

Amend sentence at 6.2 to read: "will be prepared in accordance with the Council's adopted guidelines for the production of SPG and Development Briefs, **which can be viewed on the Council's web site (www.valeofglamorgan.gov.uk)."**

Add sentence to section 6.2 to read: **"The Council will consult relevant stakeholders during the production of SPG".**

PART 1: Timetable

Increase the size of the Figure 1.

Amend section 7.4 to read:

7.5 Stage 2

This stage will include the following elements - developing LDP evidence base, developing baseline information for the SA, agreeing the Council's vision for the area, developing the SA Framework and identifying strategic options and the Preferred Strategy. **The Council will assess whether it is appropriate to use the existing vision from the Community Strategy 2003-2013, which was the subject of much consultation during its preparation**.

7.5.1 Stage 2 (a) Pre Reg 14 Preparation (Feb '06 – Oct '08)

Before the Council can develop the strategic objectives that will form the framework of the LDP it is essential for it to have a clear understanding of the dynamic social, environmental and economic characteristics that exist within the Vale of Glamorgan. Therefore the Council will review the existing policy position relative to the Vale of Glamorgan and collect data to develop the evidence base and baseline date. New studies will be commissioned and new data collected where necessary to ensure that the evidence database is complete. This information base will also provide the baseline for the Sustainability Appraisal. **As part of developing the LDP evidence base, the Council will engage with stakeholders to identify strategic locations and candidate sites for development. The Council will provide stakeholders with assessment criteria to facilitate the identification of sites. A Sites Register will be compiled by the Council and all proposed sites will be assessed to ascertain if they can contribute to the Development Strategy for the Plan and meet the requirements of the Sustainability Appraisal.**

7.5.2 Stage 2 (b) Pre-Deposit Participation (Jan '07- Oct'08) (Reg 14)

The Council will consult on the SA Scoping Report (statutory 5 week period, SEA Reg 12(6) refers). In partnership with the specific and relevant general consultation bodies the Council will develop and consider strategic options and the Preferred Strategy, **and undertake an SA assessment of options**. Once formulated the Preferred LDP Strategy **and the Strategic Options** will be made available for wider public consultation **(see stage 3).**

Amend 7.5.1 to read: "This stage will include the following elements - consultation on the Preferred Strategy **and strategic locations for new development (statutory 6 week period, LDP Reg 16 refers) and accompanying SA Report**, followed by the preparation of the initial consultation report that will by published alongside the Deposit LDP." (NB. This has been amended further – See Appendix H).

Amend 7.6.1 to read:

"**The Deposit LDP** will be placed on formal deposit for public consultation…"

Insert after 7.6.3:
"Any representations received as a result of the consultation exercise will be made available for public inspection at the locations detailed with the Community Involvement Scheme (see paragraph 8.12.1) and on the Council's web site."

Amend 7.6.4 to read: "All representations made in respect of site allocations will be the subject of a further 6-week consultation period. This includes representations that propose new sites, or propose to alter or delete sites previously allocated in the Deposit LDP. This will allow further representations to be made in support or against these new proposals."

Amend last sentence of paragraph 7.7.1 to read: "Following this submission an Inspector will be appointed to examine the Deposit Plan to determine whether it satisfies the preparation requirements of the 2004 Act and whether it is "sound" (section 64(5) of the 2004 Act refers); the examination will also consider representations including objections that have been made in accordance with the LDP Regulations."

Amend paragraph 7.7.2 to read:
"The Council will enter into a Service Level Agreement with the Planning Inspectorate prior to the Submission of the Deposit LDP. The Planning Inspectorate has indicated that the Independent Examination and the production of the Inspector's Report …"

Page 8 Amend footnote: [10]The Planning Inspectorate (2006) A Guide to the Examination of Local Development Plans.

Amend 7.9.1 to read: On receipt of the Inspectors Report, the Council is required to adopt the final LDP incorporating the Inspector's recommendations within 8 weeks, unless the Welsh Assembly Government intervenes."

Amend timetable (Figure 2) to break down the detailed timeframe for the Independent Examination as follows:
i) August 2009 – Submission of the LDP and key documents to WAG
ii) September 2009 (mid)- Hold Pre Enquiry Meeting
iii) December 2009 (early) Examination
iv) March 2010 (early) Reporting period begins
v) August 2010 – Inspector's Report is submitted

Add paragraph after section 7.9 to read:

" 7.10.1 The Planning and Compulsory Purchase Act requires authorities to keep under review matters that may affect the planning and development of their areas. In this regard, the Council will establish monitoring procedures in accordance with guidance contained within the LDP Manual and will produce an Annual Monitoring Report for submission to the WAG by the 31st October each year."

Amend last sentence at 7.11.1 to read: "Any significant deviation from the proposed timetable will be reported and justified by the Council."

Amend title of Table 1 to read: "Budget and Timescale for each LDP Stage"

PART 2: The Community Involvement Scheme

Add references to SA/SEA in the CIS text and cross-references to Figure 3.

Amend 8.2.1 to read: "The aim of the CIS is to clearly identify who will be formally involved in the process…"

Amend bullets of 8.3.2 to read:

- Open – provide real choices and ask how communities want to **contribute.**
- Joined up – combined with other issues **or other plans** if appropriate.

Add sentence to 8.3.3 to read: **"The statutory requirements for consultation on LDPs are generally 6 weeks (not 8 weeks)."**

Amend 8.3.4 to read "… how to engage hard to reach groups **(such as travellers, young people under 25, older people over 75, people with sensory loss or mental illness or people from ethnic minority groups or living in disadvantaged areas)** and analyses…"

8.5.1 Amend WDA title to DEIN.

Insert a new section after 8.5 to read:

"8.6 Specific and General Consultation Bodies

8.6.2.1.1.1In accordance with the Regulations, the Council has identified Specific Consultation Bodies who will be consulted at every stage of the Plan preparation process. In addition, General Consultation Bodies who have an interest in the Vale of Glamorgan have been invited to get involved with the LDP and SA. Those who have expressed an interest in the LDP to date are listed at Appendix C, and include residents groups, history societies, community groups, house builders, land owners and many other interest groups.
8.6.2.1.1.2Figure 3 outlines the main stages of participation and consultation in the LDP and SA process and shows that the Specific and General Consultation bodies will provide a core input into the process from the beginning and throughout."

Add new paragraph at 8.7 to read: **"Where petitions are submitted in respect of the LDP, a lead person will need to be defined who the Council will use as the main point of contact in relation to the issues raised by the petition. It should be noted that in such circumstances only the specified person will have the right to be heard at examination if a deposit objection is submitted as a petition. However, this does not limit the right of individuals to submit separate formal representations to the Plan."**

Minor terminology and grammar changes throughout Figure 3.

Move 'Consultation on SA / SEA Scoping Report' row to the SA / SEA (Pre Deposit Participation) stage. Insert new row in Figure 3 under Pre-Deposit Participation (SA / SEA) to 'Assess strategic options and sites.' Insert new row at Pre-Deposit Consultation stage (SA / SEA) to 'Consultation on SA Report following initial assessment of strategic options and preferred strategy'.

Appendices

Amend map at Appendix A to show administrative boundaries for adjoining Local Planning Authority areas.

Amend sentence at Appendix B to read: "If there is a slippage of more than **4** months in the definitive part of the timetable, the Council will seek the agreement of the WAG in amending the timetable following the approval of the amendment by the Council."

Amend risk table at Appendix B to include:
Add bullet point to PINS section Mitigation Measures column to read:

- Establish Service Level Agreement with Planning Inspectorate to ensure agreed timetable is met.

Add new row to read:

- Delay caused by scheduling of Cabinet, Planning or Scrutiny meetings
- Programme Slippage
- Medium
- Realistic timetable prepared
- Adequate briefing of Members.

Add new row to read:

- Implications of Plan on a designated European site in Great Britain
- Programme slippage
- Low
- Likelihood covered in SA/SEA

Amend Appendix C of Delivery Agreement to list all Specific and General Consultees who have expressed an interest to date and amend title of WDA.

Define "All stakeholders" in Appendix F 'Glossary of Terms'.

Include summary of changes to draft DA at Appendix G to final document.

General

The final version of the Delivery Agreement to include photographs / illustrations of potential implications of the Plan.

Insert cross-references to the Regulations throughout the Delivery Agreement.

Identify statutory consultation stages throughout the Delivery Agreement.

Amend references to Annual Monitoring Report (AMR) to Annual Progress Report (APR) of Delivery Agreement.

Appendix H - Welsh Assembly Government Comments on Draft Delivery Agreement (July 2006)

The draft Delivery Agreement (including the consultation responses document and the completed delivery agreement assessment criteria) was submitted to the Welsh Assembly Government for agreement on 27th July 2006. The Welsh Assembly Government approved the Delivery Agreement on 23rd August 2006 but recommended some further minor changes, which have been incorporated into the published version of the document. Details of these changes are outlined below.

Contents

Add Appendix H to read: "Welsh Assembly Government Suggested Changes to Draft Delivery Agreement."

Executive Summary
Part 1: Timetable

Amend Stage 5 to read: "Submission of LDP to National Assembly (Aug'09 – Indicative) & Independent Examination (Dec'09 – Feb'10).

What is the Delivery Agreement?

Amend footnote 3 to read: "The Planning Inspectorate (2006) A guide to the Examination of Local Development Plans."

Part 1: Timetable

Amend paragraph 7.2 (ii) to read: "Indicative Stage (Stages 5 –7) – this defines those elements of the Local Development Plan process post deposit and up to and including adoption. As these stages are more dependent upon external factors over which the Council has little direct control (e.g. number of representations received), the timetable is indicative. It should be noted that the indicative stages in the plan preparation timetable will be defined within three months of the close of the deposit period."

Amend paragraph 7.5.1 to read: "This stage will include the following elements - consultation on the Preferred Strategy and strategic locations for new development and accompanying SA Report (statutory 6 week period, LDP Reg 16 refers). This will be followed by the preparation of the initial consultation report that will be published alongside the Deposit LDP."

Amend paragraph 7.10.1 to read: "The Planning and Compulsory Purchase Act requires authorities to keep under review matters that may affect the planning and development of their areas. In this regard, the Council will establish monitoring procedures in accordance with guidance contained within the LDP Manual (paragraph 9.4 refers) and will produce an Annual Monitoring Report for submission to the WAG by the 31st October each year.

Add new paragraph 7.10.2 to read: "A full mandatory review of the LDP must be commenced every 4 years and a new timetable for this together with a review of the CIS must be submitted to the WAG for agreement at the start of the process. Where an annual review of progress indicates an earlier need for Plan review, a new plan preparation timetable will be published within 6 months of the council's decision to undertake a review."

Amend Table 1 – Budget and Timescale for each LDP Stage as follows:

Stage in Plan Preparation	Start Date	End Date	Budget
Independent Examination	Dec '09	Feb '10	£150 000

Amend Figure 2 second line to read "Prepare draft Community Involvement Scheme (CIS) & Timetable."

Part 2: The Community Involvement Scheme

Amend paragraph 8.8.3 to read: "Where petitions are submitted in respect of the LDP, a lead person will need to be defined who the Council will use as the main point of contact in relation to the issues raised by the petition. It should be noted that in such circumstances one specified person will have the right to be heard at examination if a deposit objection is submitted as a petition. However, this does not limit the right of individuals to submit separate formal representations to the Plan."

4th December 2006

LDP Team

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01446 704846

P/POL/LT/LDP24

LDP@valeofglamorgan.gov.uk

Dear Sir / Madam

Vale of Glamorgan Local Development Plan (LDP) 2011-2026 – Invitation to Submit Candidate Development Sites

According to our records, you have previously expressed an interest in being kept up to date on progress on the Council's LDP. I am therefore writing to advise you that the Council is inviting developers, landowners and other interested parties to nominate 'candidate sites' for potential inclusion in the emerging LDP. Candidate sites can be promoted for a variety of uses including residential, employment, retailing, recreation, transport, tourism, minerals, waste and community uses. All candidate sites must be at least 0.4 hectares in area or capable of accommodating 10 or more dwelling units or 500 square metres of alternative floorspace. It should be noted, that this process is part of an information gathering exercise and should not be interpreted as a commitment from the Council that such sites will be taken forward into the LDP.

If you wish to promote a site, you will need to submit an Ordnance Survey plan (scale 1:1250) outlining the land for consideration in red and complete the attached questionnaire. A separate plan and questionnaire must be submitted for each candidate site. The questionnaire may be copied if required. Additional copies can be downloaded from the Council's website (www.valeofglamorgan.gov.uk) or obtained from the Council's main offices and libraries.

At this stage, no additional supporting information should be provided with submissions. The closing date for submissions is **5pm on Wednesday 31st January 2007** although earlier submissions would be greatly appreciated.

Submitted candidate sites will be compiled into a site register and assessed to ascertain if they can contribute to the development strategy for the LDP and satisfy the requirements of the Sustainability Appraisal.

Further advice can be obtained by contacting the LDP team on 01446 704665 / 704629/ 704670/ 704668/ 704631 or by e mailing LDP@valeofglamorgan.gov.uk

Yours faithfully

Rob Thomas
Head of Planning and Transportation

Enclosure

4th Rhagfyr 2006

Tîm y Cynllun Datblygu Lleol

01446 704600

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P/POL/LT/LDP24

LDP@valeofglamorgan.gov.uk

Annwyl Syr / Fadam

Cynllun Datblygu Lleol Bro Morgannwg (CDLl) 2011-2026 – Gwahodd ceisiadau am Ddatblygu Safleoedd

Gwelwn yn ôl ein cofnodion eich bod yn awyddus i wybod sut yn union y mae Cynllun Datblygu Lleol y Cyngor yn dod ymlaen. Ysgrifennwn, felly, er mwyn rhoi gwybod i chi fod y Cyngor bellach yn gwahodd datblygwyr, tirfeddianwyr ac unrhyw rai eraill â diddordeb, i gynnig safleoedd ar gyfer eu cynnwys yn y cynllun. Cewch wneud cais am ddefnyddio safle i amryw o ddibenion gan gynnwys, codi tai, creu swyddi, codi siopau, darparu adloniant, darparu trafnidiaeth, darparu ar gyfer ymwelwyr, mwyngloddio, trin gwastraff a gwasanaethu'r gymuned leol. Mae'n rhaid i'ch safle fod o leiaf 0.4 hectar neu'n ddigon mawr i gynnwys 10 neu ragor o unedau preswyl neu adeiladau eraill sy'n cynnig o leiaf 500 metr sgwâr o arwynebedd llawr. Dylech gofio ar hyd yr amser fod y broses hon yn rhan o ymarfer casglu gwybodaeth yn unig, ac nad oes unrhyw ddyletswydd ar y Cyngor i gynnwys eich safle yn y Cynllun Datblygu Lleol.

Os hoffech gynnig safle, bydd yn rhaid i chi gyflwyno cynllun Map Ordnans (ar raddfa 1:1250) sy'n dangos y tir dan sylw wedi'i amgylchu â llinell goch a bydd yn rhaid i chi hefyd ateb yr holiadur canlynol. Bydd angen cynllun a holiadur ar wahân ar gyfer pob safle yn eich cais. Cewch gopïo'r holiadur os bydd angen, ei lawrlwytho o wefan y Cyngor (www.valeofglamorgan.gov.uk) neu ei godi yn un o brif swyddfeydd y Cyngor neu'ch llyfrgell leol.

Ni fydd yn rhaid i chi gyflwyno unrhyw wybodaeth ychwanegol er mwyn cefnogi'ch cais yn ystod y rhan hon o'r broses. Mae'n rhaid i'ch cais ein cyrraedd erbyn **5pm ar ddydd Mercher 31 Ionawr 2007** fan bellaf, a gorau oll os gellwch ei anfon cyn hynny.

Byddwn yn llunio cofrestr o'r holl gynigion sy'n dod i law ac yn asesu pob cais o safbwynt cynaliadwyedd a'i botensial fel rhan o strategaeth ddatblygu ar gyfer y Cynllun.

Am fwy o gyngor, ffoniwch dîm y Cynllun Datblygu Lleol ar 01446 704665 / 704629/ 704670/ 704668/ 704631 neu anfonwch neges e-bost i LDP@valeofglamorgan.gov.uk

Yn gywir

Rob Thomas
Pennaeth Cynllunio a Chludiant

Amg.

Your Vale *Your Future*

VALE of GLAMORGAN
BRO MORGANNWG

Local Development Plan
Cynllun Datblygu Lleol

LOCAL DEVELOPMENT PLAN

Council call for Candidate Sites

The Vale of Glamorgan Council is preparing a new Local Development Plan, which will govern how land within the Vale is used between 2011 and 2026.

The Council is currently inviting developers, landowners and others interested parties to nominate 'candidate sites' for potential inclusion in the emerging LDP.

Sites can be promoted for a number of uses, such as:

- Housing
- Employment
- Retail
- Recreation
- Transport
- Tourism
- Minerals
- Waste
- Community uses

Sites must be over 0.4 hectares or capable of accommodating 10 or more dwelling units, or 500 sq. m of other floorspace.

Sites must be submitted using the Council's form, which can be obtained from the reception desk or downloaded from the Council's web site:
www.valeofglamorgan.gov.uk

The closing date for submissions is 5.00pm on **Wednesday 31st January, 2007.**

For more information, please contact the LDP team on **01446 704600** or e-mail **LDP@valeofglamorgan.gov.uk**

LEGAL NOTICES

CYNGOR BRO MORGANNWG
CYNLLUN DATBLYGU LLEOL BRO MORGANNWG
GWAHODD CEISIADAU AM DDATBLYGU SAFLEOEDD

Mae Cyngor Bro Morgannwg wedi dechrau llunio Cynllun Datblygu Lleol a fydd yn gosod fframwaith ar gyfer polisi cynllunio'r awdurdod rhwng 2011 a 2026. Fel rhan o gam yn y broses sy'n ymwneud â chasglu tystiolaeth, mae'r Cyngor yn gwahodd datblygwyr, tirfeddianwyr ac unrhyw rai eraill â diddordeb i gynnig safleoedd ar gyfer eu cynnwys yn y cynllun newydd. Ni fydd yn bosibl cadarnhau bod eich cais wedi'i dderbyn yn ystod y rhan hon o'r broses.

Cewch wneud cais am ddefnyddio safle i amryw o wahanol ddibenion gan gynnwys, codi tai, creu swyddi, codi siopau, darparu adloniant, darparu trafnidiaeth, darparu ar gyfer ymwelwyr, mwyngloddio, trin gwastraff a gwasanaethau'r gymuned leol. Mae'n rhaid i safle fod o leiaf 0.4 hectar neu'n ddigon mawr i gynnwys 10 neu ragor o unedau preswyl neu adeiladau eraill sy'n cynnig o leiaf 500 metr sgwâr o arwynebedd llawr. Os hoffech gynnig safle, bydd yn rhaid i chi gyflwyno cynllun Map Ordnans (ar raddfa 1:1250) sy'n dangos y tir dan sylw wedi'i amgylchu âllinell goch. Bydd disgwyl i chi ateb holiadur hefyd a chewch gopi ohono yn un o brif swyddfeydd y Cyngor, yn eich llyfrgell leol neu ar wefan y Cyngor (www.valeofglamorgan.gov.uk). Ni fydd yn rhaid i chi gyflwyno unrhyw wybodaeth ychwanegol i gefnogi'ch cais yn ystod y rhan hon o'r broses.

Byddwn yn llunio cofrestr o'r holl safleoedd sydd wedi'u cynnig ac yn asesu pob cais o safbwynt cynaliadwyedd a'i botensial fel rhan o'r strategaeth ddatblygu ar gyfer y Cynllun. Mae'n rhaid i'ch cais ein cyrraedd erbyn 5pm ar 31 Ionawr 2007 fan bellaf, a dylech ei anfon i'r cyfeiriad hwn:

Tim y Cynllun Datblygu Lleol
Swyddfa'r Doc
Dociau'r Barri
Y Barri
CF63 4RT

E-bost: ldp@valeofglamorgan.gov.uk

VALE OF GLAMORGAN COUNCIL
VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN
INVITATION TO SUBMIT CANDIDATE SITES

The Vale of Glamorgan Council has commenced work on the preparation of a Local Development Plan, which will set out the planning policy framework for the authority between the period 2011 and 2026. As part of the evidence gathering stage, the Council is inviting developers, landowners and other interested parties to nominate candidate sites for potential inclusion in the emerging Local Development Plan. Please note that there is no guarantee that sites suggested at this stage will be taken forward into the Local Development Plan.

Candidate sites may be submitted for a variety of uses including residential, employment, retailing, recreation, transport, tourism, minerals, waste and community uses. All candidate sites must be at least 0.4 hectares in area or capable of accommodating 10 or more dwelling units or 500 square metres of alternative floor space. If you wish to submit a candidate site for consideration, you will need to outline it in red on an Ordnance Survey Plan (scale 1:1250) and complete a questionnaire which can either be downloaded from the Council's website (www.valeofglamorgan.gov.uk) or obtained from the Council's main offices and libaries. At this stage, no additional supporting information should be provided with submissions.

Submitted candidate sites will be compiled into a site register and assessed to ascertain if they contribute to the development strategy of the LDP and satisfy the requirements of the Sustainability Appraisal. Candidate sites should be submitted by 5pm on 31st January 2007 to:

The LDP Team
Docks Office
Barry Docks
Barry
CF63 4RT
E mail: ldp@valeofglamorgan.gov.uk

64878207

The Vale of Glamorgan
LOCAL DEVELOPMENT PLAN

CANDIDATE SITE FORM

For Office Use Only
Date Received:
Acknowledged:
Reference No.
.

The Vale of Glamorgan Council,
Directorate of Environmental & Economic Regeneration, Planning & Transportation Policy Group, Dock Office, Barry Docks, Barry, CF63 4RT
Tel: (01446) 704600 Fax: (01446) 704846 E-mail: LDP@valeofglamorgan.gov.uk

Please read the attached Explanatory Notes, before completing this form.
Please use a separate form for each submission you wish to make. This form may be photocopied. Forms may be completed in English or Welsh. Welsh forms are available on request. Please note that consideration of Candidate Sites is an open and transparent process, therefore submissions cannot be treated as confidential.

Please complete in BLOCK CAPITALS and BLACK INK

1. ABOUT YOURSELF (Proposer)

Name: .....

and / or Organisation:

.....

Address .....

..... Postcode .....

E-mail .....

Tel: (day) .....

(evening) .....

Fax: .....

2. AGENT (if form completed by agent)

Name of Agent: .....

Person to Contact:

.....

Address .....

..... Postcode .....

E-mail .....

Tel: (day) .....

(evening) .....

Fax: .....

3. ABOUT THE SITE

Address / Location of the Site

.....

.....

.....

Area of the Site (Hectares) .....
(minimum 0.4ha., 500sq.m. of floorspace or 10 dwellings)

Existing use of the site

.....

.....

.....

Please turn over.

3. ABOUT THE SITE cont.

Does the proposer own or control any adjoining land? Yes ☐ No ☐
(If YES, this should be edged in blue on the submitted site plan)

Are you the sole owner of the site? Yes ☐ No ☐
(If NO please indicate whether you have notified the owner(s) and state your legal interest in the site)

Owner Notified ☐

Please provide contact details of any other person(s) with a legal interest in the site
(If necessary please attach an additional sheet)

Name and / or Organisation: .....

Address .....

..... Postcode .....

Tel. ..... E-mail .....

Interest in the site: .....

Name and / or Organisation: .....

Address .....

..... Postcode .....

Tel. ..... E-mail .....

Interest in the site: .....

Name and / or Organisation: .....

Address .....

..... Postcode .....

Tel. ..... E-mail .....

Interest in the site: .....

4. ABOUT THE PROPOSED USE

Please outline in the space provided below, the proposed use of the site, providing any proposed details that are relevant to the description (e.g. number of units / total floorspace). Please do not provide any other information at this stage.

Please outline in the space provided below, why you feel the site would be suitable for the proposed use.

CHECKLIST

Have you attached a 1:1250 plan with the site edged in red?	☐ Yes
Have you completed the form fully and honestly?	☐ Yes
Are you legally capable of promoting the site for development?	☐ Yes
Have you attached any supporting information?	☐ No
Is the site over 0.4 hectares **or** capable of accommodating 10 or more dwelling units or 500 sq.m. of other floorspace?	☐ Yes

I/We confirm that the site proposed is legally capable of being developed for the purpose outlined above and the information provided is correct to the best of my/our knowledge.

SIGNATURE: ..... DATE: .....

Please turn over.

EXPLANATORY NOTES

The Vale of Glamorgan
LOCAL DEVELOPMENT PLAN

EXPLANATORY NOTES ON COMPLETING THIS FORM

Note 1 – Question 1 & 2

Please indicate clearly your personal details, i.e. name and address, and/or those of any agent acting on your behalf. If you complete the Agent's details, all correspondence on this matter will be sent to the agent, unless you indicate otherwise.

Note 2 – Question 3

Please complete all the site details accurately. Use a separate form for each candidate site. Where the information is not known please state 'unknown'. Please attach an Ordnance Survey Plan (Scale 1:1250) with the site edged in red and any adjoining land in the same ownership edged in blue.

Ordnance Survey maps can be obtained locally by contacting:-

TSO The Stationery Office, 18 - 19 High Street, Cardiff CF10 1PT
Tel. (029) 2082 1357 Fax: (029) 2038 4347 E-mail: maps.cardiff@tso.co.uk

Note 3 – Question 4

Please use the space provided to give details of the proposed use of the site to enable further consideration by the local planning authority.
Please use the space provided to state fully the planning grounds that justify the proposed use of the candidate site.

At this stage, please do not provide any additional supporting information beyond that requested on this form as it will be returned to you.

WHAT WILL HAPPEN TO YOUR SUBMITTED FORM?

The details you provide will be added to the Council's LDP Database as part of the evidence gathering stage in the process. This information will remain publicly available under the Council's Access to Information protocols and cannot therefore be treated as confidential. In due course the Council will consider the information provided and may contact you to seek clarification and / or further information.

The resulting register of sites will be assessed in terms of their suitability for development on planning grounds. The assessment, alongside other factors, will inform the drafting of the LDP strategic options and preferred strategy.

FURTHER INFORMATION

Should you require any further information or assistance in respect of the LDP, please contact the Planning & Transportation Policy Team on 01446 704665/ 704629/ 704670/ 704631/ 704668 or e-mail LDP@valeofglamorgan.gov.uk

CYNLLUN DATBLYGU LLEOL
Bro Morgannwg

FFURFLEN AR GYFER CYNNIG SAFLE

At ddefnydd swyddogol yn unig

Dyddiad derbyn:

Dyddiad cydnabod:

Cyfeirnod.

Cyngor Bro Morgannwg,
Cyfarwyddiaeth Adfywio Amgylcheddol ac Economaidd, Grŵp Polisi Cynllunio a Chludiant, Swyddfa'r Doc, Dociau'r Barri, Y Barri, CF63 4RT
Ffôn: (01446) 704600 Ffacs: (01446) 704846 E-bost: LDP@valeofglamorgan.gov.uk

Gwnewch yn siŵr eich bod yn darllen y Nodiadau Esboniadol cyn llenwi'r ffurflen hon.
Defnyddiwch ffurflen newydd ar gyfer pob safle sydd gennych mewn golwg. Cewch lungopïo'r ffurflen os mynnwch. Am fod y broses ar gyfer dewis safleoedd ar gyfer eu datblygu'n gwbl agored, ni fydd yn bosibl trin eich cais yn gyfrinachol.

Defnyddiwch ***BRIFTYTHRENNAU*** *ac* ***INC DU***

1. MANYLION PERSONOL (Yr Ymgeisydd)

Enw: .....

a / neu Sefydliad:

.....

Cyfeiriad .....

..... Côd Post .....

E-bost .....

Ffôn: (dydd) .....

(nos) .....

Ffacs: .....

2. ASIANT (os mai asiant sy'n llenwi'r ffurflen)

Enw: .....

Cysylltwch â'r person canlynol:

.....

Cyfeiriad .....

..... Côd Post .....

E-bost .....

Ffôn: (dydd) .....

(nos) .....

Ffacs: .....

3. MANYLION AM Y SAFLE

Cyfeiriad / Lleoliad y Safle

.....

.....

.....

Arwynebedd y safle (Hectarau) .....
(o leiaf 0.4 hectar; arwynebedd llawr sy'n 500 metr sgwâr neu'n ddigon mawr i gynnwys 10 uned breswyl)

Sut bydd y safle'n cael ei ddefnyddio ar hyn o bryd?

.....

.....

.....

Trowch i'r dudalen nesaf

3. MANYLION AM Y SAFLE parhad

Ydy'r ymgeisydd yn rheoli unrhyw dir neu'n berchen ar unrhyw dir sy'n ffinio ar y safle? ☐ Ydy ☐ Nac Ydy

(Os felly, rhowch linell las o amgylch y tir hwnnw yn eich cynllun)

Ai chi yw unig berchennog y safle? ☐ Ie ☐ Nage

(Os oes perchnogion eraill, a ydych chi wedi rhoi gwybod iddynt am eich cais a beth yn union yw eich hawliau cyfreithiol mewn perthynas â'r safle?)

Hysbyswyd y perchennog ☐

Rhowch fanylion am unrhyw bobl eraill sy'n meddu ar hawliau cyfreithiol mewn perthynas â'r safle: *(Cewch ddefnyddio taflen ychwanegol o bapur os mynnwch)*

Enw a / neu Sefydliad: .....

Cyfeiriad: .....

..... Côd Post .....

Ffôn ..... E-bost .....

Hawliau cyfreithiol mewn perthynas â'r safle: .....

Enw a / neu Sefydliad: .....

Cyfeiriad: .....

..... Côd Post .....

Ffôn ..... E-bost .....

Hawliau cyfreithiol mewn perthynas â'r safle: .....

Enw a / neu Sefydliad: .....

Cyfeiriad: .....

..... Côd Post .....

Ffôn ..... E-bost .....

Hawliau cyfreithiol mewn perthynas â'r safle: .....

4. MANYLION AM DDEFNYDDIO'R SAFLE

Nodwch isod sut yn union yr hoffech i'r safle gael ei ddefnyddio gan gynnwys unrhyw fanylion sy'n berthnasol i'r disgrifiad (e.e. nifer yr unedau/ arwynebedd llawr ac ati). Peidiwch â chyflwyno unrhyw wybodaeth arall ar hyn o bryd.

Pam y byddai'r safle'n addas i'w ddefnyddio yn y modd yma yn eich tyb chi?

RHESTR WIRIO

Ydych chi wedi cynnwys map ar raddfa 1:1250 sy'n dangos y safle wedi'i amgylchu â llinell goch?	☐ Ydw
Ydych chi wedi ateb pob cwestiwn ar y ffurflen yn onest?	☐ Ydw
Oes gennych hawl gyfreithiol i gynnig y safle ar gyfer ei ddatblygu?	☐ Oes
Ydych chi wedi cynnwys unrhyw wybodaeth i gefnogi'ch cais?	☐ Nac Ydw
Ydy'r safle dros 0.4 hectar neu'n ddigon mawr i gynnwys 10 neu ragor o unedau preswyl neu adeiladau eraill sy'n cynnig o leiaf 500 metr sgwâr o arwynebedd llawr?	☐ Ydy

Yr wyf/yr ydym yn cadarnhau bod y gyfraith o blaid i'r safle gael ei ddatblygu i'r dibenion a gynigiwyd yn y cais a bod yr holl wybodaeth ar y ffurflen yn gywir hyd y gwn/gwyddom.

LLOFNOD: ..... DYDDIAD: .....

Trowch i'r dudalen nesaf

NODIADAU ESBONIADOL

CYNLLUN DATBLYGU LLEOL
Bro Morgannwg

NODIADAU SY'N EGLURO SUT I LENWI'R FFURFLEN

Nodyn 1 – Cwestiynau 1 a 2

Nodwch eich manylion personol yn eglur h.y. eich enw a'ch cyfeiriad a/neu enw a chyfeiriad unrhyw asiant sy'n gweithredu ar eich rhan. Os nodwch fanylion asiant, yr asiant hwnnw a fydd yn derbyn yr holl ohebiaeth am y mater hwn onibai eich bod yn gofyn i ni wneud trefniadau eraill.

Nodyn 2 – Cwestiwn 3

Gwnewch yn siwr bod yr holl fanylion am y safle'n gywir. Defnyddiwch ffurflen newydd ar gyfer pob safle unigol yn eich cais. Os byddwch yn methu â dod o hyd i unrhyw wybodaeth, nodwch hynny'n eglur. Gwnewch yn siwr eich bod yn amgylchu'r safle dan sylw â llinell goch ac unrhyw dir ffiniol sy'n perthyn i'r un perchennog â llinell las ar Fap Ordnans (ar raddfa 1:1250).

Cewch fapiau ordnans yn lleol o'r cyfeiriad hwn:

Siop Lyfrau Blackwell Prifysgol, Heol Senghennydd, Caerdydd CF24 4AZ
Ffôn: (029) 2022 8779 Ffacs: (029) 2034 5680 E-bost: tso.cardiff@blackwell.co.uk
www.maps.blackwell.co.uk

Nodyn 3 – Cwestiwn 4

Ewch ati yn y fan hon i egluro sut yn union yr hoffech i'r safle gael ei ddefnyddio er mwyn i'r awdurdod cynllunio lleol gael ystyried eich cais yn fwy manwl.

Nodwch yr union seiliau cynllunio sy'n cyfiawnhau defnyddio'r safle yn y modd yr ydych wedi'i awgrymu.

Peidiwch â chyflwyno unrhyw wybodaeth nad ydym wedi gofyn amdani ar y ffurflen. Os gwnewch chi hynny, bydd yn rhaid i ni ei hanfon yn ôl atoch.

BETH FYDD YN DIGWYDD I'CH FFURLEN?

Byddwn yn cynnwys eich manylion yng nghronfa ddata Cynllun Datblygu Lleol y Cyngor fel rhan o'r cam yn y broses sy'n ymwneud â chasglu tystiolaeth. Am fod hawl i'r cyhoedd weld a defnyddio'r wybodaeth hon yn ôl protocoliau'r Cyngor, ni fydd yn bosibl ei thrin yn gyfrinachol. Bydd y Cyngor yn ystyried yr holl wybodaeth maes o law, ac mae'n bosibl y deuwn i gysylltiad â chi er mwyn gofyn i chi egluro ambell i beth neu roi rhagor o wybodaeth i ni.

Byddwn yn asesu'r safleoedd ar y gofrestr er mwyn penderfynu pa gynlluniau sy'n addas i'w datblygu. Bydd yr asesiad hwn a ffactorau eraill wedyn yn dylanwadu ar y math o strategaethau sy'n cael eu cynnig ar gyfer gweithredu'r Cynllun Datblygu Lleol a'r strategaeth sy'n cael ei chymeradwyo.

GWYBODAETH BELLACH

Os hoffech gael rhagor o wybodaeth am y Cynllun Datblygu Lleol Unedol neu gymorth i'w ddeall, y mae croeso i chi ffonio Tîm Polisi Cynllunio a Chludiant y Cyngor ar 01446 704665/704629/704670/704631/704668 neu anfon neges e-bost i or e-mail LDP@valeofglamorgan.gov.uk

VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN

SUSTAINABILITY APPRAISAL STAKEHOLDER WORKSHOP

REPORT OF CONSULTATION

October 2006

Hyder Consulting

VALE of GLAMORGAN BRO MORGANNWG

Local Development Plan Cynllun Datblygu Lleol

Executive Summary

This Consultation Report outlines the findings of the Vale of Glamorgan Local Development Plan (LDP) Sustainability Appraisal (SA) stakeholder workshop held on Wednesday 11th October 2006, at the YMCA Hub, Barry.

The purpose of the stakeholder workshop was to engage relevant stakeholders in initial discussions to provide a foundation upon which the Council could base its sustainability framework against which the Plan can then be appraised. The stakeholders were asked to:

- Identify the Sustainability Issues for the Vale of Glamorgan; and
- Discuss ways in which the LDP can address these issues.

The workshop had 43 attendees representing a wide variety of interests from the Vale and neighbouring areas (see Appendix A). The aim of the workshop was to determine key sustainability issues for the Vale relating to the economy, the environment and the society, and to establish objectives for these issues.

The findings from the discussions show that the key sustainability issues for the Vale, according to stakeholders at the workshop include:

- Transport and accessibility;
- Employment related issues;
- Housing provision, especially affordable housing;
- Increasing development pressures;
- Community cohesion;
- Waste disposal and pollution; and
- Threats to cultural heritage, biodiversity and landscape.

Participants gave feedback on the stakeholder workshop and 93% felt their overall experience of the day was neutral to excellent.

The findings provide the foundation on which the Council will develop the Sustainability Objectives against which the LDP will be appraised. These will be outlined in the Sustainability Appraisal Scoping Report, which will be drafted for wider written consultation prior to the final approval of the Sustainability Appraisal framework.

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1 Introduction

The Vale of Glamorgan Local Development Plan (LDP) will govern how land within the Vale of Glamorgan is used between 2011 and 2026.

An integral part of preparing the LDP is carrying out a Sustainability Appraisal (SA) of the Plan, incorporating the requirements of the Strategic Environmental Assessment Directive (2001/42/EC), to ensure that it is consistent with the principles of Sustainable Development. In particular, the purpose of the SA is to assess the economic, environmental and social effects of the LDP.

To assist in carrying out the SA of the LDP, the Vale of Glamorgan Council has appointed specialist consultants, Hyder Consulting, to provide expert advice throughout the process to ensure that best practice is followed and the legal requirements are satisfied.

One of the first parts of the SA process is to establish the Sustainability Appraisal framework against which the LDP can be assessed. The Council recognised in its LDP Delivery Agreement, the importance of stakeholder involvement in the process. Therefore, the Council felt it appropriate to seek stakeholder participation prior to drafting its Sustainability Appraisal framework, so that the views of stakeholders provide the foundation for the framework.

To establish the Sustainability Appraisal framework, an external stakeholder workshop was held on Wednesday 11th October 2006, at the YMCA Hub in Barry, to:

- Identify the Sustainability Issues for the Vale of Glamorgan; and
- Discuss ways in which the LDP can address these issues.

Invitations were sent out to over 250 relevant external stakeholders from the LDP contact database, of which 43 attended, representing a wide variety of interests from the Vale and neighbouring areas, including: secondary school pupils, Town and Community Councillors, community groups, environmental consultation bodies, business and developer interests and local societies. A list of attendees is provided in **Appendix A**.

Prior to the workshop, attendees were allocated a topic area, either ‘Our Economy’, ‘Our Environment’ or ‘Our Society’. They were given background information on baseline data for the Vale to help them identify sustainability issues, and a summary of key objectives from relevant policies, plans or programmes to base their discussions on. The background information is attached at **Appendix B.**

1.1 Workshop structure

As an introduction to the workshop, Rob Thomas, Head of Planning & Transportation for the Vale of Glamorgan Council, gave a presentation outlining the Local Development Plan and the aims of the Sustainability Appraisal Workshop. This was followed by a presentation by David Hourd of Hyder Consulting, explaining the need for a Sustainability Appraisal of the LDP. The presentations were followed by the main workshop discussions.

The workshop was sub divided into two groups for each of the three categories of interest: ‘Our Economy’, ‘Our Society’ and ‘Our Environment’ (six groups in total).

Each group had a facilitator and scribe to ensure that discussions were focused, provided the essential feedback required, and were accurately recorded. The workshop was structured to hold two discussion sessions.

The first session encouraged each group to “mind-map” and suggest sustainability issues relating to the Vale of Glamorgan. Each group was asked to identify which were the five

main issues pertaining to their category (economy, society or environment), outlining for each issue:

- Where the issue is occurring?
- When the issue is happening?
- Who the issue relates to and who can affect it?; and
- Why the issue is deemed to be a problem?

The second session was focused on determining the objectives for dealing with and addressing each of these five issues.

The full agenda, and participant instruction sheets for the Workshop are provided in **Appendix C**.

The results of the discussions from each of the groups at the workshop are summarised within this Consultation Report. This feedback provides the foundation on which the Council will write the Sustainability Objectives against which the LDP will be appraised. These will be outlined in the Sustainability Appraisal Scoping Report, which will be drafted for wider written consultation prior to the final approval of the Sustainability Appraisal framework.

2 Sustainability Issues and Objectives

This section of the report outlines the Sustainability Issues that the stakeholders felt were pertinent to the Vale of Glamorgan and ways in which they might be tackled. It should be noted that these comments reflect the views of the workshop participants and not necessarily the views of the Vale of Glamorgan Council. In due course the Council will produce its Sustainability Appraisal Scoping Report, which will clarify the Council's position in respect of these matters.

The following tables outline the main Sustainability Issues identified by the stakeholders, alongside the aims and objectives derived by them to tackle these issues. The discussions expanded on each issue identified to consider where the issue is most apparent, when the issue has occurs, whom it affects and why it's happening.

ISSUE 1: **Transport and Accessibility** ***Congestion, traffic, lack of public transport and parking, environmental impact***	Economy Environment Society
Where?	▪ Traffic congestion - on routes to and from Cardiff - on all routes to and from schools (e.g. Cardiff Road during school term time) - Culverhouse Cross, Barons Court roundabout, Penarth (worsened by current traffic works), Dinas Powys, town centres - Barry: outgoing traffic congestion in the mornings and incoming traffic in the afternoon ▪ Parking in town centres (Penarth, Barry etc.) ▪ Rural areas – poor public transport provision leading to isolation and a lack of integration
When?	▪ Peak periods at Culverhouse Cross and Barons Court roundabouts ▪ Anticipated to get worse when International Sports Village and other developments in Cardiff are completed ▪ Worse at peak periods for school run / commuting. Noticeably better during school holidays
Who?	▪ Non car owners (elderly, young, low income groups) ▪ Students, commuters and the school run ▪ Rural communities
Why?	▪ General development of Cardiff. An excessive economic focus on Cardiff increases the pressure on the transport network within and around the city ▪ A perceived lack of traffic planning for new developments ▪ Low frequency and unreliability of public transport services particularly in the evening and weekend. It was considered that the public is less likely to use public transport services where the frequency is less than 15 minutes (particularly to existing employment sites) ▪ Increasing levels of employment increases pressure on transport infrastructure. There is also an increase in commuting distances to work and school, resulting in "commuter villages" ▪ Increase of car ownership as cars have become more affordable, and there is a dependence on the private car for access to core services such as schools, health facilities, shopping, leisure and places of employment. ▪ Cycle routes throughout the Vale are thought to be unsafe and have inadequate linkages into adjoining areas ▪ Conflict was highlighted between the provision of public transport and the car parking facilities in the rural parts of the Vale. There is also a lack of parking, Park and Ride facilities, and 'park and share' sites. Parking facilities have not increased to reflect the increase in traffic volume. Car park charges at service stations discourage car sharing. ▪ The barriers to improvements in transport infrastructure (including development at the airport) were identified as being: noise, land take and emissions.
Objective	▪ Reducing Congestion: - Improve road network. - By pass congestion hot spots. ▪ Reducing the need to travel: - Reduce the need to travel to jobs/services etc. - Improve access to services including health. - Provide localised services to discourage longer distance private transport. - Concentrate development around public transport nodes. - Encourage working from home through provision of IT and telecommunications services. ▪ Promoting sustainable travel alternatives: - Provision of bus lanes/car share lanes. - Promote green travel plans - Address school transport congestion by promoting alternatives to car e.g. walking and cycling – safe routes to schools initiatives. - Prioritise alternative modes of transport other than the car - Increase provision of Park and Ride schemes. - Make use of Barry Docks for bringing in raw materials. - Increase use of rail for transportation of industrial freight. - Provide safe walking and cycle routes. ▪ Improving existing infrastructure: - Provide flexible transport facilities both locally and on a regional basis.

	- Integrated transport plans are key. - Review existing provision. - Improve quality of existing infrastructure. - Realise potential to link capital city, airport, tourism, employment and housing. - Ensure access for emergency services. - Increase frequency of existing public transport facilities. - Focus on problem routes. ▪ Improving safety: - Address the perception of crime. - Ensure walking, cycling routes and green spaces are safe for users. - Improve public information, including safety information. - Control speed and weight on rural roads.

ISSUE 2: **Housing** ***Increasing Housing demand, increasing house prices and lack of affordable housing***	Economy Environment Society
Where?	▪ Throughout the Vale there has been an increase in house prices ▪ Communities (e.g. Cowbridge, Llantwit Major, Penarth) were described as being commuter settlements and this is deemed as being undesirable. ▪ Throughout the Vale there is an under occupancy of some properties from a poor range of property types.
When?	▪ Last decade ▪ Since 1980s (right to buy policy) ▪ Cost of housing currently 36% higher than previous years (the comparator was not specified)
Who?	▪ Young people, particularly 20 to 40 year olds ▪ Low income households that cannot afford to buy property ▪ Those on a medium income who cannot afford to move up the property ladder ▪ Persons relocating to the Vale, especially from elsewhere in Wales ▪ Single person households ▪ Elderly and disabled people ▪ Homes are not currently provided for all sectors of society. ▪ The strength of Cardiff's economy has had an impact on house prices/housing demand.
Why?	▪ There is a lack of supply to meet the demand / need and lack of more affordable housing throughout the Vale (including Council housing). There is not enough new housing land available, particularly in rural areas, and there is a change in household structure with more single households than before. The 'Right to buy' also had a direct impact on the availability of affordable housing and has also led to a view that society encourages owner occupancy. A lack of affordable housing also leads to problems of homelessness. ▪ The Vale is being affected by people moving out along main corridors as a result of high costs in Cardiff. ▪ There is a need to balance housing supply against environmental issues e.g. loss of countryside and landscape, as protection of the countryside prevents development or change of use particularly around nature/development borders ▪ Where land is required for commercial development or has tourism potential (e.g. Penarth and Barry) there is a conflict with the demand for housing development. (e.g. housing/flats etc. on the Glamorgan Heritage Coast) ▪ There is a loss of the younger population due to high property prices, which is resulting in an ageing population although higher prices in Cardiff are forcing some people to move to the Vale ▪ There is a general lack of temporary housing (e.g. bed and breakfast) as well as housing for the less able. The existing housing stock is not currently suitable for the ageing population and those that are disabled.
Objective	▪ Increase housing supply and the mix of house type and tenure to meet the need ▪ This is a cross boundary issue that needs to be addressed through cooperation with Cardiff City Council. ▪ A clear definition is needed for affordable housing and then specific allocations for affordable housing, including Council housing should be provided so that a higher percentage of all housing is affordable ▪ Adopt a flexible approach to new rural housing ▪ Convert and renovate existing buildings (in rural areas employment facilities should come first).

	▪ The Council needs to take a more proactive position in determining the quantity and location of affordable housing whilst encouraging a range and choice of housing ▪ Regulate provision of suitable types of housing for elderly and disabled groups ▪ Formulate policy for new and redeveloped housing to adhere to certain baseline standards in terms of quality and energy efficiency whilst meeting the needs of society ▪ Ensure appropriate location and design of housing to be near existing facilities for employment, transport (public) and leisure and ensuring that new developments do not lead to isolation of communities and individuals ▪ Reconsider affordable housing legislation to include more flexible solutions to cater for all needs and not simply for the limited section of the public who qualify for affordable housing. ▪ Provide or encourage employment housing (e.g. farmers employ staff and provide accommodation) ▪ Increase consultation with the public throughout the planning process

ISSUE 3: **Role of the Vale of Glamorgan** ***Issue of being just a Commuter Belt for Cardiff***	Economy
Where?	▪ Throughout the Vale ▪ Coastal strip (employment) ▪ Towns and Village centres – a lack of local services (i.e. shops, pubs, employment and community facilities)
When?	▪ Now and set to worsen as Cardiff expands
Who?	▪ Everyone
Why?	▪ National policy/influences ▪ Demise of local facilities and growth of out of town developments ▪ Decline in rural economy ▪ The Vale's economy is dominated by that of Cardiff's and other near by centres, and the Vale faces competition for investment and expenditure (especially retail expenditure) from these centres
Objective	▪ To develop a more self-reliant economy that does not merely act as commuter belt. ▪ Regenerate town centres to provide both services and employment. ▪ Create sustainable communities (have facilities for people to live and work in the Vale). ▪ Provide youth facilities e.g. cafés for young people to socialise in the Vale. ▪ Maintain and improve employment stock. ▪ Discourage out of town development sites (e.g. shopping and office developments). ▪ Promote economic diversity through tourism related land uses, farm diversification, and allowing changes of use of existing buildings (i.e. barns to residential/other industrial uses).

ISSUE 4: **Employment and Location** ***Location, Accessibility, Availability of jobs, training and skills***	Economy Society
Where?	▪ Existing employment sites where there is a lack of road infrastructure/access, poor public transport to sites e.g. Llandow Industrial Estate, and poor vehicular access for HGVs (no bypass alternative). ▪ Rural areas, villages, farms, tourist areas, town centres, retail areas ▪ Communities located further away to employment hubs (e.g. Cowbridge, Llantwit Major, Penarth etc.) ▪ There are inadequate employment opportunities in the Vale as a whole but particularly in villages and for young persons who are therefore being forced to find employment elsewhere e.g. Cardiff
When?	▪ Now and future implications
Who?	▪ Current population and future generations ▪ Small businesses
Why?	▪ Aging population ▪ There is a lack of skills and training provision to ensure that the local community has the

	right skills for local jobs. Transport problems also affect access to training ▪ Family commitments ▪ Commuting ▪ Decline in historic industries (e.g. Barry's coal export industry) ▪ A lack of facilities in new developments is a cause for settlements becoming "commuter villages" which has a significant impact on transport requirements ▪ Farm diversification and agglomeration is an issue for the rural parts of the Vale. ▪ The protection of the countryside in the Vale as a whole prevents development or change of use, which has a direct impact on employment ▪ Home working was recognised as becoming more popular in the future, which would assist in transport issues but could result in a social issue due to isolation. ▪ There has been pressure on traditional farming practice/land use from development of 'urban' uses e.g. golf courses and tourism. Some farmers have been going out of business ▪ Airport access – improving but still needs better road and public transport access ▪ Decline of town centres has led to a lack of employment in service sector for less qualified persons
Objective	▪ Provide and increase local employment opportunities especially in existing town centres and close to rural villages so that the labour force is employed locally ▪ Match employment to skills of the Vale population and skills education to employment requirements. A Council Partnership with local employers would also ensure that suitable training is made available ▪ Build new houses closer to employment sites and locate employment development near existing transport links and residential populations ▪ Nurture small businesses to encourage employment and encourage business start-ups ▪ Develop a culture of lifelong learning.

ISSUE 5: **Unpredictable Economic Change** ***Vale needs to be able to respond to unpredictable economic change***	Economy
Where?	▪ Throughout the Vale but particularly closer to Cardiff where pressure for economic growth is stronger and more influenced by regional economy
When?	▪ Currently and in future.
Who?	▪ Current and future residents ▪ Adjoining authorities
Why?	▪ Welsh Assembly Government Policy (e.g. Wales Spatial Plan) ▪ Convergence funding ▪ Economic growth ▪ Changes in markets ▪ The Vale is experiencing fast economic growth ▪ The expansion of existing employment sites e.g. airport, chemical plants, St Athan (MOD)
Objective	▪ Recognise the shift from a focus on manufacturing to services industries. ▪ Acknowledge and respond to economic and market changes. ▪ Adopt a flexible approach to addressing economic changes. ▪ Skills need to match changes in the economy. ▪ Accommodate unforeseen changes in the LDP ▪ New direction and vision are needed to encourage the development of new industries to replace Barry's historic coal export industry.

ISSUE 6: **Tourism** **A missed opportunity**	Economy Environment
Where?	▪ Throughout the Vale, particularly historic towns (Llantwit Major and Cowbridge) ▪ Glamorgan Heritage Coast, particularly Barry Island and Penarth seafront ▪ Barry, where long stay has declined significantly and there are seasonal fluctuations ▪ Cowbridge, as it is a specialist area
When?	▪ Seasonal Influence
Who?	▪ Everyone in the Vale

Why?	▪ Barry not viewed as a long stay location - Multiple trips from Cardiff sub region, primarily for 'days out'. ▪ Development of residential uses on Barry Island and Penarth waterfront has restricted focus on tourism. There is a general conflict between the development of the tourism potential and demand for housing. ▪ Current retail viability of town centres and congestion problems act as a deterrent to potential visitors. ▪ Transport issues including congestion, reliability and currently poor airport linkages e.g. Airport Access Road ▪ Lack of a tourism strategy ▪ There is excessive economic focus on Cardiff with consequent issues for transport and local employment and vitality. ▪ Footpaths in the Vale are not well maintained. Coastal paths in particular, suffer from rock falls along the whole of the Vale of Glamorgan coast. ▪ Issues with maintenance of Penarth Pier and environs. ▪ Public transport affects the development of the tourism industry. ▪ Not capitalising on the proximity of Cardiff.
Objective	▪ Develop a high profile marketing strategy for the Vale to raise its profile and highlight Vale attractions separately from neighbouring areas. ▪ Protect current attractions with investment and invest in new attractions. ▪ Integrate variety in tourism attractions throughout the entire Vale. ▪ Focus on Barry's industrial heritage as a tourism attraction. ▪ Link various services through strong public transport links. ▪ Create new transport links to encourage tourism, but be sympathetic to local residents needs ▪ Avoid land uses that are likely to discourage tourism. ▪ The development of heritage and cultural tourism needs to be encouraged ▪ Ensure the development of a market that is active all year round

ISSUE 7: **Health** ***Lack of care and health facilities***	Society
Where?	▪ There is a lack of care and health facilities throughout the Vale. Most people currently need to travel outside the Vale for healthcare facilities.
When?	▪ Currently
Who?	▪ The elderly ▪ Those that have long term health problems ▪ The less abled requiring special care
Why?	▪ People tend to live longer ▪ People are not actively encouraged to have healthy lifestyles leading to arise in obesity and general lack of fitness ▪ Unhealthy lifestyles are exacerbated by insufficient provision of sports facilities (e.g. outdated Colcot Sports Centre) ▪ Insufficient investment for local clinics and GP surgeries ▪ Although we now have EU working time regulation, people living in the Vale still tend to work long hours.
Objective	▪ Encourage people to develop healthy life-styles. ▪ Improve access to health facilities, green spaces, footpaths and cycle ways. ▪ Monitor and maintain the quality of open space. ▪ Encourage communities to take ownership of open space and community facilities after development. ▪ Carry out local surveys and registers of GP surgeries and dental practices.

ISSUE 8: **Loss of local facilities e.g. schools, shops, pubs etc. and lack of new provision**	Society Economy
Where?	▪ A lack of facilities in new developments (e.g. Rhoose Point) was also identified as being a cause for settlements becoming "commuter villages". ▪ Church School on Placey Street granted permission for housing development

	▪ High vacancy rates of retail spaces within Barry, Penarth and Llantwit Major were highlighted. ▪ Poor quality community facilities e.g. Colcot Sports Centre which is outdated
When?	Currently
Who?	Entire communities
Why?	▪ Focus has been on housing development without the associated services and facilities e.g. schools ▪ Under-use of local facilities affecting economic viability ▪ There has been a change in the patterns of land use in urban areas (e.g. out town retail/employment). ▪ Access to training/jobs is affected by transport problems. ▪ The lack of suitable properties for retail to relocate i.e. lack of larger retail units for typical 'out-of-town' stores (bulky goods stores) within town centres. ▪ Housing development throughout the Vale has increased but no related increase in retail provision. ▪ Lack of provision of services and infrastructure for new development, particularly waste disposal and recycling facilities, sewerage infrastructure and power supply. The cost implications for the Council in providing waste facilities, especially exporting to landfill sites, were also noted. ▪ Congestion and parking problems affect the use of local facilities. ▪ Lack of crematoria and shortage of burial land (especially green burial sites) in the Vale
Objective	▪ Actively and positively encourage the UWIC development proposal. ▪ Encourage the use of community centres in villages as training facilities. ▪ Increase provision of broadband. ▪ Encourage centres of excellence. ▪ Basic services e.g. shopping, leisure, need to be a walking distance from places of residence. ▪ Provide an all weather leisure facility for Barry and surrounding areas.

ISSUE 9: **Disability / Accessibility Issues – Not enough provision for special needs groups**	Society Environment
Where?	▪ Public buildings / facilities e.g. some railway station platforms and town centres ▪ Throughout the Vale ▪ Footpaths in the Vale are not well maintained. Coastal paths in particular, suffer from rock falls along the whole of the Vale of Glamorgan coast.
When?	▪ At all times
Who?	▪ Lack of access for disadvantaged e.g. disabled, non-car owners, the elderly, other infirm, single parents and families with pushchairs.
Why?	▪ System 'loaded' toward car use and individual mobility. ▪ Prejudice against those disadvantaged, mentioned above. ▪ Historic lack of facilities for less mobile and lack of investment to improve situation ▪ Insufficient disabled parking ▪ Housing not suitably adapted ▪ Issues relating to the elderly and less abled throughout the Vale include: access to buildings; facilities such as hearing loop systems in public buildings; access to services; provision of suitable residential accommodation (e.g. blocks of flats need to have lifts); and access needs of those providing care ▪ There is generally limited consultation with the elderly and less abled
Objective	▪ Improve access to services within each community. ▪ Provide facilities within housing development and enhance existing facilities in local areas ▪ Improve local access for public transport through effective design. ▪ Provide improved land use patterns to improve accessibility. ▪ Ensure convenient location of housing sites in relation to employment sites. ▪ Improve the design of the local environment to sustain walking/cycling/local access. ▪ Improve the design and layout of facilities such as pedestrian access: (e.g. improved lighting and surveillance).

ISSUE 10: **Lack of Sustainable Rural Communities**	Society Economy
Where?	▪ Rural Vale
When?	▪ Ongoing, particularly since the growth of Cardiff
Who?	▪ Local farmers and low income workers ▪ New residents / existing residents ▪ Younger people
Why?	▪ Changing patterns of employment (decline of agricultural industry) ▪ The success/influence of the Cardiff sub region creates community demand, high land values ▪ Home working throughout the Vale was recognised as becoming more popular in the future.
Objective	▪ In promoting rural development, ensure flexible use of surplus buildings (e.g. barn conversions) for local employment needs. ▪ Promote affordable housing in villages as a priority. ▪ Encourage the development of 'brownfield' sites (e.g. disused barns). ▪ Target special villages for wider development need (employment / housing). ▪ Need to address price issues of 'local need' e.g. housing in villages for local people ▪ Preventing "commuter villages" (e.g. Cowbridge, Llantwit Major and Penarth) ensuring there is adequate housing provision in the vicinity of employment sites. ▪ Continue to use planning gain to secure benefits for communities affected by development e.g. provision of new recreation and education facilities.

ISSUE 11: **Pockets of Deprivation**	Society Economy
Where?	▪ Barry and some areas of Penarth ▪ Isolated areas in the Vale ▪ Barry needs to be the focus of efforts to reduce deprivation and crime. ▪ Drug abuse / disruption / crime are of concern in some areas.
When?	▪ At present
Who?	▪ Local residents of Barry ▪ Elderly, young people, ethnic groups, families, single parents.
Why?	▪ Lack of local opportunities possibly due to lack of education / training, transport / access. ▪ Lack of local employment is a cause of deprivation and crime problems. ▪ Furthermore there is a lack of European funding support to assist such areas due to general affluence of Vale of Glamorgan
Objective	▪ Encourage sustainable investment and positively favour land use change in deprived areas. ▪ Make community services more accessible. ▪ Consider subsidising community facilities. ▪ Relaxation of planning control in deprived areas ▪ Recognise that poorer areas sometimes have lower education standards and endeavour to reverse this trend.

ISSUE 12: **Lack of Community Spirit – missed potential to work together and use the community resource**	Society
Where?	▪ Throughout rural Vale, but particularly relevant to Barry and Dinas Powys ▪ Communities such as Cowbridge, Llantwit Major, Penarth etc. were described as being commuter settlements. ▪ Isolation and a lack of integration were highlighted as key issues for rural parts of the Vale. ▪ Community spirit in towns and villages is also affected by tourism, particularly in Barry, Cowbridge and Penarth. ▪ Strong local identity in Barry caused by strong local population
When?	▪ At present
Who?	▪ All residents in the areas involved ▪ Minority groups, e.g. the elderly and infirm

Why?	▪ Reduced social mix in villages with an increase in the number of upper middle class and a fall in the number of young people living in the villages ▪ Some rural areas are only suitable for those that are highly mobile ▪ Home working was recognised as becoming more popular in the future in some parts of the Vale. This would assist in reducing transport issues but could result in a social issue due to isolation. ▪ There is an increase in focus on the Welsh language, particularly in schools, which is an issue for some communities. ▪ High levels of mobility mean that there is very little community spirit in most settlements. ▪ Problems observed are partly due to a lack of community pride and ownership.
Objective	▪ Teach sustainability within schools. ▪ Encourage young people to become involved in their local communities. ▪ Technology should be used to help achieve environmental sustainability. ▪ Encourage the development of eco schools. ▪ Encourage the Alley Gates Scheme. ▪ Encourage safe communities by design (secure by design). ▪ Lesser focus on Welsh ethnicity ▪ Consideration of penalising "bad" behaviour to in local communities to reduce environmental impacts

ISSUE 13: **Pressure for and impact of Development** ***Protection of open space (urban and rural) from development***	Environment
Where?	▪ Urban fringe ▪ Rural area / Farms ▪ St Athan ▪ Flood plains ▪ Woodlands e.g. Pencoedtre ▪ The historic landscape
When?	▪ Ongoing
Who?	▪ Residents ▪ Tourists ▪ Regulatory bodies
Why?	▪ Increase in population, mainly due to in migration and an increase in the number of households ▪ Profit for developers ▪ Continued pressure for farmers to diversify ▪ Employment needs ▪ Tourism ▪ Government policy (e.g. Structural reorganisation of MOD) ▪ Design (building) ▪ Lack of appreciation of the quality of the local environment in local communities. ▪ Homes are not currently provided for all sectors of society. ▪ Increase in the risk of flooding, exacerbated by development in floodplains. ▪ Insensitive infilling within settlements, in relation to both the range of uses available and the character of the built environment. ▪ Developmental pressure more recently on historic buildings and sites within the Vale ▪ The lack of suitable properties for retail to relocate i.e. lack of larger retail units for typical 'out-of-town' stores (bulky goods stores) within town centres.
Objective	▪ Target development to suitable areas, prioritising brownfield sites and protecting sensitive areas (e.g. greenfield). ▪ Population control (possibly through policy) e.g. migration and industry. It should be acknowledged that there is no unlimited scope for growth. ▪ Protect urban fringe; cultural heritage, recreation areas; land for other uses; open space, heritage coasts; environmentally sensitive areas; designated areas. ▪ Proactively encourage the reuse of previously developed land and proper use of existing buildings. ▪ Maintain residential boundaries. ▪ Continue to use planning gain to secure benefits for communities affected by development e.g. provision of new recreation and education facilities. ▪ Ensure availability of services and infrastructure. ▪ Encourage high energy standards for new development through design standards. ▪ Protect flood plains and agricultural land from development pressures. ▪ Avoid development in environmentally sensitive areas (e.g. housing/flats on the Glamorgan Heritage Coast).

	▪ General standards of building design need to be improved, with attention being paid to imaginative designs, quality of design and sustainability. ▪ There is a need to protect agricultural land from development pressures. ▪ There must be a holistic approach to development of the Vale – not only cooperation within but also the surrounding authorities. ▪ Improve understanding of the effect on the quality of life of the local environment ▪ New or redeveloped homes should meet local needs & be environmentally efficient.

ISSUE 14: **Waste disposal and pollution** ***(Fly-tipping, waste disposal, gaseous emissions, waste water)***	Environment
Where?	▪ Aberthaw (gaseous emissions) ▪ Throughout the Vale ▪ Emissions from industries in the Vale, including the power station, cement works and chemical works.
When?	▪ Continuous
Who?	▪ Impact on Wildlife ▪ Residents in and around the Vale
Why?	▪ High levels of waste generation ▪ Flytipping is increasing due to limited waste disposal facilities. ▪ Existing waste disposal and recycling facilities within the Vale are inadequate. ▪ Perceived lack of capacity of wastewater treatment works, with the increasing population and development. ▪ There is currently much overuse of natural resources (energy, water, aggregates).
Objective	▪ Ensure landfill and other waste facilities are located locally and sensitively ▪ Proactively encourage waste minimisation (e.g. packaging waste). ▪ Increase the provision of recycling facilities (possibly through planning gain). ▪ Use civic amenity sites for waste management. ▪ Explore the use of alternative methods for waste disposal. ▪ Encourage home composting. ▪ Improve the capacity of wastewater treatment facilities. ▪ Reduce energy consumption.

ISSUE 15: **Cultural heritage threatened by new development**	Environment
Where?	▪ Historic towns such as Cowbridge, Llantwit Major also Barry and Duffryn ▪ Glamorgan Heritage Coast ▪ Conservation areas ▪ Historic buildings, sites, parks and gardens, landscapes and woodland areas ▪ Listed buildings and scheduled ancient monuments ▪ There are issues with the maintenance of Penarth Pier and environs.
When?	▪ When there is development pressure
Who?	▪ Everyone
Why?	▪ Neglect ▪ Lack of funding ▪ Lack of education and appreciation of cultural heritage ▪ Cultural heritage has not been prioritised in practice ▪ Development pressure ▪ There is a general lack of investment in cultural heritage.
Objective	▪ Encourage appropriate reuse of buildings. ▪ Give consideration and protection to cultural heritage sites as a whole (integrated approach). ▪ Improve the livelihood in cultural heritage areas. ▪ Actively promote awareness of cultural heritage through education and tourism using informal education facilities. ▪ Protect cultural heritage sites including coastal areas. ▪ Protect traditional historic buildings, parks and gardens. ▪ Encourage the use of the Welsh language.

	▪ Preserve industrial heritage buildings within communities. ▪ Build on culture and heritage to encourage tourism development.

ISSUE 16: **Climate Change – causes and consequences**	Environment
Where?	▪ Throughout the Vale
When?	▪ All the time
Who?	▪ Everyone
Why?	▪ Various sources of greenhouse gases e.g. transport ▪ There is a general lack of renewable energy provision in the Vale. Development of renewable technologies is not actively encouraged.
Objective	▪ Climate change: the threat posed by climate change is a serious one and ways of reducing the impact from the Vale should be explored and encouraged. ▪ Encourage the use of renewable energy sources and decentralised generation of electricity. ▪ Encourage the development of combined heat and power. ▪ Provide a flexible approach to energy generation. ▪ Prevent inappropriate development in flood plain issues. ▪ Reduce energy consumption. ▪ Promote sustainable urban drainage. ▪ Promote eco-homes – BREEAM (Building Research Establishment Environmental Assessment Method). ▪ Introduce stringent planning conditions to promote renewable energy and sustainability.

ISSUE 17: **Open Spaces** ***Lack of management and maintenance, provision and access***	Environment
Where?	▪ Access to countryside ▪ There is a lack of mixed use of spaces within the Vale's town centres. ▪ Coastal paths in particular, suffer from rock falls along the whole of the Vale of Glamorgan coast. ▪ Footpaths in the Vale are not well maintained.
When?	At present
Who?	▪ Local Authorities ▪ Residents ▪ Developers
Why?	▪ Lack of management of open space by Local Authorities including areas of formal recreation and areas of incidental green space ▪ Issues with park safety and littering ▪ An increasing pressure for development now affects the urban fringe/green field sites and open countryside. Within settlements, this pressure affects the availability of open green spaces. ▪ There is a lack of public recreation facilities and where these are available, they are difficult to access. ▪ There are some designated sites that are in poor condition. ▪ Insensitive infilling within settlements in relation to both the range of uses available and the character of the built environment.
Objective	▪ Maintain, protect and enhance existing recreation facilities. ▪ Protect parks for their own sake, for the community and community health. ▪ Improve access to services through public transport and other alternative modes of transport. ▪ Support and integrate a Rights of Way Improvement Plan, improving coastal access. ▪ Integrate recreation with new developments. ▪ Include provision for a coastal trail. ▪ Make open spaces accessible to all. ▪ Address imbalance in scale of provision of open spaces. ▪ Set aside areas within new developments for wildlife. ▪ Maintain /enhance opportunities for water based recreation (e.g. Angling and canoeing).

ISSUE 18: **Impact on Wildlife, biodiversity, water from development pressure** ***Protect and enhance; Efficient use of resources***	Environment
Where?	▪ Near Vale border ▪ Throughout Vale
When?	▪ Ongoing
Who?	▪ Vale and other LA's – cross boundary issue
Why?	▪ There is a concern that loss of biodiversity may result from continued development pressure ▪ Climate change. ▪ There is an issue with invasive plant species in some areas of the Vale
Objective	▪ Ensure the protection of all designated sites and increase the buffer zones around them. ▪ Make provision for buffer zones for wildlife along key wildlife corridors (e.g. rivers). ▪ Seek to ensure all habitats achieve "favourable conditions" by 2020 (designated sites by 2013 – SSSIs/SACs). ▪ Enhance areas for wildlife / halt the loss of biodiversity. ▪ Efforts need to be made to meet national targets for biodiversity. ▪ Reduce water and air pollution to protect biodiversity. ▪ Prevent erosion of protected essential areas. ▪ Educate children and their parents about our fragile natural environment. ▪ There is a need to protect agricultural land from development pressures.

3 Conclusion

The workshop highlighted a range of perceived key issues in the Vale of Glamorgan and devised objectives to tackle these issues. This provides the foundation on which the Council will write the Sustainability Objectives against which the LDP will be appraised. These will be outlined in the Sustainability Appraisal Scoping Report, which will be drafted for wider written consultation prior to the final approval of the Sustainability Appraisal framework. The Council will take these findings into consideration whilst developing the Local Development Plan and in undertaking the Sustainability Appraisal.

Feedback from participants

Following the workshop discussions, the attendees were asked to complete feedback sheets to express their opinions on the stakeholder workshop to enable any necessary improvements to be made for future consultation exercises.

The overwhelming response from the participants was positive with 93% saying their overall experience of the day was neutral to excellent.

Appendix A: Workshop Attendees

Name	Organisation
Kath Coleman	Barry Town Council
Stuart Ingram	Bridgend County Borough Council
Viv Pritchard	British Horse Society
Mrs Lisa Roberts-Clarke	CADW: Welsh Historic Monuments
Robin Simpson	Campaign for the Protection of Rural Wales
Barbara Chick	Cardiff & Vale S. E. Wales Beekeepers Association
Roger Thorney	Cardiff Harbour Authority
Steve Hodgetts	Cardiff International Airport
Nia Williams	Countryside Council for Wales
Dr. C. A. Pearce	Cowbridge and Llanblethian Residents Group
Cllr Mrs Linda Adams	Cowbridge with Llanblethian Town Council
Cllr A Williams	Cowbridge with Llanblethian Town Council
Cllr Mrs Gwen Batty	Cowbridge with Llanblethian Town Council
Cllr Mrs Sue Cox	Cowbridge with Llanblethian Town Council
Mr. A. L. J. Raum	CPRW
Dave Norton	Environment Agency Wales
John Harrison	Environment Agency Wales
Jonathan Goldsworthy	Environment Agency Wales
Claire McCorkindale	Environment Agency Wales
Lucy Turner	Facilitator (Planning & Transport Policy, Vale of Glamorgan Council)
Victoria Abraham	Facilitator (Planning & Transport Policy, Vale of Glamorgan Council)
Andrew Wallace	Facilitator (Planning & Transport Policy, Vale of Glamorgan Council)
Emma Harvey	Facilitator (Planning & Transport Policy, Vale of Glamorgan Council)
John Marks	Facilitator (Planning & Transport Policy, Vale of Glamorgan Council)
Bev Searle	Facilitator (Planning Information Officer, Vale of Glamorgan Council)
Judith Doyle	Glamorgan Gwent Archaeological Trust

Name	Organisation
J. R. Hardman	Green & Clean 'PULP' project
Richard Price	Home Builders Federation
David Hourd	Hyder Consulting (UK) Ltd
George Smith	Hyder Consulting (UK) Ltd
Cllr Jeff Robinson	Llanmaes Community Council
Lesley Stokes	Llantwit Major Town Council
Janice Tse	Merthyr Tydfil County Borough Council
Tim Gilbert	NCH
Andrew Davies	NFU Cymru
Chris Hunt	Old Penarth Community Forum
Mr. J. Homewood	Penarth Hard of Hearing Club
Mr. I. Davis	Penarth Hard of Hearing Club
Cllr Val Hartrey	Penarth Ramblers Association
Edward Vick	Penarth Town Council
Kate Wiltshire	Pupil – St. Cyres School, Penarth
Caroline Musgrove	Pupil – St. Cyres School, Penarth
Nicola Gulley	Rhondda Cynon Taf County Borough Council
Nick Lloyd	Scribe (Conservation and Design, Vale of Glamorgan Council)
Peter Thomas	Scribe (Conservation and Design, Vale of Glamorgan Council)
Marlene Chitonga	Scribe (Hyder Consulting)
John Raine	Scribe (Planning & Transport Policy, Vale of Glamorgan Council)
Andy Eccleshare	Scribe (Public Transport, Vale of Glamorgan Council)
Clare Cameron	Scribe (Public Transport, Vale of Glamorgan Council)
Ian Barlow	Sully Community Council
Rachel Connor	Vale Centre for Voluntary Services
John Mudford	Vale of Glamorgan 50+ and Senior Citizen's Forum
Rob Thomas	Vale of Glamorgan Council
Dr Jane Wilkinson	Vale of Glamorgan Local Health Board
Janet Small	Vale of Glamorgan Railway Co. Ltd.
Janet Williams	Welsh Historical Gardens / Cowbridge & Llanblethian Residents Group

Name	Organisation
Nigel Ajax Lewis MBE	Wildlife Trust for South and West Wales
R. L. Pittard	Youth Hostel Association

Appendix B: Background Information

Vale of Glamorgan Local Development Plan – Sustainability Appraisal Workshop

Background Information for Stakeholders

Sustainability Issues - OUR ECONOMY

Indicator	Issues derived from baseline data collection	Source
Employment land supply and demand	Range and choice of vacant allocated employment land in the Vale of Glamorgan for companies to locate. Allocated employment sites being developed for alternative uses e.g. Hotel, Retail etc.	VOG UDP 1996-2011. Planning applications and enquiries.
Skills & Education	Overall good level of educational achievement in Vale. Isolated wards of underachievement, i.e. Court and Gibbonsdown.	VOG, Local Area Economic Data Comparison (2005) WAG Baseline Data (2004)
Economic Activity	High number of inactive retired people throughout the Vale, and pockets of economically inactive (unemployed) in Barry. Pressure on facilities for economically inactive population e.g. leisure / community facilities, transport, health care etc.	VOG, Local Area Economic Data Comparison (2005) NOMIS Census 2001 NAW, Economic Inactivity In Wales 2003
Employment patterns	Declining jobs in mining and quarrying, manufacturing, construction and public administration industries. More home working in rural areas than urban areas - Implications for transport and IT infrastructure.	NOMIS Census 2001 VOG, Local Area Economic Data Comparison (2005)
Agricultural Industry	The Vale has a significant agricultural industry – employment and land use implications. Decline in traditional agricultural industry alongside growth in farm diversification e.g. tourism, holiday lets etc.	VOG, Local Area Economic Data Comparison (2005) Planning applications and enquiries.

	Pressure for development on / adjoining agricultural land.	
Tourism Industry	Growth in tourism has potential conflict with other land uses e.g. farming, and biodiversity, landscape designations etc. Tourism uses are generally accessed by the private motorcar, which causes harmful impacts upon the environment.	VOG Council STEAM Report 2005 Wales Tourist Board (2004)
Retail Industry	Higher proportion of vacant retail units within Barry Town Centre than other town centres e.g. Cowbridge. Out-of-town shopping is increasing, especially for food goods.	VOG Surveys
Income	There are disparities between levels of income throughout the Vale. Gibbonsdown and Court ward salaries average approximately £22,000 less than Peterston-Super-Ely. Lowest 6 wards for Income are all in Barry. As a rural authority, the Vale of Glamorgan compares well with a lower % of low-income households than other rural welsh authorities.	Local Government Association, CACI – PAYCHECK data (2004) Living and Working in Rural Wales (2004)
Housing Need	Shortage of temporary accommodation Shortage of affordable housing Pressure for new housing – potential conflict with other land uses and protective designations.	JHLA Studies VOG, Local Housing Strategy 2004-9
Housing tenure	Fewer residents in rented accommodation than elsewhere in Wales and higher proportion of 'owned with a mortgage'.	ONS, Derived from 2001 Census
House Price	House prices in the Vale of Glamorgan are 36% higher than the Welsh average for all house types. Pressure for housing development in Countryside and potential for town-cramming within settlements	VOG, Local Housing Strategy 2004-2009 Planning applications and enquiries
Access to services	Poor perception of access to services (e.g. local hospital) amongst residents, especially in the rural Vale.	VOG Council Opinion Survey
Movement	High level of outward movement for services, retail spend, employment etc., especially to Cardiff and Bridgend.	NAW, Economic Inactivity In Wales 2003
Car ownership and travel patterns	Growth in car ownership and car use year on year, which causes harmful impacts upon the environment.	Census 1971-2001

	Increased reliance upon private car for access to goods and services. Most people commute to work by car, which causes harmful impacts upon the environment. 57% of all car trips are less than 5 miles. Link between increased car use and increased road accidents.	VOG Cycling Strategy (1997)
Parking	Parking problems and lack of car parking within town centres – high circulation of traffic and congestion in town centres.	VOG Town Centre Parking Study (2005)
Congestion	Congestion is a daily problem at peak times at the two main gateways to the Vale of Glamorgan from Cardiff, i.e. Culverhouse Cross and Baron's Court junctions.	VOG Council Surveys
Bus Service provision	Some settlements are lacking adequate bus service provision: Aberthaw (West), Welsh St. Donats, Cog, Llancarfan, Penmark, Colwinston, Corntown, Llanblethian, and Llanmaes.	VOG, Assessment of Bus Service Provision (2005).
Train service	No rail services in much of rural Vale and larger settlements of Sully, Cowbridge and Wenvoe.	VOG Public Transport Guide 2006
Cycling provision	Lack of designated cycle paths and parking in the Vale No network of designated cycle routes within the Vale.	VOG Cycle Study Report (1997) Sewta Transport Survey (2005)
Air Travel	Continued growth in air freight and passenger travel – implications for the environment. Potential pressure for airport related development – may conflict with other land uses / designations. Airport has a positive economic impact providing employment within the local economy. Access to airport for employees and passengers.	Cardiff International Airport Master Plan (2006)
Freight	Increase in total freight movements but decline in rail freight over long period.	DFT Statistics

Vale of Glamorgan Local Development Plan – Sustainability Appraisal Workshop

Background Information for Stakeholders

Sustainability Issues - OUR SOCIETY

Indicator	Issues derived from baseline data collection	Source
Population Change and Composition	Higher proportion of children (aged 0-15 years) than UK average. Fewer persons aged 20-40 than UK average. Aging population in line with UK. Range, choice and type of housing. Provision of and access to community facilities / services particularly for young and old e.g. schools, libraries, health care, public transport.	Census 2001
Ethnicity	Predominantly White British, which reflects the overall picture in Wales. Provision of and access to community facilities / services.	Census 2001
Welsh Language	Number of Welsh speakers is steadily increasing but figure is still low compared to rest of Wales. Cultural heritage and equality issues.	Census 2001
Approximated Social Grade	Large percentage of people in professional, managerial and administrative posts. Proportion of those working in skilled trades, plant and machine operation and elementary occupations (i.e. farming, quarrying etc) is amongst the lowest in Wales. Skill levels and training, barriers to learning, range and choice of employment opportunities.	Census 2001
Deprivation	Most deprived wards in the Vale are Castleland and Gibbonsdown in Barry. (Deprivation refers to problems caused by a general lack of resources and opportunities. Measures are derived from several factors, namely income, employment, health, education, housing, access to services and environment). Access to employment, shops, cultural and leisure opportunities.	Welsh Index of Multiple Deprivation 2005
Housing Need	House prices have risen sharply in the last 5 years in line with UK.	VOG Local Housing Strategy 2004-2009

	Average house prices in the Vale are significantly greater than Wales average. Shortage of affordable housing, especially in Rural Vale. Increase in the total number of households as average household size falls. Pressure for new housing- potential conflict with other land uses and protective designations.	
Housing Conditions	Low proportion of unfit housing compared to the rest of Wales although pockets of high percentages of unfit houses in Barry. Relationship between housing conditions and health/wellbeing.	Welsh House Condition Survey 1998
Access to Services / Public Transport	Access to local services (e.g. hospital) is perceived as poor, particularly in the Rural Vale. 11 settlements have lower bus service provision than the recommended level in the Local Authority Bus Strategy (LABS). Much of the Rural Vale together with some larger settlements such as Cowbridge, Sully and Wenvoe are not served by rail. High percentages of journeys are made by car. Few designated cycle paths and cycle parking facilities. Pollution, congestion, road safety, social exclusion issues evident	VOG Council and LHB, Health, Social Care and Well being Assessment (Draft) 2003 VOG Council Opinion Survey 2003 VOG Council, Assessment of Bus Service Provision 2005 Sewta Transport Survey 2005
General Health	Personal health generally perceived as being good but pockets of poor health perception in Penarth, Barry, St.Athan, St. Brides and Hensol (which reflects former Hensol hospitable operational in 2001). Provision and access to health and leisure facilities.	Census 2001
Crime	Lower levels of reported crime than national average but perception of crime remains high.	Home Office Crime Statistics. Vale of Glamorgan Council

		Crime and Disorder Strategy
Skills and Education	Overall good level of education achievement in the Vale. Isolated wards of underachievement e.g. Court and Gibbonsdown. High concentrations of full time students in east and west Vale. Lifelong learning, student accommodation and social exclusion.	VOG, Local Area Economic Data Comparison 2005 WAG baseline data
Arts and Cultural Provision	Relatively good provision of local galleries, museums, castles, theatres etc. Access to and protection of existing arts and cultural facilities.	VOG Leisure and Tourism department
Recreational Land Provision – Parks and Open Space	Lack of formal Public Open space (such as parks and playing fields) but a large amount of informal open space (such as the open countryside, coastal strips and woodlands). However access is limited in some areas to informal open space placing pressure on the limited formal Public Open spaces. Health and wellbeing benefits attributed to access to open space.	Vale of Glamorgan Council

Vale of Glamorgan Local Development Plan – Sustainability Appraisal Workshop

Background Information for Stakeholders

Sustainability Issues - OUR ENVIRONMENT

Indicator	Issues derived from baseline data collection	Source
Natural Environment		
Nature Conservation	Large number and range of sites important for nature conservation including International, National and Local sites e.g. Special Areas of Conservation, SSSIs, Nature Reserves. Threat from development and informal recreation.	CCW, JNCC, Vale of Glamorgan Local Biodiversity Action Plan.
Development in the Countryside	Continued pressure for development in open countryside especially around the urban fringe. Loss of flora and fauna, landscape, views, high quality agricultural land, public rights of way, informal recreational space, light pollution, road traffic etc.	Planning enquiries and applications
Agricultural Land	Large proportion of agricultural land within the Vale of Glamorgan. Pressure for development on agricultural land, especially around the urban fringe. Farm diversification, removal of agricultural land from farming to other uses.	Digest of Welsh Local Statistics 2004. Planning applications and enquiries.
Recreation	Changing leisure habits have brought about an intensification of use of existing sites for informal for recreation. Inappropriate use and management issues on common land. Good Public Rights of Way Network. Threats to recreational sites, designated site(s) and habitats e.g. Glamorgan Heritage Coast. Litter and vandalism.	Vale of Glamorgan Council. Vale of Glamorgan Council Register of Common Land
Public Open Space	Lack of public open space within many areas of the Vale of Glamorgan. Development pressure on existing areas of public open space. Issues for recreation, health and well-being, flora and fauna.	Adopted Vale of Glamorgan Unitary Development Plan 1996 – 2011 Planning applications and enquiries.
Minerals	Continued demand for minerals supply throughout South Wales. Vale of Glamorgan area is a net supplier of minerals and aggregates to the region.	South Wales Regional Aggregates Working Party, Annual Report (2004)

	Long-term demand for quarry extensions and/or new sites, need to ensure continuance of supply. Impact upon the environment e.g. noise, visual intrusion, and loss of agricultural land, vehicle movements.	
Energy	Increase in energy consumption. Over reliance on energy generated from fossil fuels with low levels retrieved from renewable energy sources. Impact upon the global environment. Resource depletion. Implications for energy efficient construction.	DTI, Vale of Glamorgan Council.
Flooding	A number of rural villages and areas of main settlements within the Vale of Glamorgan at risk of flooding. Damage to property and sterilisation of land for development. Minimal risk to life and disruption to way of life.	Environment Agency Development Advice Maps (2004).
Water Quality	Positive general increase in bathing water and river water quality at monitored sites in the Vale of Glamorgan.	VOG Council – Bathing Water Archive Environment Agency
Air Quality	Air quality generally good in most of the Vale however pockets of air pollution especially within the eastern Vale. Levels of road traffic, congestion, location of development.	Air quality archive.
Transport	Continued reliance upon the private car for access to services, employment and recreation. Congestion of major roads in eastern Vale. Increasing use of air travel for business, pleasure and freight. Continued use of road for movement of freight. Impacts upon the environment through air pollution, noise, congestion. Impacts on health and well being.	Census (2001) VOC Council, Report of Study – Local Area Economic Data Comparison (2005). Cardiff International Airport Master Plan (2006).
Built Environment		
Historic Environment	Large number of historic buildings, designations and features of historic importance within the Vale of Glamorgan e.g. Parks & Gardens, Conservation Areas, Listed Buildings, Ancient Monuments etc. General degradation of historic environment through piecemeal development and infrastructure provision e.g. traffic schemes, small-scale development, overhead power lines etc. Continued pressure for development.	CADW, Vale of Glamorgan Council.

Housing Development	Pressure for housing development. Insensitive infilling and development, especially within rural villages. Loss of character of rural villages and impact upon services.	Planning applications and enquiries.
Brownfield Development	The majority of housing (60%) in recent years has been built on brownfield sites. Dwindling resource, increased pressure on Greenfield sites.	JHLA Studies 2001 - 2005
Waste	Increased levels of municipal waste produced year on year despite increases in level of recycling. Increasing pressure on existing disposal sites. Difficulty in finding alternative disposal sites. No landfill sites within the Vale of Glamorgan.	Municipal Waste Management Strategy for the Vale of Glamorgan (2004)

Sustainability Objectives - OUR ECONOMY

Theme	Overarching Principles	Context	Key Documents
Economic Development & Regeneration	To promote the spread of economic prosperity through facilitating economic development and stimulating economic regeneration in priority areas.	European	European Spatial Development Perspective (1999) The European Employment Strategy
		Welsh specific	People, Places, Futures - The Wales Spatial Plan (2004) Wales: A Better Country – The Strategic Agenda of the Welsh Assembly Government (2003) A Winning Wales - The National Economic Development Strategy of the Welsh Assembly Government (2002) Wales: A Vibrant Economy – The Welsh Assembly Government Strategic Framework for Economic Development Consultation (November 2005) TAN 3: Simplified Planning Zones (1996) TAN 19: Telecommunications (2002)
		Regional	An Economic Development Framework for South East Wales Vision & 10-year Strategy (2005)
		Local	Building A Brighter Barry - Regeneration vision and strategic framework for the Greater Barry Area 2006 Vale of Glamorgan Community Strategy 2003-2013
Retail	To support the viability and vitality of retail centres at the national, local and regional level.	Welsh Specific	Planning Policy Wales (2002) TAN 4: Retailing and Town Centres (1996)

Theme	Overarching Principles	Context	Key Documents
Rural Economy	To enhance the quality of life in rural areas by encouraging a sustainable, diverse and viable rural economy.	European	EU Rural Development Policy
		Welsh specific	Planning Policy Wales (2002) People, Places, Futures - The Wales Spatial Plan (2004) The Wales Rural Development Plan 2007-2013 (Draft) Farming for the Future: A New Directions for Farming in Wales (2001)
Sustainable Development	To encourage development that maximises economic prosperity whilst minimising any harmful impact on the environment.	European	The European Sustainable Development Strategy (May 2001)
		UK-Wide	UK Sustainable Development Strategy 2005
		Welsh specific	People, Places, Futures - The Wales Spatial Plan (2004) Planning Policy Wales (2002) The Sustainable Development Action Plan of the Welsh Assembly Government 2004 –2007
Tourism	To encourage the development of a buoyant sustainable tourism sector through maximising economic and social benefits whilst safeguarding cultural and environmental assets.	Welsh specific	Planning Policy Wales (2002) Achieving our Potential-National Tourism Strategy (2000) Cultural Tourism Strategy for Wales (2003) TAN 13: Tourism (1997)
		Local	Vale of Glamorgan Tourism Strategy (2006)

Sustainability Objectives - OUR SOCIETY

Theme	Overarching Principles	Context	Key Documents
Accessibility	To provide accessible essential services and facilities.	Welsh Specific	The Transport Framework for Wales (November 2001)Walking and Cycling Strategy for Wales (2003) People, Places, Futures - The Wales Spatial Plan (2004) Planning Policy Wales (2002)
		Local	Vale of Glamorgan Local Transport Plan 2001 Vale of Glamorgan Draft Walking Strategy Vale of Glamorgan Bus Strategy 2003
Affordable Housing	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, affordable home.	Welsh Specific	TAN 1: Joint Housing Land Availability Studies (June 2006) TAN 2: Planning and Affordable Housing (2006) Better Homes for People in Wales: A National Housing Strategy for Wales 2001
		Local	Vale of Glamorgan Local Housing Strategy 2004-
Community Involvement Social Inclusion	To reduce poverty and social exclusion.	International	Agenda 21 (1992)
		European	Aarhus Convention (2001)
		Local	Vale of Glamorgan Community Strategy 2003-2013
Crime Reduction & Community Safety	To reduce crime and fear of crime.	Local	Vale of Glamorgan Crime and Disorder Reduction Strategy 2002-2005 Vale of Glamorgan Community Strategy 2003-2013

Theme	Overarching Principles	Context	Key Documents
Culture	To create and sustain vibrant communities.	Welsh Specific	Iath Pawb - A National Action Plan for A Bilingual Wales (2003) TAN 20: The Welsh Language - Unitary Development Plans and Planning Control (2000)
Education	To raise educational achievement levels and provide the opportunities for everyone to acquire the skills needed to find and remain in work.	Local	Children & Young People Strategy
Health & Well Being	To improve the health and well-being of the population and reduce inequalities in health.	Welsh Specific	Well Being in Wales (2002) TAN 16: Sport and Recreation (1998)
		Local	A Healthy Vale- Health, Social Care and Well-being Strategy 2005-2009

Sustainability Objectives - OUR ENVIRONMENT

Theme	Overarching Principles	Context	Key Documents
Biodiversity	To conserve and enhance biodiversity	International	The Convention on Biological Diversity
		European	EU Biodiversity Strategy (Feb 1998) EU Wild Birds Directive 1979/409 EC
		UK-Wide	UK Biodiversity Action Plan
		Local	Severn Estuary Strategy 2001
Habitat protection	To protect and enhance wildlife habitats	European	EU Habitats Directive 1992/43/EC
		Welsh Specific	TAN 5: Nature Conservation and Planning (1996)
		Local	Vale Local Biodiversity Action Plan 2002
Climate Change	To address the causes of climate change through reducing emissions of greenhouse gases	International	Rio Declaration on Environment and Climate and Development United Nations Framework Convention on Climate Change 1994 (UNFCC) Kyoto Protocol 1997
		European	EU Climate Change Programme
		UK-Wide	UK Climate Change Programme (2000/2006)
Design	Encourage sustainable design solutions, enhance the built environment and ensure ease of access for all.	Welsh Specific	TAN 12: Design (2002) TAN 7: Outdoor Advertisement Control (1996)
		Local	Strategy for the Integration of Artworks in the Public Realm 2006

Theme	Overarching Principles	Context	Key Documents
Flooding	To reduce the risk of flooding and its impact on public well-being, the economy and the environment.	Welsh Specific	Planning Policy Wales (2002) TAN 15: Development and Flood Risk (2004)
Human Health	To reduce health inequalities and safeguard against the potential negative effects of development on health.	European	EU Directive Assessment & Management of Environmental Noise 2002/49 EC
		Welsh Specific	TAN 11: Noise (1997)
Landscape	To protect and enhance landscape character	European	Pan- European Biological and Landscape Diversity Strategy
		Welsh Specific	TAN 10: Tree Preservation Orders (1997) TAN 14: Coastal Planning (1998)
Natural Resources: Soil	To encourage the prudent use of natural resources	European	EU Sixth Environmental Action Plan (July 2002) 1600/2002/EEC
Natural Resources: Air Quality	To reduce air pollution and ensure air quality continues to improve	European	EU Air Quality Framework Directive 96/62/EC
		UK-Wide	UK Air Quality Strategy (2000/2003)
Natural Resources: Water	To maintain and improve water quality and to achieve sustainable water resource management.	European	EU Water Framework Directive 200/60/EC Nitrates Directive 91/676/EEC
		UK-Wide	Water resources for the Future: Strategy for England & Wales
Sustainable Development		International	Johannesburg Declaration on Sustainable Development (2002)

Theme	Overarching Principles	Context	Key Documents
	To maintain sustainable and equitable economic development whilst recognising the need to protect the environmental alongside the carefully management of natural resources.	European	Agenda 21 (1992) The European Sustainable Development Strategy (May 2001)
		Welsh Specific	Starting to Live Differently (2004) The Sustainable Development Action Plan of the Welsh Assembly Government 2004 –07 The Welsh Assembly Government's Environment Strategy People, Places, Futures - The Wales Spatial Plan Planning Policy Wales (2002)
Sustainable Resources: Energy	To promote energy efficiency development, address energy poverty and encourage renewable sources of energy generation.	UK-Wide	Energy White Paper: Our energy future – creating a low carbon economy (DTI 2003) The UK Fuel Poverty Strategy (2001)
		Welsh Specific	TAN 8: Planning for Renewable Energy (2005)
Sustainable Resources: Minerals	To encourage the prudent use of natural resources through efficient use and recycling.	Welsh Specific	Minerals Planning Policy Wales (MPPW) 2000. MTAN 1: Aggregates (2004)

Theme	Overarching Principles	Context	Key Documents
Sustainable Resources: Waste	To achieve a reduction in waste production and disposal through encouraging sustainable waste management.	European	EU Waste Framework Directive (75/442/EEC as amended by 91/156/EEC) Waste To Landfill Directive 1999/31/EEC
		UK-Wide	UK Waste Strategy (Defra 2000)
		Welsh Specific	Wise about Waste -The National Waste Strategy for Wales (2002)
		Regional	South East Wales Regional Waste Plan (2004)
Transport	To reduce the impact that transport has on the environment by tackling reliance on car use, encourage public transport and ensuring good access to essential services and facilities for all.	European	European Commission White Paper on the European Transport Policy (2001)
		UK-Wide	The Future of Transport White Paper (DETR, 2004)
		Welsh Specific	The Transport Framework for Wales (November 2001) Trunk Road Forward Programme (2002) update 2004 Walking and Cycling Strategy for Wales (2003) Road Safety Strategy for Wales (2003) Wales Transport Strategy 'Connecting Wales' July 2006 TAN 18: Transport (1998)
		Local	Vale of Glamorgan Local Transport Plan (2001) Vale of Glamorgan Bus Strategy (2003) Vale of Glamorgan Cycling Strategy (1997) Vale of Glamorgan Walking Strategy (Draft not published)

Appendix C: Workshop Agenda

9.00	**Arrival, Registration and Coffee**
9.15	**Welcome and Introduction to the Vale of Glamorgan LDP**
	Rob Thomas – Head of Planning & Transportation, Vale of Glamorgan Council
9.30	**Question & Answer**
9.35	**Introduction to Sustainability Appraisal**
	Specialist SA Consultants - Hyder Consulting
9.50	**Question & Answer**
10.00	**Group Discussions – Sustainability Issues**
	Stakeholders divided into areas of interest, i.e. Our Economy, Our Society or Our Environment.
11.15	**Break – Tea and Coffee**
11.30	**Group Discussions – Sustainability Objectives**
	Stakeholders divided into areas of interest, i.e. Our Economy, Our Society or Our Environment.
12.45	**Close and way forward.**
	Rob Thomas – Head of Planning & Transportation, Vale of Glamorgan Council
	Buffet lunch.

Group Discussion 1 – Sustainability Issues

Instruction sheet

The discussion should be informed by the baseline information provided as well as your own knowledge of the issues as they affect the Vale of Glamorgan.

1. Use flip chart and pens to 'mind-map' ideas of what the sustainability issues are for the Vale of Glamorgan for your topic area (Approx 30 minutes).

If basing issues on your own experience please say so and provide names.

2. Decide amongst you what the main five sustainability issues are and write them on the sheet provided. (Approx 15 minutes)

If you feel there are more than five main issues – please add more.

3. Discuss the main issues and determine who they affect and when / where they happen. (Approx 30 minutes)

Group Discussion 2 – Sustainability Objectives

"An objective is a statement of what is intended, specifying a desired direction of change." (ODPM, SA Guidance 2005)

Instruction sheet

The discussion should be informed by the policies, plans and programmes overview provided as well as your earlier discussions about what the main sustainability issues for the Vale of Glamorgan are.

1. Use the flip charts and pens to discuss what should be done about the five main sustainability issues raised in Discussion 1. Try to write aims / objectives between you. (Approximately 45 minutes)

E.g. If a trend shows a noticeable increase in an issue – should we seek to promote the increase, halt the increase, or reverse the trend?

Think about whether the objectives you derive are:

- *Consistent with the national and local policy context (from the PPP review)?*
- *Achievable within the land use planning framework?*

2. Once you have agreed the main objectives think about how we could measure these objectives to monitor the effects of the Plan (i.e. what indicators / targets)? (Approximately 30 minutes)

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VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN

SUSTAINABILITY APPRAISAL OFFICER WORKSHOP

REPORT OF CONSULTATION

October 2006

VALE of GLAMORGAN
BRO MORGANNWG

Local Development Plan
Cynllun Datblygu Lleol

Executive Summary

The Sustainability Appraisal (incorporating Strategic Environmental Assessment) process is important in ensuring the Vale of Glamorgan Local Development Plan (LDP) is developed in accordance with the principles of sustainable development. The first phase of SA is to establish the context and this is done through consultation with stakeholders.

The SA officer workshop was held on 19th October 2006 involving officers representing a range of service areas across the Vale of Glamorgan Council (see Appendix D). The aim of the workshop was to discuss the issues and objectives raised by the external stakeholders at an earlier workshop and their relevance to the Vale of Glamorgan. This was also an opportunity to add any other relevant issues, which had not been previously raised. Issues and objectives are addressed in Chapters 2 and 3 of the report.

On the whole, the officers present agreed with the views of the stakeholders with only a few anomalies. There were several suggestions with regards to new objectives that are listed in Chapter 4 of this report.

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B	Sustainability Objectives from Stakeholder Workshop	B1
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1.0 Introduction

1.1 This report summarises the findings of the Sustainability Appraisal (SA) Officer Workshop held on 19th October 2006 at the Civic Offices, Barry. This was following the external stakeholder workshop held on 11th October 2006 at The YMCA Hub, Barry.

1.2 The previous workshop had involved various external stakeholders in setting the context for the sustainability appraisal. It was split into two group discussions; the first discussion allowed the attendees to air their views on what they considered to be sustainability issues affecting the Vale of Glamorgan. The second discussion asked the attendees to consider what could be done about those issues with a view to forming the SA objectives.

1.3 The Officer Workshop followed a similar format and took the issues raised by the stakeholders and allowed officers from a diverse range of service areas within the Council, the opportunity to agree or disagree with the issues / objectives raised by the external stakeholders and given an opportunity to add additional issues.

2.0 Sustainability Issues

2.1 The group considered the issues that were raised in the stakeholder workshop and attendees were asked to comment on their relevance to the Vale of Glamorgan. The attendees were also able to expand on and make additional notes as necessary. The issues raised at the external stakeholders workshop are listed at Appendix A, and a graphical representation of the officer's views can be seen at Appendix C. The summary of issues is shown below.

2.2 <u>Transport and Accessibility Issues</u> Congestion, traffic, lack of public transport and parking, environmental impact of transport

2.2.1 All of the attendees at the workshop agreed that transport and accessibility are a sustainability issue. Many of the issues raised were duplicated by several of the officers. The key issues raised can be categorised as follows:

- Availability of public transport particularly in the rural Vale.
- Effects of growth in private car use.
- Car parking and infrastructure provision.
- Congestion.
- Environmental impact of transport.
- Potential impact on land values and development opportunities.

2.3 <u>Lack of Housing (especially affordable)</u> Increasing housing demand from demographic change, increasing house prices and lack of affordable housing

2.3.1 All of the attending officers agreed that lack of housing is an issue but one stated that was probably an issue but they had "…no personal knowledge of this". A number of officers mentioned that they felt this was a national issue. The main issues regarding housing and the lack of in the Vale are summarised below:

- House prices are high in the Vale particularly the rural Vale.
- Town centre and brownfield redevelopment.
- Pressure for new housing development.
- Changing demographic structure.
- Urban/rural shortage of affordable housing.
- Market forces and patterns dictating high prices.

2.4 <u>Land Use</u> A Self-Reliant Vale or Commuter Belt? Lack of facilities / services/ employment etc. within villages

2.4.1 62% of the attendees agreed that land use is a sustainability issue, 17% disagreed and 21% provided no firm answer either way. The main issues are summarised below:

- Lack of employment and services provision in rural Vale.
- Some major employment sites but need for more local elements
- Individual choice to locate – it's a regional issue
- The prospect of home working
- Villages should be maintained

- Need for self-reliance v commuter belt for Cardiff/Bridgend
- Need to develop both
- Changing expectations of citizens.
- Maximise use of brownfield sites

2.5 <u>Employment and Location</u> Poor accessibility to employment in the Vale

2.5.1 54% of the attendees agreed that employment and location is a sustainability issue, 29% disagreed and 17% provided no firm answer either way. The main issues are summarised below:

- Low unemployment rate in the Vale.
- Limited employment opportunities in rural Vale.
- Reliance on Cardiff/Bridgend as an employment location.
- Travel to work issues – reliance on car.
- Importance of St Athan and Rhoose

2.6 <u>Economic Change</u> Vale needs to be able to respond to unpredictable economic change

2.6.1 88% of the attendees agreed that economic change is a sustainability issue, 4% disagreed and 8% provided no firm answer either way. The main issues are summarised below:

- The impact of service provision.
- Regional manner of economic change.
- Flexibility especially concerning developing technologies.
- Reservations on how LDP can achieve this.
- Need to attract future growth/development

2.7 <u>Tourism</u> Missed opportunity for more tourism (economic growth) in Vale.

2.7.1 79% of the attendees agreed that tourism is a sustainability issue, 13% disagreed and 8% provided no firm answer either way. The main issues are summarised below:

- Lack of quality facilities for visitors.
- Opportunities to exploit – e.g. Heritage Coast, Historic Environment.
- Development of a marketing scheme.
- Focus on maximum value added type.
- Over exploitation could cause further harm.
- Need to be balanced against aspiration of local community

2.8 <u>Health</u> Lack of care and health facilities throughout Vale.

2.8.1 46% of the attendees agreed that health is a sustainability issue, 25% disagreed and 29% provided no firm answer either way. The main issues are summarised below:

- Aging population
- Split between NHS trusts
- Trend towards centralised services
- Reliance on facilities in Cardiff/Bridgend

- Many officers (15) felt unable to comment on this issue.

2.9 <u>Education</u> Lack of educational facilities – conversion of schools to alternative uses.

2.9.1 29% of the attendees agreed that education is a sustainability issue, 46% disagreed and 25% provided no firm answer either way. The main issues are summarised below:

- Smaller class sizes.
- Improved provision for pre-school children.
- Alternative (community) use of schools during non-school periods.
- Quality of school buildings
- Pressure on school sites from developers.
- Many officers (12) felt unable to comment on this issue.

2.10 <u>Disability/Accessibility Issues</u> Not enough provision for special needs groups (e.g. Life-time homes, railway stations, public buildings, insufficient disabled parking etc)

2.10.1 54% of the attendees agreed that disability/accessibility is a sustainability issue, 25% disagreed and 21% provided no firm answer either way. The main issues are summarised below:

- Aging population.
- Particularly at transport facilities.
- Several officers identified that the issue is addressed by legislation.
- Quality of sheltered accommodation.

2.11 <u>Lack of Sustainable Communities</u> Need for rural employment, development and housing

2.11.1 75% of the attendees agreed that a lack of sustainable communities is a sustainability issue, 8% disagreed and 17% provided no firm answer either way. The main issues are summarised below:

- Need for flexibility.
- Vitality of towns/village at risk.
- Particular impact on rural Vale.
- Concentration of resources in urban areas.
- Community development
- Realism due to commuter nature of Vale.
- Requirement for services v the need to protect rural Vale.
- Current rural employment under pressure. Diversification.

2.12 <u>Deprivation</u> Isolated areas of deprivation in Barry and Penarth

2.12.1 92% of the attendees agreed that deprivation is a sustainability issue, no one disagreed and 8% provided no firm answer either way. The main issues are summarised below:

- Communities first areas.
- Targeted focus of resources in these areas.
- Some officer's thought that improvements have been made already, perhaps focus should switch to groups rather than areas.
- Gentrification of Barry may cause conflict.

- Several officers agree it is an issue but did not comment further.

2.13 <u>Lack of Community Spirit</u> Missed potential to work together as a community to improve things

2.13.1 42% of the attendees agreed that lack of community spirit is a sustainability issue, 25% disagreed and 33% provided no firm answer either way. The main issues are summarised below:

- Dependant on location (rural/urban).
- Isolation of some communities.
- Make better use of community facilities.
- Involve community in decision-making.
- Several officers agree it is an issue but did not comment further.

2.14 <u>Pressure from Development</u> Protection of open space (urban and rural) from development

2.14.1 92% of the attendees agreed that pressure from development is a sustainability issue, no one disagreed and 8% provided no firm answer either way. The main issues are summarised below:

- Pressure on open spaces/countryside.
- Need to balance against other issues.
- Encourage brownfield site development
- Future role of Development Control
- Wider impact of development – e.g. transport, health etc
- Several officers agree it is an issue but did not comment further.

2.15 <u>Waste disposal and pollution</u> Fly-tipping, waste disposal, gaseous emissions, waste water

2.15.1 88% of the attendees agreed that waste disposal and pollution is a sustainability issue, 4% disagreed and 8% provided no firm answer either way. The main issues are summarised below:

- Regional issue
- Lack of landfill sites in the Vale.
- Need to promote recycling.
- Reduce waste and reliance on fossil fuels
- Need for Environment Agency involvement
- Economic benefits of chemical industry in Vale.
- Waste processing treatment
- Fly tipping issues
- Noise pollution is also an issue
- More enforcement required

2.16 <u>Cultural Heritage</u> Threatened by development pressure

2.16.1 71% of the attendees agreed that cultural heritage is a sustainability issue, 21% disagreed and 8% provided no firm answer either way. The main issues are summarised below:

- To include culture in general – e.g. theatres, galleries etc.
- Some key elements – e.g. historic towns.
- Good policies in place at present.

- There is now increased awareness.
- Several officers agree it is an issue but did not comment further.

2.17 <u>Climate Change</u> Causes and consequences

2.17.1 All of the attendees agreed that climate change is a sustainability issue. The main issues are summarised below:

- Concerns in floodplains and coastal locations.
- Central Government matter but LDP can play a part.
- A need to be proactive.
- Is the LDP able to deliver this?
- Need to upgrade older buildings.
- Several officers agree it is an issue but did not comment further.

2.18 <u>Open Spaces</u> Lack of management and maintenance

2.18.1 54% of the attendees agreed that open spaces are a sustainability issue, 17% disagreed and 29% provided no firm answer either way. The main issues are summarised below:

- Need to prioritise.
- Attracts fly tipping.
- Encourage more open spaces in new developments.
- Resource issue.
- Small pockets rather than a Vale wide issue.
- Access to open space – e.g. Heritage Coast.
- Bring park managers.

2.19 <u>Wildlife, Biodiversity and Water</u> Threatened by development pressure

2.19.1 92% of the attendees agreed that are Wildlife, Biodiversity and Water a sustainability issue, 4% disagreed and 4% provided no firm answer either way. The main issues are summarised below:

- Extent legislation and EIAs cover this.
- Pressure from development
- Dredging off coast
- Balance is needed.
- Treat as a resource in its own right.

3.0 Sustainability Objectives

3.1 The second phase of the workshop was to consider the objectives that were established in stakeholder workshop and to make comment on them, and make additions as necessary. The objectives can be seen at Appendix B. The summary of issues is below.

3.2 <u>Transport and Accessibility issues</u>

3.2.1 On the whole the objectives where agreed with by the Officers, however, the following points were raised:

- To be considered as a core issue.
- "Too many road safety measures increase traffic congestion".
- Congestion is a localised issue.
- Infrastructure to include parking provision.
- Improvements to public transport provision.
- Reliability and efficiency.
- "Cycling is not well served or comprehensively considered".
- Improvements to facilities for walkers. Footpaths and pavements.
- Sustainable transport must be quality not "…more of the same".
- Air Quality Management Areas

3.3 <u>Lack of Housing (especially affordable)</u>

3.3.1 The following points were raised in relation to lack of housing:

- Demand is a key issue
- "…'demand' in VOG insatiable" so an increase would not be beneficial.
- Regional demand could be met by the Vale of Glamorgan, which would trigger growth, but this might not solve affordability issues.
- Regeneration/redevelopment of redundant buildings/brownfield sites.
- Locate near public transport nodes.
- Locate near 'cottage industry' and allow for home working.
- Population moving out of Vale due to lack of affordable housing.
- New homes provided should be sustainable in nature.
- Affordable housing as a separate objective.
- Mixed tenure developments
- Locating new housing near existing services etc may exclude the rural Vale.

3.4 Land Use

3.4.1 The following points were raised in relation to land use:

- Promote Vale but accept that commuters are inevitable.
- Viability of local services over long term.
- Respect the character of any settlement when providing new services.
- Encourage regeneration and reduce 'leakage' though retail provision.
- Balance of protecting rural Vale against development pressure from large conurbation.
- Need for Regional overview.
- One officer thought that both objectives were irrelevant.
- Loss of facilities due to economic viability issues.

3.5 Employment and Location

3.5.1 The following points were raised in relation to land use:

- Interlinked with Housing, Transport and Land Use.
- Balance of protecting rural Vale against need to provide employment opportunities.
- Difficulties in ensuring take up of employment opportunities.
- Accessibility of the motorway.
- Lorry/rail transfer facilities.
- Should be viewed in terms of character of local employment.
- Diverse range of employment.
- Encourage inward investment.

3.6 Economic Change

3.6.1 The following points were raised in relation to economic change:

- Use of technology should be encouraged.
- Care not to compromise SEA.
- Difficulties in achieving this over the plan period.
- Should not be concentrated too locally.

3.7 Tourism

3.7.1 The following points were raised in relation to tourism:

- Resource issue of enhancing public transport for tourism purposes.
- Improvements to accessibility in rural areas.
- Care should be taken to ensure the special interest of the area is maintained.
- Tourism by its nature may be inherently 'unsustainable'
- Some tourism facilities are in 'unsustainable locations'.
- Promotion of eco-tourism.
- Concentrate resources on more urban tourism facilities where economic regeneration is needed most such as Barry Island, or historic towns.
- Ensure additional employment
- Barry Island could be marketed as a regional (SE Wales) asset.

3.8 Health

3.8.1 The following points were raised in relation to health:

- More than a land use issue.
- Difficult to achieve through land use policy.
- Resource limitations.
- Access to primary care should be ensured.
- Targeting provision on need.
- Open space and opportunities for 'healthy' activities should be increased.
- Regeneration of run down areas.

3.9 Education

3.9.1 The following points were raised in relation to education:

- Relevance to land use planning was questioned.
- Improved facilities and management.
- Community focused establishments.
- Pressure should be applied to developers to provide educational facilities.
- Resource limitations.
- All levels – all ages.
- Potential for a school of excellence for top achievers.

3.10 Disability/Accessibility Issues

3.10.1 The following points were raised in relation to disability and access issues:

- May be dependant on location of facilities.
- Statutory duty and guidance in place.
- Better provision of sheltered accommodation.

3.11 Lack of Sustainable Communities

3.11.1 The following points were raised in relation to the lack of sustainable communities issues:

- A strategic option to adopt.
- Dependant on several other issues being controlled. Eg transport, development in the countryside etc.
- Encourage mixed developments.
- Issue of commuter belt status of the Vale.
- Difficulties in achieving this in rural Vale.
- Fundamental issue is reducing the need to travel.

3.12 Deprivation

3.12.1 The following points were raised in relation to deprivation issues:

- Should be targeted not just by area but also by group.
- Extent of deprivation is small but significant
- Linked to overall quality of life, health and well-being.
- Encourage urban regeneration.

3.13 Lack of Community Spirit

3.13.1 Views ranged from “crucial” to “not a land use planning issue” whilst some officers thought that this was an ambiguous objective. The following points were raised in relation to a lack of community spirit issues:

- Community facilities/events with capacity building activities for local groups.
- Involving the community in decision-making.
- Improved ‘ownership’ of communities e.g. best kept village/area etc.
- A forum for the community – although wariness of an ‘alternative agenda’ was raised by one officer.

3.14 Pressure from Development

3.14.1 The following points were raised in relation to pressure from development issues:

- A key policy.
- Encourage brownfield developments although the number of sites is diminishing.
- Establish difference between sensitive areas and greenfield sites.
- Minor rural developments can contribute to other sustainability objectives e.g. construction of a village shop.
- Protect pockets of green space to maintain open space in built environment.

3.15 Waste disposal and pollution

3.15.1 The following points were raised in relation to waste disposal and pollution issues:

- Landfill in the Vale is not the answer.
- Encourage local produce, which uses less packaging/transport.
- Waste treatment.
- One response to location of land fill sites was “NO, NO, NO!!”
- Education to promote “reduce - reuse - recycle”.
- Communal recycling facilities in new developments.

3.16 Cultural Heritage

3.16.1 The following points were raised in relation to cultural heritage issues:

- Importance role of Development Control.
- Link to tourism – footpath/cycle route.
- Existing listed buildings policies are strong.
- Role of ‘County Treasures’ as a local list and opportunity to protect through policy.
- Important for tourism, could be linked to eco-tourism.
- Can be widened to include ‘culture’ such as theatre and the arts.
- Need to ensure degradation is prevented

3.17 Climate Change

3.17.1 The following points were raised in relation to climate change issues:

- Higher level strategic policies required. E.g. Building regulations and planning considerations that is linked to many other issues.
- Need to address small-scale renewables e.g. solar panels, wind turbines. Particularly an issue in conservation areas – the new satellite dish?
- Developers should be encouraged to build energy efficient/eco-homes.
- Encouragement of alternatives to travel by private car.
- Flood protection

3.18 Open Spaces

3.18.1 The following points were raised in relation to open space issues:

- Resource issue for maintenance and promotion.
- Incorporate into biodiversity balanced with recreational needs.
- Opportunity for community ownership of smaller, local open spaces.
- Use school playing fields as an open space resource.
- Linked to health and wellbeing
- Better provision within new developments.

3.19 Wildlife, Biodiversity and Water

3.19.1 The following points were raised in relation to wildlife, biodiversity and water issues:

- Buffer zones concept already in place through countryside policy?
- Buffer zones should only be used where essential.
- Restrict development that causes harm.
- Natural Environment and Rural Communities (NERC) Act 2006 to provide guidance.
- Wildlife corridors just as important as buffer zones – to include hedgerows, roadside verges, streams etc.
- Protection of existing trees and inclusion of new trees in new developments.
- Other statutory bodies deal with water and air pollution.
- Increasing buffer zone sizes may shift problems elsewhere rather than dealing with them.

4.0 New Issues and Objectives

4.2 The following have been identified as potential new objectives:

Transport and Accessibility	• The use of Air Quality Management Areas in congestion 'hot spots'.
Lack of Housing	• Definition of demand required. • Make beneficial use of brownfield sites where possible. • Encourage mixed use and mixed tenure developments.
Land Use	• Maintain balance between development and intrinsic value of the Vale.
Employment and Location	• Maintain balance between development and intrinsic value of the Vale. • Encourage inward investment.
Economic Change	• Encourage use of new technologies.
Tourism	• Protect, enhance and promote as regional asset. • New tourism uses to include eco-tourism.
Health	• Role of urban regeneration in health and wellbeing.
Education	• Community role for schools facilities for all members of the community.
Disability/Accessibility	• In line with statutory guidance.
Lack of Sustainable Communities	
Deprivation	
Lack of Community Spirit	
Pressure from Development	• Encourage rural developments that contribute to sustainability of the rural Vale.
Waste Disposal and Pollution	• Delete landfill in the Vale.
Cultural Heritage	• Promote culture as a whole in the Vale. To include the arts etc.
Climate Change	
Open Spaces	• Incorporate open space and biodiversity.

Wildlife, Biodiversity and Water	• Adopt guidelines from Natural Environment and Rural Communities (NERC) Act 2006

4.3 Many of the objectives by their nature are crosscutting and will apply to more than one issue. This will obviously need to be considered further in the SA process.

Sustainability Issues from Stakeholder Workshop

Transport and Accessibility
Congestion, traffic, lack of public transport and parking, environmental impact of transport

Lack of housing (especially affordable)
Increasing housing demand from demographic change, increasing house prices and lack of affordable housing

Land Use
A Self-Reliant Vale or Commuter Belt? Lack of facilities / services/ employment etc. within villages

Employment and Location
Poor accessibility to employment in the Vale

Economic Change (Unpredictable)
Vale needs to be able to respond to unpredictable economic change

Tourism
Missed opportunity for more tourism (economic growth) in Vale.

Health
Lack of care and health facilities throughout Vale.

Education
Lack of educational facilities – conversion of schools to alternative uses.

Disability / Accessibility Issues
Not enough provision for special needs groups (e.g. Life-time homes, railway stations, public buildings, insufficient disabled parking etc)

Lack of Sustainable Communities
Need for rural employment, development and housing

Deprivation
Isolated areas of deprivation in Barry and Penarth

Lack of Community Spirit
Missed potential to work together as a community to improve things

Pressure from Development
Protection of open space (urban and rural) from development

Waste disposal and pollution
Fly-tipping, waste disposal, gaseous emissions, waste water

Cultural heritage
Threatened by development pressure

Climate Change
Causes and consequences

Open Spaces
Lack of management and maintenance

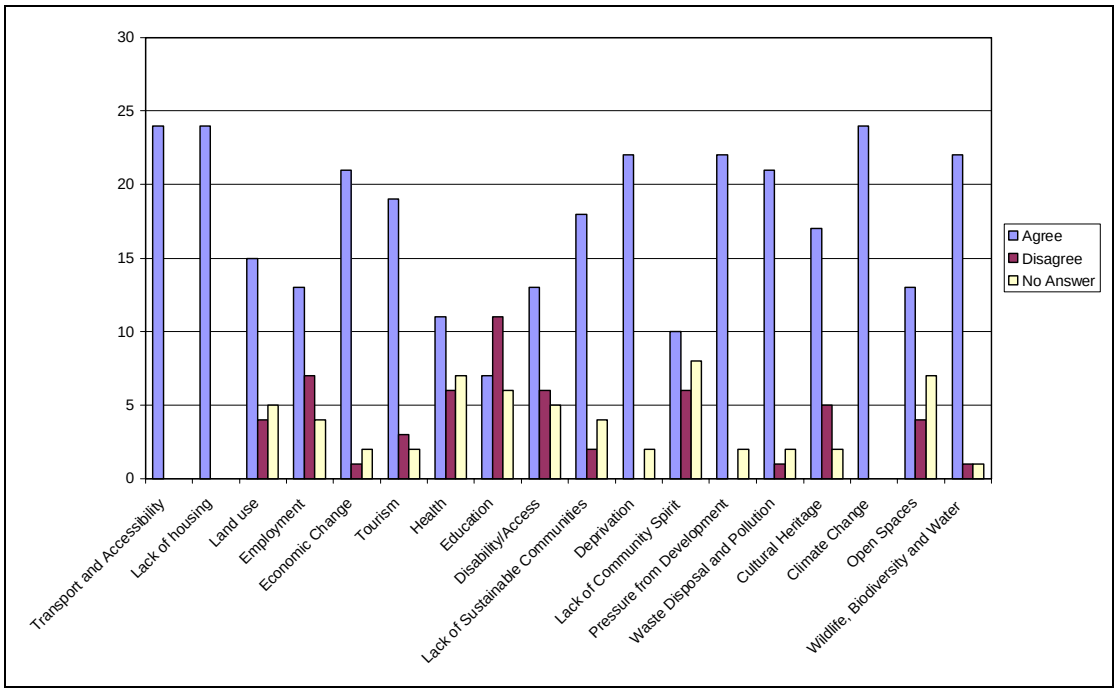
Wildlife, biodiversity, water
Threatened by development pressure

Sustainability Objectives from Stakeholder Workshop

Issue	Objective
Transport and Accessibility	• Reduce congestion • Reduce need to travel • Promote sustainable travel alternatives • Improve existing infrastructure • Improve safety on roads
Lack of housing (especially affordable)	• Increase supply of housing to meet demand • Locate new housing near employment, transport, services and facilities.
Land Use (A Self-reliant Vale or Commuter Belt?)	• Create a more self-reliant economy, so that the Vale does not act merely as a commuter belt for Cardiff • Provide more facilities within the settlements to reduce the need to go elsewhere
Employment and Location	• Increase employment opportunities where there is demand • Locate employment near existing transport links and near communities
Economic Change (Unpredictable)	• Need to acknowledge and respond to economic and market changes • Need flexibility to respond to unexpected changes during the Plan period
Tourism	• Protect and enhance existing tourism uses • Provide for new tourism uses where they are accessible by public transport
Health	• To improve health and well-being of the Vale's community • To improve access to health facilities, green spaces, footpaths etc.
Education	• Improve educational achievement at all levels
Disability / Accessibility Issues	• Improve access for all users to public facilities, services, transport, housing etc.
Lack of Sustainable Communities	• Provide integrated housing, employment and services throughout the Vale
Deprivation	• Reduce deprivation in need areas though focussed investment and support
Lack of Community Spirit	• Encourage a sense of community throughout the Vale to empower local communities to make positive improvements
Pressure from Development	• Target development to suitable areas, prioritise brownfield sites and protect sensitive areas
Waste disposal and pollution	• Ensure sensitive and local location of landfill sites • Encourage waste minimisation

Issue	Objective
Cultural heritage	• Protect and enhance cultural heritage sites • Encourage appropriate re-use of heritage buildings • Promote the cultural heritage of the Vale
Climate Change	• Reduce the causes and protect against the consequences of climate change • Promote renewable energy, sustainable drainage, eco-homes etc.
Open Spaces Lack of management and maintenance	• Maintain, protect and enhance existing recreation facilities • Improve access to open spaces etc
Wildlife, biodiversity, water Threatened by development pressure	• Protect and enhance all designated sites and increase buffer zones around them • Reduce water and air pollution to protect biodiversity • Spread awareness and educate about sensitive sites

Graphical Representation of Officers Views



Attendees

Marcus Goldsworthy	Development Control
Bob Guy	Economic Development
John Gleeson	Building & Vehicle Services
Kristian James	Regulatory Services
Gareth Bisset	Property
Kate Pryor	Ecologist
Phil Beaman	Parks & Grounds
Martin Lucas	Minerals Officer
Paul Gay	Engineering Design & Procurement
Mike Matthews	Learning & Development
Mike Ingram	Housing & Community Safety
Helen Moses	Corporate Policy & Communications
Nicola Williams	Waste Management & Cleansing
Tom Bevan	Engineering Design & Procurement
Bev Noon	Corporate Policy & Communications
Frank Coleman	Countryside & Environmental Projects
Dorrett Thompson	Legal
Nick Lloyd	Conservation & Design
Jane Crofts	Development Control
Candido Choo Yin	Environmental Health
Lucy Turner	Facilitator
Andrew Wallace	Facilitator
Victoria Abraham	Facilitator
John Marks	Scribe
Richard Cole	Scribe
Peter Thomas	Scribe

VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN

Sustainability Appraisal Workshop
Officer Group 19th October 2006 at 9.45 a.m.
Corporate Suite, Civic Offices

A G E N D A

9.45	Arrival and Coffee.
10.00	Welcome and Introduction to the Vale of Glamorgan LDP. Rob Thomas – Head of Planning and Transportation
10.10	Question and Answer
10.15	Introduction to Sustainability Appraisal Emma Harvey – Operational Manager, Planning and Transportation Policy
10.25	Question and Answer
10.30	Group Discussion 1 – Sustainability Issues
11.00	Break – Tea and Coffee
11.10	Group Discussion 2 – Sustainability Objectives
11.45	Close and Way Forward Rob Thomas – Head of Planning and Transportation, Vale of Glamorgan Council

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VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN

STRATEGIC OPTIONS STAKEHOLDER WORKSHOP

REPORT OF CONSULTATION

June 2007

Hyder Consulting

VALE of GLAMORGAN BRO MORGANNWG

Local Development Plan Cynllun Datblygu Lleol

Executive Summary

This Consultation Report outlines the views expressed at a stakeholder workshop, which was held to discuss the Strategic Options for the Vale of Glamorgan Local Development Plan (LDP). The workshop was held on Thursday 24th May 2007, at the YMCA Hub, in Barry and involved 52 attendees representing a wide variety of interests and organisations from the Vale of Glamorgan and neighbouring authorities (see Appendix A).

The purpose of the stakeholder workshop was to engage relevant stakeholders in initial discussions on the following LDP strategy options:

- **Option1:** Maximising the potential of and concentrating growth in Barry, Penarth, Dinas Powys, Sully and Rhoose (current UDP strategy).
- **Option 2a:** Dispersement of housing and employment opportunities based on the current population of each settlement (without a sustainability test).
- **Option 2b:** Dispersement of housing and employment opportunities based on the current population of each settlement (with a sustainability test).
- **Option 3:** Higher growth in the larger villages in rural areas (e.g. Llantwit Major, Cowbridge, St. Athan, Rhoose and potentially others to be identified).
- **Option 4:** A rural new settlement able to promote sustainable self – containment.
- **Option 5:** Concentrate development opportunities in Barry, Penarth / Llandough, Dinas Powys and Sully. Llantwit Major and St. Athan to be a key development opportunity. Smaller sustainable settlements to accommodate further housing and associated development.

The workshop discussions highlighted the advantages and disadvantages of these options. Through these discussions, option 5 was deemed to be the most favourable strategy by stakeholders. Option 4 was considered viable, although cost implications of such a strategy were perceived to be a major constraint to its delivery. Options 2a and 2b were determined to be inappropriate for the Vale of Glamorgan as one does not take sustainability issues into consideration and the other is not a focused approach. Option 3 was thought to result in rural areas having too much development. Although currently in place, it was considered that option 1 would not address future issues and problems facing the Vale of Glamorgan.

The stakeholders were also asked to suggest alternative strategy options, and the following were identified:

- Option 1 in conjunction with Option 4
- Option 2b in conjunction with Option 5
- Option 5 in conjunction with Option 4
- Develop a strategy with a strong focus on the tourism potential of the Vale of Glamorgan.

- Tie in proposed development in the Vale of Glamorgan with those in neighbouring authorities (e.g. Brocastle, Llantrisant and Culverhouse Cross)
- Focus development around Cardiff International Airport.
- Concentrate the majority of development in and adjoining existing major settlements but provide area-specific allocations within the surrounding areas.

The Council will seek to ensure that the preferred strategy meets the expectations of relevant stakeholders and the sustainability objectives set out in the Sustainability Appraisal (SA) Scoping Report[1].

Participants gave feedback on the stakeholder workshop and 76% felt their overall experience of the day was good to excellent.

The findings from the workshop will be used by the Council to develop the draft preferred strategy for the LDP, which will be formally consulted on early next year.

[1] SA Scoping Report, Vale of Glamorgan, January 2007

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1 Introduction

1.0.1 The Vale of Glamorgan Council is currently considering the strategy options for its Local Development Plan (LDP), which will govern how land within the Vale of Glamorgan is used between 2011 and 2026.

1.1 Background

1.1.1 To ensure that the policies in the LDP promote the principles of sustainable development, a Sustainability Appraisal (SA) of the LDP, incorporating the requirements of the Strategic Environmental Assessment (SEA) Directive, is being undertaken simultaneously. The LDP and the SA processes are being carried out in an iterative and integrated manner. Figure 1.1 below outlines these two processes.

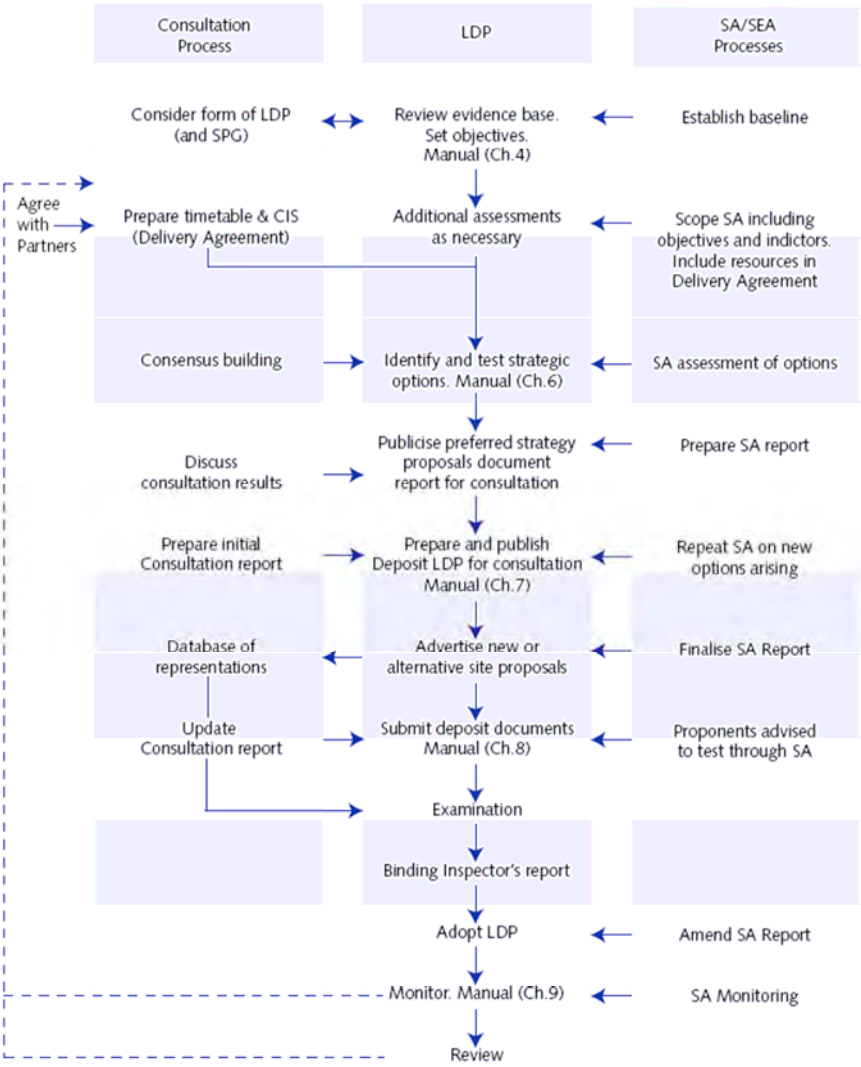

Figure 1.1: Main Stages of the LDP and SA Processes (Source: LDP Manual, June 2006)

1.1.2 The Council are currently undertaking the third stage of the LDP process, in which they are determining the preferred strategy option. The options currently under consideration are as follows:

- Option1: Maximising the potential of and concentrating growth in Barry, Penarth, Dinas Powys, Sully and Rhoose (current UDP strategy).
- Option 2a: Dispersement of housing and employment opportunities based on the current population of each settlement (without a sustainability test).
- Option 2b: Dispersement of housing and employment opportunities based on the current population of each settlement (with a sustainability test).
- Option 3: Higher growth in the larger villages in rural areas (e.g. Llantwit Major, Cowbridge, St. Athan, Rhoose and potentially others to be identified).
- Option 4: A rural new settlement able to promote sustainable self – containment.
- Option 5: Concentrate development opportunities in Barry, Penarth / Llandough, Dinas Powys and Sully. Llantwit Major and St. Athan to be a key development opportunity. Smaller sustainable settlements to accommodate further housing and associated development.

1.1.3 To assist the Council in this process, an appraisal of the options will be carried out as a part of the SA process. This appraisal will be based on the SA objectives which have been developed using feedback from the SA stakeholder workshop held in October 2006. This workshop highlighted that the key issues for the stakeholders in the Vale of Glamorgan include (but are not limited to):

- Transport and accessibility;
- Employment related issues;
- Housing provision, especially affordable housing;
- Increasing development pressures;
- Community cohesion;
- Waste disposal and pollution; and
- Threats to cultural and natural heritage.

Details of the findings from this workshop are provided in the *Sustainability Appraisal Stakeholder Workshop - Report of Consultation* (October 2006) which is available for viewing on the Council's website (www.valeofglamorgan.gov.uk).

On Thursday 24th May 2007 a further workshop was undertaken by the Council as part of their LDP consultation process with stakeholders, to obtain valuable feedback and opinions on the LDP strategy options currently being considered.

1.2 The Workshop

1.2.1 The purpose of the workshop was to:

- share information on LDP strategy options
- provide stakeholders with the opportunity to share their views on the various LDP strategy options
- provide stakeholders with the opportunity to influence the Council's preferred strategy
- address any queries and questions

1.2.2 Invitations were sent to a wide range of relevant stakeholders, including various local interest groups and organisations from the Vale and neighbouring authorities, of which 52 attended. A list of attendees is provided in **Appendix A.**

1.2.3 As an introduction to the workshop, Emma Harvey (Operational Manager, Planning and Transportation Policy, Vale of Glamorgan Council) provided an update on progress with the LDP. This was followed by a presentation by David Hourd (Hyder Consulting), who explained the role of the SA in determining the preferred strategy of the LDP. Emma Harvey gave a further presentation outlining the purpose of the workshop. It should be noted that there were also opportunities for workshop attendees to ask questions at the end of each presentation to clarify aspects of the LDP process and the workshop itself. The full agenda for the Workshop is provided in **Appendix B.**

1.2.4 The workshop was arranged so that there were six groups, and discussions focused on the advantages and disadvantages of each of the options outlined above. Attendees were also asked to provide any alternative options to those already proposed. Each group had a facilitator and scribe to ensure that discussions were focused and comments were accurately recorded.

1.2.5 A summary of the discussions for each option is given in Section 2 and the suggested alternative options are provided in Section 3. This feedback will now be used in determining the preferred strategy for the LDP. Section 4 outlines the subsequent stages of the LDP and SEA processes.

2 The Strategic Options

2.1 Option 1

Maximising the potential of and concentrating growth in Barry, Penarth, Dinas Powys, Sully and Rhoose (current UDP strategy).

2.1.1 This option maintains the current strategy contained within the Vale of Glamorgan Adopted Unitary Development Plan (1996-2011), which focuses development within 'the Waterfront Strip', This encompasses the larger coastal towns and villages of Barry, Penarth, Dinas Powys, Sully and Rhoose, capitalising on their good transport links, availability of services and facilities as well as regeneration opportunities within Barry Waterfront (see Figure 2.1).

Figure 2.1: Indicative Illustration of Option 1

2.1.2 Discussions regarding this option identified a number of advantages and disadvantages which are outlined below. Stakeholders suggested that if this strategy option is taken forward it should consider how the tourism potential of the Vale of Glamorgan can be maximised and that affordable housing is adequately provided to meet the needs of the local population.

Advantages

2.1.3 The areas identified for growth already have sufficient infrastructure capacity (rail, road and community facilities) to accommodate further development. It was considered that the option may encourage the development of previously developed land, protecting the rest of the Vale of Glamorgan, including important areas of greenfield land, against major development. This approach protects the diversity of small communities, whilst also keeping larger towns vibrant.

2.1.4 It is likely that the option will make these key areas attractive for investment, increasing competition with neighbouring authorities and promoting regeneration in settlements such as Barry. It is anticipated that increased investment will also bring about growth in other smaller settlements.

2.1.5 Although some consultees highlighted that there has been minimal provision of affordable housing through the current UDP, others were of the opinion that option 1 may promote more affordable housing opportunities.

Disadvantages

2.1.6 Participants felt strongly that this option does not address commuting issues for smaller communities and the suburbs of Cardiff. This is particularly due to the assumption that employment will continue to be focused on the Cardiff area. It was also highlighted that congestion problems are likely to be exacerbated as existing commuter links have already reached capacity, and public transport services are currently inadequate.

2.1.7 A key issue raised was that this option does not take into account the proposed development of the Defence Training Academy at St Athan (a development of major regional importance). The main concerns in this respect relate to access to and from the site, and the likelihood that Llantwit Major may become a dormitory town to St Athan. It was also felt that the option would not take into account other major development occurring in areas on the western edge of the Vale such as Brocastle. The proposed Severn Barrage was also referred to although it was pointed out that this scheme may not be implemented during the LDP period .

2.1.8 Although the option is expected to promote focused development, it was considered that rural areas would be further isolated. To prevent this, growth in other areas of the Vale of Glamorgan would need to be promoted. Failure to do this may cause rural settlements to "become sterile and unsustainable commuter settlements." Furthermore, participants expressed concern that the Option places pressure on green wedge areas and encourages urban coalescence, leading to a loss of identity.

Summary and Conclusion

2.1.9 Overall it was felt that although this strategy has been effective in the current UDP period, it would not be appropriate to plan for the next 15 years on this basis. Key disadvantages highlighted that:

- the current UDP strategy is not flexible and is irresponsive to significant change e.g. impact of new development on housing and transport infrastructure;
- there are few opportunities for the development of rural communities;
- provision of affordable housing has been minimal; and
- there has been increased pressure on existing green wedges.

2.1.10 There were, however, some consultees who considered that a continuation of the current strategy was appropriate. Identified strengths of the current strategy included:

- Increased utilisation of brownfield sites, locating development relatively close to employment sites and protecting the rural vale; and
- Provision of employment areas in the south eastern corridor where most people live.

2.1.11 Stakeholders indicated that although the current strategy has been successful in most respects, it would not be advisable to continue with this strategy for the LDP. It was generally considered that option 1 would not effectively address the future issues likely to be faced by communities in the Vale of Glamorgan.

2.2 Option 2a:

Dispersement of housing and employment opportunities based on the current population of each settlement (without a sustainability test).

2.2.1 This option would see the distribution of housing and employment to all settlements within the Vale of Glamorgan, proportionate to the existing population of each settlement. In this scenario the level of existing services and facilities would not be considered as part of the allocation of sites, however unlike Option 1 this option would increase development opportunities for rural areas (see Figure 2.2).

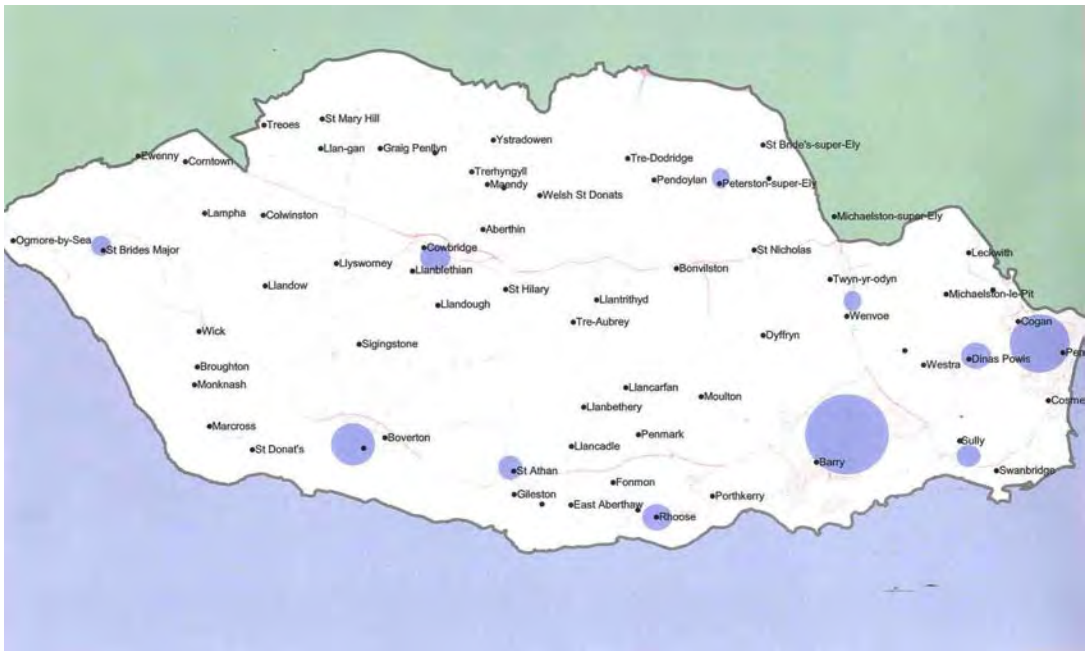

Figure 2.2: Indicative Illustration of Option 2a

2.2.2 This approach gave rise to much debate regarding its appropriateness as a strategy for development in the Vale of Glamorgan. Below is an outline of the advantages and disadvantages identified.

Advantages

2.2.3 Discussions indicated that this option is likely to spread development across the Vale of Glamorgan providing benefits to rural areas through a need for improved public transport, community facilities/services and affordable housing. Furthermore, although there would be cumulative effects, the impacts of development would not be concentrated in one area. However, certain considerations that would need to be taken into account in taking this option forward include:

- Giving priority to the development of brownfield sites;
- Providing additional facilities such as leisure facilities and shops, so that settlements are self-sustaining; and
- Further development of transport infrastructure.

Disadvantages

2.2.4 Although considered an advantage by some, other stakeholders felt that if improvements were not made, existing facilities and infrastructure in some areas may come under increased pressure as a result of this strategy. Transport infrastructure, particularly in the rural areas, is considered to be currently inadequate and is unlikely to sustain increased development. Accordingly, there is concern that transport problems may be exacerbated.

2.2.5 Furthermore, existing community facilities (e.g. health, education and policing) may also face increased pressure and consideration would need to be given to increasing the capacity of these facilities. If additional facilities are to be provided, it would be necessary to ensure that they are accessible to those that need them and that these communities can sustain them.

2.2.6 Overall, it was felt that this option is overly simplistic, lacks focus and does not take into account other planning factors and may give rise to contentious planning issues. It was considered that basing the option solely on current population would be inappropriate.

2.2.7 The discussion groups were concerned that by taking this option forward, the Council would not be meeting their legal obligation to promote sustainable development. It was emphasised that a sustainability test would be required and that, in order to enable "informed, organised growth" the following should be considered:

- The ability of communities to cope with certain levels of development due to the adequacy of existing facilities;
- Settlement demographics to ensure that appropriate housing and facilities are provided that meet the needs of local residents;
- The utilisation of existing facilities;
- That there are appropriate local employment opportunities;
- Findings of a housing needs survey;

- Potential impacts on the character, vitality and viability of individual settlements;
- Availability of land for development; and
- The tourism potential of settlements.

Summary and Conclusion

2.2.8 In general there was very little support for this option, although some advantages in this approach were highlighted. Workshop participants stressed that a sustainability test was essential and that this strategy option would be overly simplistic and inappropriate.

2.2.9 It was made clear that Option 2a would be an inappropriate strategy for the Vale of Glamorgan and an understanding of the capacity of various settlements to accommodate development is essential in any development plan strategy.

2.3 Option 2b

Dispersement of housing and employment opportunities based on the current population of each settlement (with a sustainability test)

2.3.1 As with option 2a the distribution of development would be relative to the existing population of each settlement. However an assessment of existing services and facilities as well as accessibility to nearby facilities would be undertaken (the sustainability test). In this scenario land allocated for development opportunities would only be within those settlements, which would have good levels of services, facilities and infrastructure (see Figure 2.3).

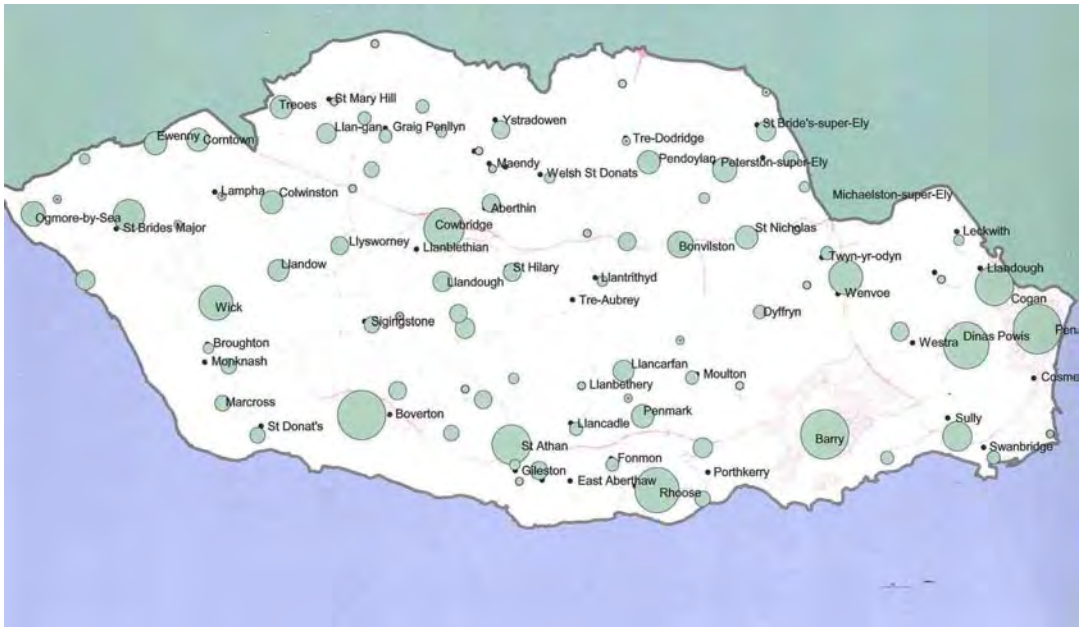

Figure 2.3: Indicative Illustration of Option 2b

2.3.2 Comments made relating to this option are similar to those made for option 2a, although option 2b is preferred because it includes consideration of sustainability issues. Below are the advantages and disadvantages identified.

Advantages

2.3.3 The suggested sustainability test was generally welcomed and it was felt that it would allow for a more balanced approach, enabling more informed planning decisions to be made. Participants recommended that the sustainability test take the following into account:

- A historic settlement survey and protection of conservation areas;
- Protection of the character of the rural settlements;
- Provision of appropriate community facilities;
- Protection of important habitats;
- Capacity of local infrastructure;
- Appropriate local employment opportunities;
- Provision of affordable housing;
- Land drainage issues and flood risk in some communities; and
- Availability of land for development, ensuring that brownfield sites are used in preference to greenfield sites.

2.3.4 It was considered important that the criteria used in the sustainability test are comprehensive and clearly set out.

Disadvantages

2.3.5 There were concerns relating to the implications that this option would have for transport infrastructure and the character of smaller settlements, some of which are valued for their tourism potential.

2.3.6 Some consultees felt that this approach would require improvement of facilities and infrastructure throughout the area and that it does not consider the level of funding and resources that would be necessary to achieve this. Furthermore, encouraging a number of small scale developments is unlikely to provide the economies of scale required to allow for improvement of facilities and infrastructure such as the transport network, leisure facilities, shops etc.

2.3.7 The success of this strategy is dependent upon the behaviour of residents in settlements, as most people are likely to continue to live in the rural areas and commute to urban areas for work. As such, it was felt that the availability of employment opportunities in individual settlements would be a key factor in the success of this option. The most sustainable option would be to provide employment opportunities locally to ensure that residents do not have to commute elsewhere to work.

Summary and Conclusion

2.3.8 Although the majority of stakeholders preferred this option over option 2a, it was stressed that if option 2b is taken forward, the criteria used in the sustainability test would need to be comprehensive. This would ensure that development occurs in settlements that not only need it, but can sustain it. It should be noted that despite the support for this option, it was not favoured over the others under consideration.

2.4 Option 3

Higher growth in the larger villages in rural areas (e.g. Llantwit Major, Cowbridge, St. Athan, Rhoose and potentially others to be identified)

2.4.1 Unlike option 1, this option would concentrate future development within the larger rural settlements that have good levels of services, facilities and infrastructure relative to other settlements within the rural Vale (see Figure 2.4).

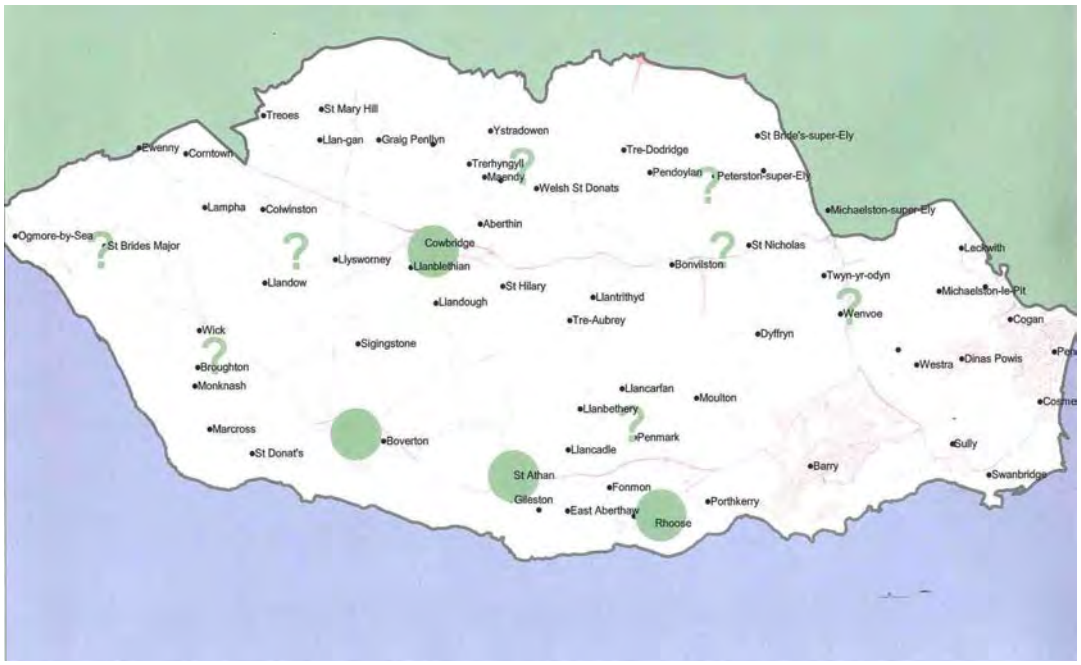

Figure 2.4: Indicative Illustration of Option 3

2.4.2 While this option provides a more focused approach than option 2a and 2b, the workshop discussion raised a number of advantages and disadvantages, which are outlined below.

Advantages

2.4.3 This option reduces development pressure on urban areas in the south east Vale and focuses new development in larger rural villages along existing rail and road corridors. Infrastructural improvements and the provision of new employment opportunities in the areas identified would be essential for the success of this option asit would also reduce the levels of commuting into Cardiff.

2.4.4 Attendees highlighted that this option provides the opportunity for the provision of additional community facilities in these larger rural settlements and the improvement of existing infrastructure. However, it was emphasised that the development of housing, needs to be employment driven.

Disadvantages

2.4.5 Some participants felt that the option excludes some settlements that have the potential for development, particularly the more significant urban areas such as Barry and others. The view was expressed that this option would lead to the creation of large urban areas in the rural Vale, while existing urban areas may stagnate and potentially decline.

2.4.6 There are concerns that growth of some communities such as St Athan and Llantwit Major, may result in coalescence which would lead to a loss of their individual character and identity, while others cannot sustain additional growth. It was felt that there would be increased pressure on existing facilities and infrastructure, in particular transport infrastructure, which is already considered to be inadequate. The need to improve transport links in support of this strategy was deemed important, specifically between Cardiff and Bridgend.

2.4.7 Participants also highlighted that there may be a danger that development will occur in the settlements identified within the option at the expense of other nearby communities.

2.4.8 There was much discussion on the possible effects of the development of the proposed Defence Training Academy at St Athan and potential growth of Cardiff International Airport. It was emphasised that the likely effects of such development would need to be considered. A key point was raised relating to the likely increase in the number of commuters to the training academy at St Athan from the surrounding areas or outside of the Vale of Glamorgan.

Summary and Conclusion

2.4.9 Stakeholders recognised the benefits of developing some of the larger villages in the rural areas, such as facilitating improvements in transportation networks, facilities and services. However, there was concern that this option ignores areas that may have a clearer opportunity for expansion. Furthermore, growth of some of the villages could result in the loss of their character and identity.

2.4.10 It is evident from the comments outlined above that stakeholders have strong reservations about taking this strategy forward.

2.5 Option 4

A rural new settlement able to promote sustainable self containment

2.5.1 This option would propose that the majority of new development would be concentrated in one area to create a new settlement. In order to ensure that the settlement would support a sustainable population, a range of services and facilities, as well as good infrastructure would form part of the new settlement (see Figure 2.5).

Figure 2.5: Indicative Illustration of Option 4

2.5.2 Discussions relating to this option were focused mainly on the practicalities of its delivery. In this respect, stakeholders identified a number of issues that would need to be taken into consideration if this option is to be taken forward:

- Funding for the development of the settlement;
- Management of the development;
- Phasing of the development;
- Size of the settlement;
- Location of the settlement; and
- Proximity of transport links.

Stakeholders identified a number of advantages and disadvantages of Option 4 as outlined below.

Advantages

2.5.3 Some participants considered that the development of a new settlement was a viable option provided that it was appropriately located and enabled the opportunity to promote the development of sustainable communities.

2.5.4 It was felt that this option would protect existing rural communities as the new settlement would be self-contained. Some were of the view that it was also likely that the new facilities would serve residents in nearby settlements, although others felt that the view was over simplistic.

Disadvantages

2.5.5 Although some stakeholders assumed that the new settlement would be self-contained, others felt that a self-contained settlement was not feasible and that it was likely to become a commuter settlement. As such, stakeholders stated that a definition of "self-containment" was necessary.

2.5.6 It was felt that the option does not take into consideration the potential for development in other parts of the Vale of Glamorgan and may lead to a loss of agricultural land and important wildlife habitats.

2.5.7 There was also concern that this option is likely to be unviable as the resources required for the development of a new settlement are far too high.

Possible Locations Identified

2.5.8 A number of potential locations for the new settlement were identified including:

- Along the existing coastal belt, although there were concerns over coastal erosion;
- Along the M4 corridor, as there would already be good transport links and would leave the majority of the historical/natural areas untouched;
- On the proposed link road from the south of the Vale of Glamorgan to the M4;
- At St Athan, to compliment existing plans to develop the training academy. (the transport infrastructure would, however, need to be improved to provide links to the nearby railway line);
- At Llandow (including Llandow Trading estate), as there is already an employment base which requires an improved transport network (expansion to include housing development and associated services etc. would result in a sustainable community where there is already a demand for such improvements. The area also has a number of brownfield sites which could be developed, rather than utilising greenfield sites);
- Bonvilston;
- Along the A48 e.g. Tair Onen (a disused Forestry Commission site);

- Near existing development in adjoining authorities e.g. Culverhouse Cross, Brocastle, Llantrisant.

2.5.9 Irrespective of the location of the new settlement, stakeholders highlighted that the proposal would need to take account of large scale developments occurring within the Vale of Glamorgan and neighbouring authorities.

Summary and Conclusion

2.5.10 Many stakeholders considered option 4 as a viable option in respect of developing a sustainable community that can be located in an optimal area to ensure maximised benefits. The disadvantages were, however, considered to outweigh the advantages, particularly as this would remove the focus from other potential development areas that require improvements in infrastructure and transportation links. Furthermore it was felt that delivery of such an option would be impractical in terms of cost.

2.6 Option 5

Concentrate development opportunities in Barry, Penarth / Llandough, Dinas Powys and Sully. Llantwit Major and St. Athan to be a key development opportunity. Smaller sustainable settlements to accommodate further housing and associated development.

2.6.1 This option draws upon elements of options 1 and 2b, which seek to locate future development within those settlements that have good levels of services and facilities, and transport links. However, this option also recognises the need to consider the potential development opportunities arising from the proposed Defence Training Academy at St. Athan (see Figure 2.6).

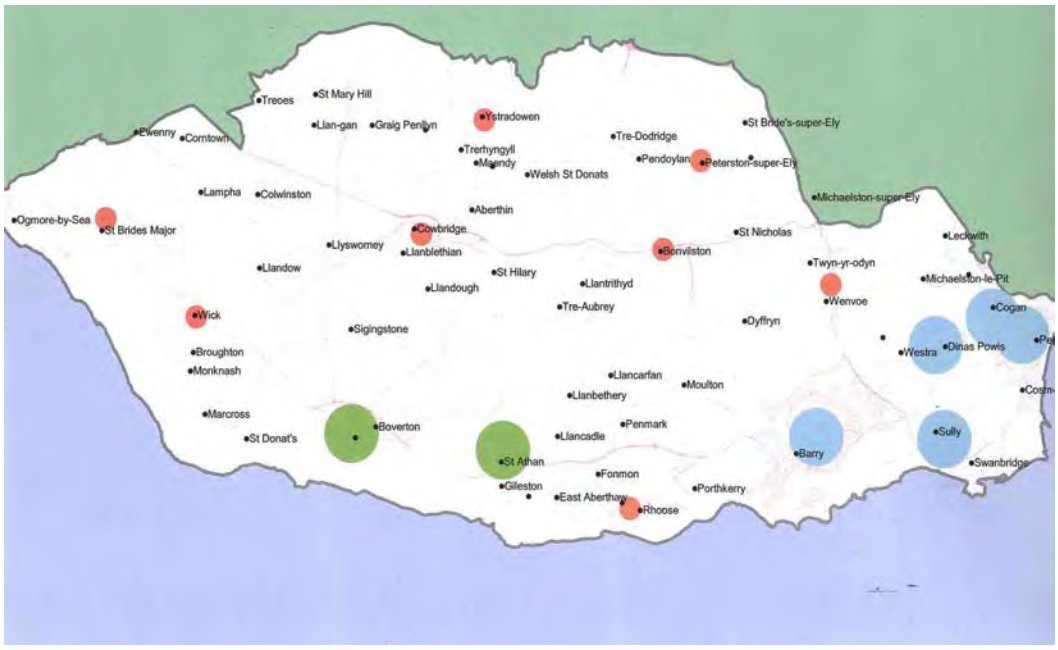

Figure 2.6: Indicative Illustration of Option 5

2.6.2 Discussions around this option were fairly positive, highlighting a number of advantages and some disadvantages as outlined below. Consultees drew attention to some areas of concern that would need to be addressed if the option is to be taken forward. For example, although development is necessary, it needs to be sensitive to the character of the settlements in which it occurs. In addition, thought needs to be given to the improvement of existing transport facilities such as the provision of a railway link between St Athan and Llanwit Major. It would also be necessary to ensure that appropriate facilities and infrastructure are available in the settlements ear-marked for growth.

Advantages

2.6.3 It was considered that this option is the most sustainable and represents the most balanced compromise, allowing for growth throughout the Vale of Glamorgan while concentrating the main development within larger urban areas with good transport links to Cardiff. It is also thought that the option promotes viable sized settlements that could provide new housing and employment opportunities, community facilities and transport infrastructure, therefore reducing outward commuting from the Vale of Glamorgan.

2.6.4 It is expected that the option would also help to maintain current services and community facilities in major towns and villages. It would allow the continued use of brownfield sites in Barry, and elsewhere, to provide mixed use development and continue regeneration initiatives.

2.6.5 Consultees were of the opinion that this option takes into account the current trends in the Vale of Glamorgan, particularly in relation to transport links, availability of services, and employment opportunities, while also accommodating future growth resulting from planned development such as the Defence Training Academy at St. Athan.

Disadvantages

2.6.6 While some consultees considered spreading development across the Vale of Glamorgan an advantage, others felt that through this option, the Council would be trying to develop in too many areas at once, thereby stretching available funding and resources.

2.6.7 As it stands, the option limits the settlements identified for growth, ruling out other areas with much potential at this early stage. The ability of the larger settlements to absorb significant development was questioned. For example, it is considered that Llantwit Major has already experienced a large amount of growth and that any additional development would erode its character as a historic rural town. Furthermore, that there is potential to worsen existing problems resulting from areas becoming commuter settlements (e.g. Penarth and Llandough).

Summary and Conclusion

2.6.8 All discussion groups recognised that this option had a number of benefits and it was deemed to be the most appropriate of all the options discussed. This is particularly due to its balanced approach, focusing on primary urban areas, whilst also allowing development across other parts of the Vale of Glamorgan.

2.6.9 This option optimises development in areas which are able to provide a basis of facilities, infrastructure and transport networks as well as appropriate housing and employment opportunities, thereby resulting in a more sustainable solution.

2.6.10 The main concerns relate to whether spreading development across the Vale of Glamorgan will dilute focus, resources and funding whilst also affecting the character of smaller settlements and whether the areas at the very eastern end of the Vale (Penarth, Llandough) could accommodate significant development given the concerns on congestion, access to services and availability of sites.

3 Alternative Options and Approaches

3.0.1 A number of alternative approaches were suggested by stakeholders during the workshop. While some consultees suggested new approaches, others indicated a preference for various combinations of options.

Options in combination:

- Option 1 in conjunction with Option 4
- Option 2b in conjunction with Option 5
- Option 5 in conjunction with Option 4

3.0.2 These combinations were suggested as they optimise the advantages of each of the options as detailed above, while giving the opportunity to minimise the disadvantages.

3.0.3 Alternative approaches were suggested including the following:

- Develop a strategy with a strong focus on the tourism potential of the Vale of Glamorgan.
- Tie in proposed development in the Vale of Glamorgan with those in neighbouring authorities e.g. Brocastle, Llantrisant and Culverhouse Cross)
- Focus development around Cardiff International Airport.
- Concentrate the majority of development in and adjoining major settlements but provide area-specific allocation within the surrounding areas.

3.0.4 The advantages and disadvantages of these alternative approaches were not discussed, although they were thought to deliver stakeholders desired results while addressing issues and problems that are not sufficiently addressed by Options 1 to 5.

4 What Next?

4.0.1 The workshop was useful for discussing the perceived advantages and disadvantages of the strategy options proposed by the Council. These will be taken into account as the Council determines the preferred strategy for the LDP.

4.0.2 The Council has commissioned a number of studies e.g. Local Housing Market Assessment and Employment Needs Study, to assist in determining the preferred strategy. The Sustainability Appraisal of the strategy options will also be carried out at the same time to inform the decision making process.

4.0.3 The preferred LDP strategy will be set out in the Preferred Strategy Report which will be issued for formal consultation early in 2008.

Appendix A: Workshop Attendees

Organisation	Name
Arriva Trains Wales	Malcolm Howitt
Barry Citizens Action Group	Dilys Colbourne
Barry College	Mark Roberts
Barry Dock Lifeboat	Stuart McMillan
Barry Town Council	Jane Comerford
Bridgend County Council	Jonathan Lane
Campaign for Protection of Rural Wales	Robin Simpson
Cardiff County Council	Helen Williams
Cardiff County Council	Phil Williams
Cardiff International Airport Limited	Steve Hodgetts
Countryside Council for Wales	Karen Maddock-Jones
County Land & Business Association	Heather March
Cowbridge & Llanblethian Residents Group	Dr. C A Pearce
Cowbridge with Llanblethian Town Council	Cllr. Mrs. Sue Cox
Cowbridge with Llanblethian Town Council	Cllr. Mrs. Linda Adams
Coychurch Lower Community Council	Cllr. John Bryce-Richards
District Valuer Services	Alan Colston
Environment Agency Wales	Jackie Walters
Environment Agency Wales	Sarah Boyd
EST Transport	Simon Wilkins
Farmers Union of Wales	Angela Giddings
Farmers Union of Wales	Sian Davies
First Cymru Buses Ltd	Peter Tinsley
Forestry Commission	Tony Moorley
Glamorgan Gwent Archaeological Trust Ltd	Judith Doyle
Green & Clean PULP Project	J R Hardman
Holy Trinity Presbyteruab Church, Barry	W. H. Burgess
Home Builders Federation	Richard Price
Hyder Consulting (Facilitator)	George Smith
Hyder Consulting (Scribe)	David Hourd

Organisation	Name
Hyder Consulting (Scribe)	Marlene Chitonga
Llancarfan and District Community Association	Susan Taylor
Llandough Community Council	Cllr M. Edwards
Llandow Community Council	Cllr Martyn Hurst
Llanwit Major Town Council	Cllr Lesley Stokes
Merthyr Tydfil County Borough Council	Janice Tse
National Children's Homes	Chris Redclift
Newport City Council	Lucie Taylor
Penarth Society	Alwyn Evans
Penarth Town council	Edward Vick
Pendoylan Community Council	Cllr Peter Fox
Pontyclun Community Council	Cllr Gordon Norman
South Wales Fire & Rescue Service	Lyndon Hier
St Athan Community Council	Cllr. Brian Acott
St Athan Community Council	Cllr Dave Street
St Brides Major Community Council	Cllr Kath Mepham
St Brides Major Community Council	Cllr Chris Howell
Sustrans Cymru	Gwyn Smith
Vale District Sports Council	Angela Price
Vale Local Health Board	James Crinion
Vale of Glamorgan 50s and Senior Citizens Forum	John Mudford
Vale of Glamorgan Council (Facilitator)	Andrew Wallace
Vale of Glamorgan Council (Facilitator)	John Marks
Vale of Glamorgan Council (Facilitator)	Clare Cameron
Vale of Glamorgan Council (Facilitator)	Emma Harvey
Vale of Glamorgan Council (Facilitator)	Lucy Turner
Vale of Glamorgan Council (Facilitator)	Rob Thomas
Vale of Glamorgan Council (Scribe)	Peter Thomas
Vale of Glamorgan Council (Scribe)	John Raine
Vale of Glamorgan Council (Scribe)	Andrew Eccleshare
Vale of Glamorgan Council (Scribe)	Victoria Abraham

Organisation	Name
Vale of Glamorgan Railway Company	Janet Small
Welsh Historic Gardens Trust	Janet Williams
Wildlife Trust for South & West Wales	Nigel Ajax-Lewis
Youth Hostel Association	Mr. R. L. Pittard

Appendix B: Workshop Agenda

9.00 Registration with Tea and Coffee

9.30 Welcome and Introduction

Councillor Christopher J. Williams – Cabinet Member for Planning & Transportation, Vale of Glamorgan Council

9.45 Presentation – LDP Update

Emma Harvey – Operational Manager, Planning and Transportation Policy

10.00 Question and Answer

10.10 Presentation – LDP Sustainability Appraisal (SA)

David Hourd - Hyder Consulting (SA Consultants)

10.25 Question and Answer

10.35 Presentation – Purpose of Workshop

Emma Harvey – Operational Manager, Planning and Transportation Policy

10.45 Break – Tea and Coffee

11.00 Workshop – LDP Strategy Options

Stakeholders to discuss the following options (15 minutes per option):

Option1:

Maximising the potential of and concentrating growth in Barry, Penarth, Dinas Powys, Sully and Rhoose (current UDP strategy).

Option 2a:

Dispersement of housing and employment opportunities based on the current population of each settlement (without a sustainability test).

Option 2b:

Dispersement of housing and employment opportunities based on the current population of each settlement (with a sustainability test).

Option 3:

Higher growth in the larger villages in rural areas (e.g. Llantwit Major, Cowbridge, St. Athan, Rhoose and potentially others to be identified).

Option 4:

A rural new settlement able to promote sustainable self – containment.

Option 5:

Concentrate development opportunities in Barry, Penarth / Llandough, Dinas Powys and Sully. Llantwit Major and St. Athan to be a key development opportunity. Smaller sustainable settlements to accommodate further housing and associated development.

Alternative Options?

12.45 Close and Way Forward

Rob Thomas – Head of Planning & Transportation, Vale of Glamorgan Council

1.00 Buffet lunch

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VALE OF GLAMORGAN
LOCAL DEVELOPMENT PLAN

STRATEGIC OPTIONS OFFICER WORKSHOP

July 2007

VALE of GLAMORGAN
BRO MORGANNWG

Hyder
Consulting

Local Development Plan
Cynllun Datblygu Lleol

Draft Strategy Options Officer Workshop Report

Executive Summary

This report outlines the views expressed at a Local Development Plan Strategic Options Officer Workshop held to consider the Strategic Options proposed for the Vale of Glamorgan Local Development Plan (LDP).

The workshop was held on the 25th July 2007 at the Council's Civic Offices in Barry and was attended by officers of the Vale of Glamorgan Council representing a wide range of service areas.

A list of officers who attended the workshop is included as Appendix 1 to this report.

The purpose of the workshop was to engage officers from various service areas in a discussion on the advantages and disadvantages of pursuing the various strategy options proposed. The options under consideration being:

- **Option1:** Maximising the potential of and concentrating growth in Barry, Penarth, Dinas Powys, Sully and Rhoose (current UDP strategy).

- **Option 2a:** Dispersement of housing and employment opportunities based on the current population of each settlement (without a sustainability test).

- **Option 2b:** Dispersement of housing and employment opportunities based on the current population of each settlement (with a sustainability test).

- **Option 3:** Higher growth in the larger villages in rural areas (e.g. Llantwit Major, Cowbridge, St. Athan, Rhoose and potentially others to be identified).

- **Option 4**: A rural new settlement able to promote sustainable self – containment.

- **Option 5:** Concentrate development opportunities in Barry, Penarth / Llandough, Dinas Powys and Sully. Llantwit Major and St. Athan to be a key development opportunity. Smaller sustainable settlements to accommodate further housing and associated development.

In addition, the following alternative options arising from the stakeholder workshop held on the 24th May 2007 were also considered:

- **Option 6:** Composite Option 1 & Option 4 – Maximising the potential of and concentrating growth in Barry, Dinas Powys, Sully and Rhoose (current UDP strategy) as well as developing a new rural settlement to promote sustainable self-containment.

- **Option 7:** Composite 2b & Option 5 – Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be a key development opportunity. Smaller sustainable settlements to accommodate further housing and associated development based on a sustainability test.

- **Option 8:** Composite Option 5 & Option 4 – Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be a key development opportunity. Smaller sustainable settlements (including a new rural settlement) to accommodate further housing and associated development.

Having considered the various options presented to them and the advantages and disadvantages of each, officers were of the opinion that Option 5 represented the most realistic and sustainable approach to future development within the Vale of Glamorgan and it clearly reflects current Government thinking.

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1. Introduction

1.1 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development Plan)(Wales) Regulations 2005, place a statutory duty on all Local Authorities in Wales to prepare a Local Development Plan (LDP) for their administrative areas. The Vale of Glamorgan Council like other authorities in Wales is currently developing its LDP in accordance with guidance produced by the Welsh Assembly Government. Once adopted, the LDP will replace the Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011 (UDP) and will set out the Council's land use planning policies against which developments will be assessed in the period from 2011 to 2026.

1.2 The Council is currently undertaking the third stage of the LDP process that is, the consideration of a number of realistic and deliverable strategy options and the selection of a preferred strategy.

1.3 Six strategy options had previously been considered by stakeholders at a workshop held at the YMCA HUB in Barry on the 24th May 2007 and a detailed report of that consultation exercise can be found on the Council's web site at:

www.valeofglamorgan.gov.uk/living/planning/planning_policy

1.4 This report reflects the views expressed by officers on the six strategy options previously considered as well as three alternative strategy options that resulted from the earlier workshop.

1.5 The strategies under consideration are:

- Option1: Maximising the potential of and concentrating growth in Barry, Penarth, Dinas Powys, Sully and Rhoose (current UDP strategy).
- Option 2a: Dispersement of housing and employment opportunities based on the current population of each settlement (without a sustainability test).
- Option 2b: Dispersement of housing and employment opportunities based on the current population of each settlement (with a sustainability test).
- Option 3: Higher growth in the larger villages in rural areas (e.g. Llantwit Major, Cowbridge, St. Athan, Rhoose and potentially others to be identified).
- Option 4: A rural new settlement able to promote sustainable self – containment.
- Option 5: Concentrate development opportunities in Barry, Penarth / Llandough, Dinas Powys and Sully. Llantwit Major and St. Athan to be a key development opportunity. Smaller sustainable settlements to accommodate further housing and associated development.

1.6 Along with the alternative options, which arose from the earlier stakeholder workshop:

- Option 6: Composite Option 1 & Option 4 – Maximising the potential of and concentrating growth in Barry, Dinas Powys, Sully and Rhoose (current UDP strategy) as well as developing a new rural settlement to promote sustainable self-containment.
- Option 7: Composite 2b & Option 5 – Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be

a key development opportunity. Smaller sustainable settlements to accommodate further housing and associated development based on a sustainability test.

- Option 8: Composite Option 5 & Option 4 – Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be a key development opportunity. Smaller sustainable settlements (including a new rural settlement) to accommodate further housing and associated development.

1.7 To assist the Council in this process, an independent appraisal of the options will be carried out as a part of the Sustainability Appraisal (SA) process. This appraisal will be based on the SA framework objectives, which have been developed using feedback from the SA stakeholder workshop held in October 2006. This workshop highlighted that the key issues for the stakeholders in the Vale of Glamorgan include (but are not limited to):

- Transport and accessibility
- Employment related issues
- Housing provision, especially affordable housing
- Increasing development pressures
- Community cohesion
- Waste disposal and pollution; and
- Threats to cultural and natural heritage.

1.8 Details of the findings from this workshop are provided in the *Sustainability Appraisal Stakeholder Workshop - Report of Consultation* (October 2006) which is also available on the Council's website at:

www.valeofglamorgan.gov.uk/living/planning/planning_policy

2. Purpose and Format of Workshop

2.1 The workshop was held to:

- Update officers on the progress of the Local Development Plan.
- Enable officers from a wide range of service areas to engage in the LDP process and to give their views on the various strategy options under consideration.
- Provide officers with the opportunity to influence the development of the LDP Preferred Strategy.

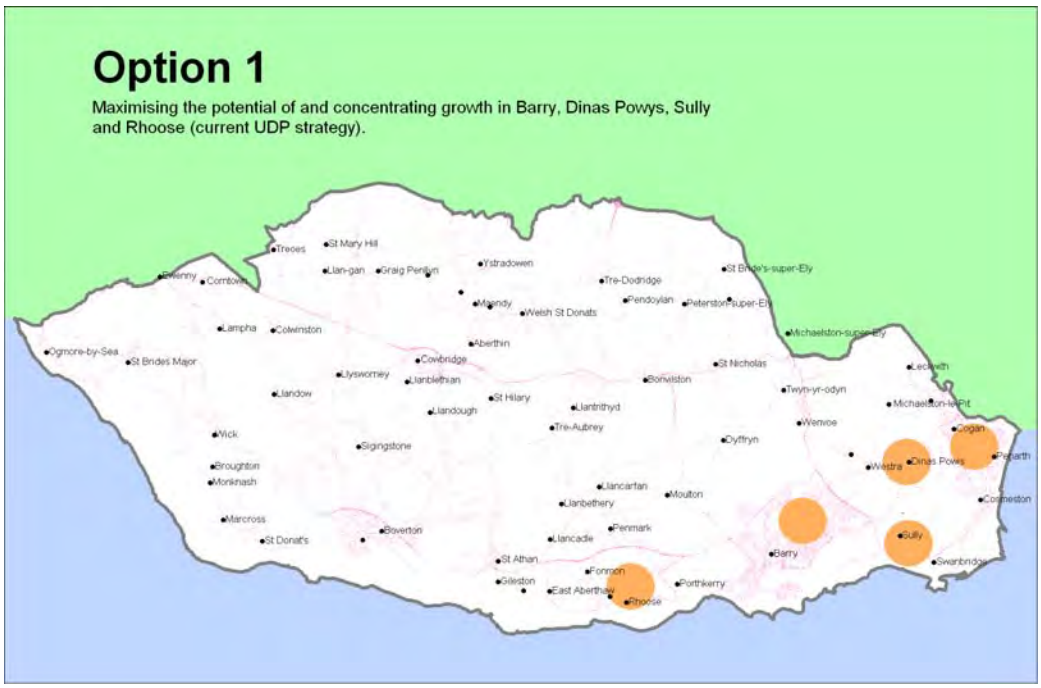
2.2 The officer workshop followed a similar format to the stakeholder workshop with Emma Harvey the Operational Manager for Planning and Transportation Policy; Vale of Glamorgan Council, providing a progress report on the LDP and outlining the contents of the approved Delivery Agreement, the development and consultation on the SA Scoping report and the consultation workshops on the Strategy Options. Officers were advised on the aims of the workshop before being split into two groups to consider the various strategy options.

2.4 The agenda for the workshops is shown at Appendix 2.

3. The Strategy Options

3.1 Option 1

Maximising the potential of and concentrating growth in Barry, Penarth, Dinas Powys, Sully and Rhoose (current UDP strategy).



3.1.1 This option maintains the current strategy contained within the Vale of Glamorgan Adopted Unitary Development Plan (1996-2011), which focuses development within 'the Waterfront Strip'. This encompasses the larger coastal towns and villages of Barry, Penarth, Dinas Powys, Sully and Rhoose, capitalising on their good transport links, the availability of services and facilities as well as regeneration opportunities within Barry.

Advantages

3.1.2 It was acknowledged that the current UDP strategy has generally worked well to date in that it has maximised brownfield development and largely protected the rural villages from inappropriate development. The strategy has delivered regeneration in Barry and the wider Vale and has enabled good transport links into the main development areas. It is also evident that urban areas can offer more affordable housing opportunities.

3.1.3 Officers were of the view that it would be more sustainable to concentrate development in the existing urban settlements as community benefits derived through planning gain could be maximised through economies of scale. Spreading development around a large number of smaller settlements could devalue any benefits secured.

3.1.4 Furthermore, this option maintained a high level of countryside protection by limiting development to the larger rural settlements identified. Such an option was considered to be preferable for waste management purposes as it enabled resources to be effectively targeted in a small number of locations.

Disadvantages

3.1.5 It was recognised that there is now limited brownfield land available to continue the implementation of this strategy and it would therefore be difficult to sustain. It was questionable as to whether there would be enough sites in these areas to satisfy the

allocations that would be required by the Council and in this regard concern was also expressed over the coalescence of the settlements identified for growth.

3.1.6 Progressing this option was also considered to significantly disadvantage the western communities, which were effectively excluded from any benefits that might be secured from development proposals.

3.1.7 Additionally, this option failed to consider the future implications of the St.Athan Defence Training Academy (DTA) proposal or major developments that have been promoted on the border of the Vale of Glamorgan within adjacent local authorities e.g. J33 & J34, Dragon Studios at Llanillyd.

3.1.8 Congestion was also thought to be a significant problem especially in the eastern Vale, with over 40% of the Vale population commuting into Cardiff. Resolving the congestion problem was thought to be difficult due to the limited land available in the locality of the problem(s).

3.1.9 Uncertainties about the proposed developments at Junctions 33 and 34, the Airport Access Road and the expansion of the Airport were discussed with regards the future impact of such schemes should they proceed.

Summary and conclusion

3.1.10 Although this option was thought to provide a number of advantages e.g. protection of the wider countryside and larger benefits derived from economies of scale, utilising existing transport infrastructure, it was generally agreed that these were outweighed by the disadvantages. Of particular concern were the lack of benefits that would be derived from this option for the rural villages and communities within the western vale. Concern was also expressed about whether this option could realistically be delivered in terms of land provision around the settlements identified. This option failed to take account of large-scale developments currently being proposed or developed both within the Vale of Glamorgan e.g. St.Athan Defence Training Academy or within adjoining local authorities.

3.1.11 Supplemental to the discussion on this option was the likelihood that the Severn Barrage would become an issue during the lifetime of the LDP. Overall however it was considered that while circumstances in respect of energy production might change significantly in the future; it was unlikely that the barrage would be built during the plan period.

3.1.12 There was general agreement that while the current UDP strategy had been relatively successful in delivering its objectives, and had generated significant benefits, it was not appropriate to continue with such a strategy for the extended period of the LDP. Indeed, there were considered to be disadvantages associated with the continued reliance on such a strategy.

3.2 Option2a

Dispersement of housing and employment opportunities based on the current population of each settlement (without a sustainability test).

3.2.1 This option would involve the distribution of housing and employment in all settlements within the Vale of Glamorgan, proportionate to the existing population of each settlement. In this scenario the level of existing services and facilities would not be considered as part of the allocation of sites. However unlike option 1 this option would increase development opportunities for rural areas.

Advantages

3.2.2 The dispersion of development equally amongst existing settlements regardless of their size was considered to offer some benefits as it would relieve the pressure to some extent on the larger settlements within the Vale. As services would be dispersed and concentrated in a large number of locations this option to a certain degree would reduce the need to travel and could therefore be favourable for some sectors of the community.

3.2.3 The group concluded that advantages from progressing this option were limited and were outweighed its disadvantages. It was thought that option 2b utilising a sustainability test might be preferable.

Disadvantages

3.2.4 The lack of a sustainability test was considered to be a major problem with this option. No account has been taken of the level of services or utilities, the transport infrastructure or the land availability in the settlements identified. Further, this option took no account of the St.Athan DTA proposal or other major development proposals in adjacent LPAs, this was felt to be a major disadvantage.

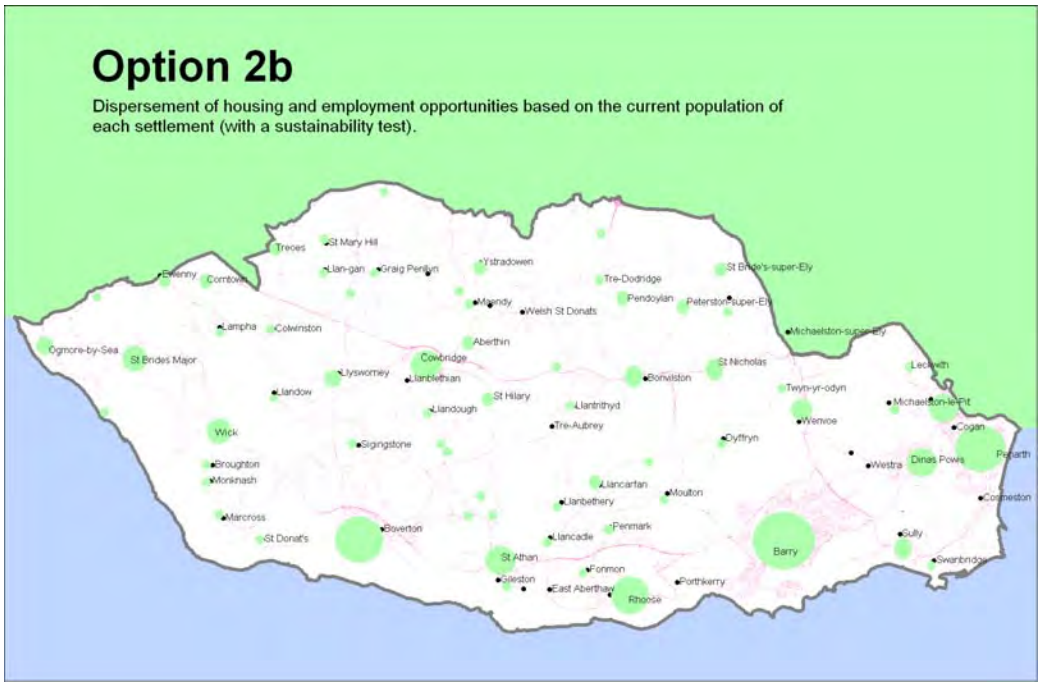
3.2.5 It was also generally agreed that this option would be difficult to sustain, as a considerable amount of development would be small scale and this would limit opportunities for securing improvements to existing infrastructure and services. There would also be no critical mass and commuting would therefore be inevitable. It would not be sustainable or deliverable in terms of employment land.

Summary and conclusion

3.2.6 This was generally considered to be the easy option; equally dispersing any development around the communities of the Vale the level of development allocated being proportionate to the size of the community. However, adoption of this strategy was felt to be too simplistic, unrealistic and ultimately undeliverable.

3.3 Option 2b

Dispersement of housing and employment opportunities based on the current population of each settlement (with a sustainability test).



3.3.1 As with option 2a the distribution of development would be relative to the existing population of each settlement, however an assessment of existing services and facilities as well as accessibility to nearby facilities would be undertaken (the sustainability test). In this scenario land allocated for development opportunities would only be within those settlements, which would satisfy the sustainability test. Higher levels of development would take place within the settlements identified than would be the case in Option 2b.

Advantages

3.3.2 It was considered that this option could assist in maintaining some facilities in the smaller settlements identified and could contribute to improving the level of affordable housing throughout the Vale.

3.3.3

Disadvantages

3.3.3 It was considered that this option would still limit opportunities for mixed-use development and the delivery of infrastructure/services secured through new developments on any large scale would be problematic. The character of rural areas that would accommodate development is not considered and the option was felt to be undeliverable in terms of employment land, infrastructure and services. Due to critical mass issues, this option does not assist in creating live/work settlements and it is not market realistic.

3.3.4 Some concern was expressed over whether this option could generate affordable housing to the level that would be required, especially within the smaller settlements. It was thought that this option was effectively growth dispersion based on the existing situation rather than looking forward and identifying future demands. No account is taken of the St.Athan DTA proposal or other major development proposals in adjacent LPAs, which was considered to be a major disadvantage.

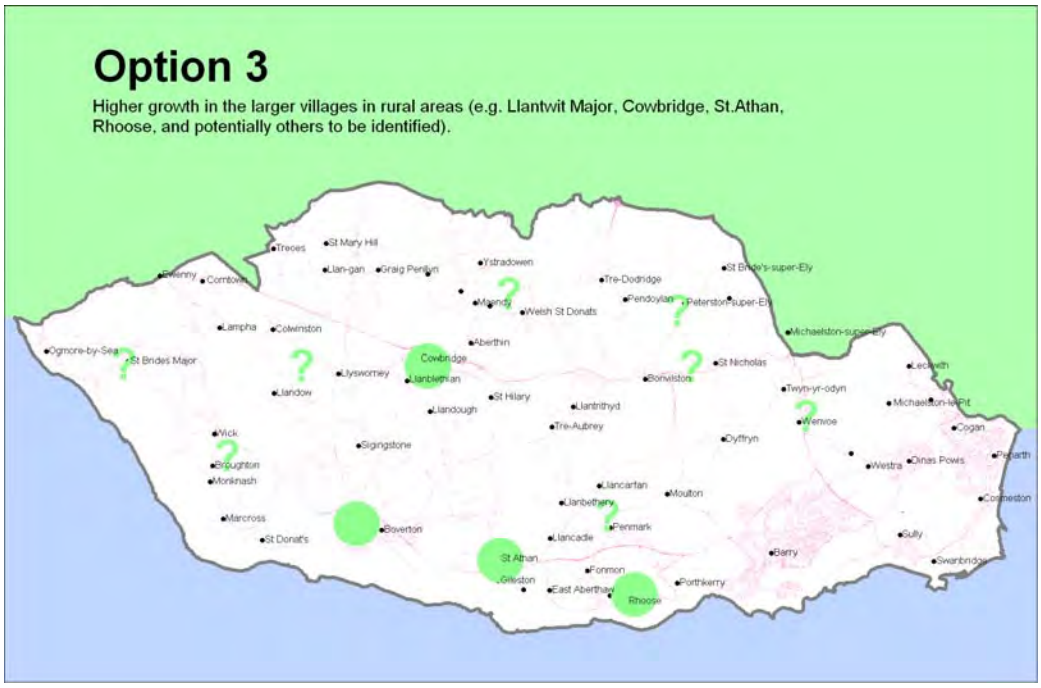
3.3.5 The comment was made that the sustainability test is simplistic and should not be wholly relied on.

Summary and conclusion

3.3.6 Even with the addition of the sustainability test, there was a similar view expressed to this option as to option 2a i.e. that this was simplistic and not really deliverable. While such dispersion could assist in maintaining the services within smaller settlements and to some degree assist in delivering affordable housing across the vale, it was again considered to be an inappropriate strategy upon which to develop a long-term plan.

3.4 Option 3

Higher growth in the larger villages in rural areas (e.g. Llantwit Major, Cowbridge, St.Athan, Rhoose and potentially others to be identified).



3.4.1 Unlike option 1, this option would concentrate future development within the larger rural settlements that have good levels of services, facilities and transport links relative to other settlements within the rural Vale.

Advantages

3.4.2 It was felt that in the longer term, progressing this option might, once services etc. had reached an appropriate level, provide more balance. However, it was felt that progressing this option could be costly. Depending on the scale and distribution of development in these settlements, this option could support mixed-use development that would benefit the wider communities.

3.4.3 In leisure terms, it was considered that this option would work as facilities could be provided and maintained in locations that serve the primary areas of population.

Disadvantages

3.4.4 The groups felt that this option generally ignored the level of infrastructure that exists in the towns or villages identified and would be costly to progress. Services would need to be provided of a level to cater for the increased demand. Some Vale residents already access Bridgend for health and other services. Services would generally be concentrated in a small number of locations and would result in people travelling greater distances to access them. Currently the Vale has below average travel time to access health services, adopting this option would increase this. Some concern was expressed that this option mirrored previous decentralisation strategies that had been tried and failed due to the excessive cost of maintaining localised facilities.

3.4.5 This option is likely to result in further increases to traffic along the A48 and add to congestion at existing pinch points within the eastern Vale on the major roads into Cardiff. Progressing this option was also considered to have a negative impact on the landscape, as most development would be concentrated in areas of the Vale more rural in character.

3.4.6 It was also questioned whether the areas identified in the strategy were the areas where people would want to live, particularly when commuting into Cardiff. Lack of infrastructure including capacities at schools could also be an issue. Existing urban areas would lose development opportunities and suffer from a loss of additional investment.

3.4.7 It was considered that as land values in these areas is generally high this option would ultimately limit who could afford to live in any homes that were built. Further, it was felt that developers would be unlikely to invest due to the additional cost of improving facilities that might be required under planning gain.

3.4.8 It was considered that in progressing this option a sustainability test would be essential and that a range of housing types including affordable housing would be needed.

Summary and conclusion

3.4.9 Overall the disadvantages associated with this option were considered to far outweigh the advantages. While some benefits could be derived in the larger rural villages and towns, there were concerns that this strategy would lead to a diminution of service provision within existing main settlements and that it would be difficult to sustain the level of service provision suggested for the rural settlements identified.

3.5 Option 4

A rural new settlement able to promote sustainable self-containment

3.5.1 This option proposes the majority of development would be concentrated in one place to create a new settlement within the Vale of Glamorgan. In order to ensure that the settlement would support a sustainable population, service and facilities as well as good transport links would form part of the development.

Advantages

3.5.2 This option was considered to offer the advantage of easy planning, with the local planning authority being able to control layout, access, waste provision etc. It was also felt that to concentrate any planning gain that might be derived from the development in one location could provide significant benefits.

3.5.3 There was a view expressed that such a development option could be popular in some quarters, as it would remove pressure for development from other locations especially within the rural vale. It was suggested that if a new settlement was considered appropriate and a suitable strategy for the LDP then it should be located adjacent to the M4 motorway where access was not an issue.

Disadvantages

3.5.4 It was generally accepted that for a new settlement to achieve self-containment as suggested was unlikely as there would be no way of ensuring that residents of a new settlement worked or used the services offered within it. Concern was raised that a new settlement would take the focus away from Barry where regeneration is still needed. It was considered that such a new settlement strategy was high risk as the LDP would be reliant upon the provision of the plan's major allocations being in one location. The groups perceived the current Llandow Newydd proposal as the potential location for a new settlement and this was seen as being closely linked to the delivery of the DTA proposal at St.Athan. However there was concern expressed that the DTA proposal could not support a settlement of the size that would be required to make it self-sustainable. Further it was highlighted that if this were to be included within the plan, planning permission would not be granted until after the plan was adopted in 2011 at the earliest by which time the DTA proposal would have been substantially completed. In

this respect, officers felt that the current plan could accommodate any foreseen housing need through its outstanding undeveloped land allocations.

3.5.5 This option was considered to offer limited development opportunities for the remainder of the Vale of Glamorgan and did not take into consideration the deficiencies and needs of the wider Vale. While there was to a degree an acceptance that planning gain could be maximised in just one location, it was also felt that such a development proposal would have significant requirements of its own e.g. new school etc. and that as such, any section 106 money secured would not stretch very far as such facilities were highly expensive. Further any section 106 money secured would be limited to the immediate locality and would not provide any benefits for the wider Vale. It was also considered that if this option were ever progressed, there would be a need for strong planning obligations to ensure that benefits or service provisions agreed would be actually delivered.

3.5.6 It was questioned whether the sustainable transport elements of a new settlement were actually deliverable e.g. was there rail line capacity.

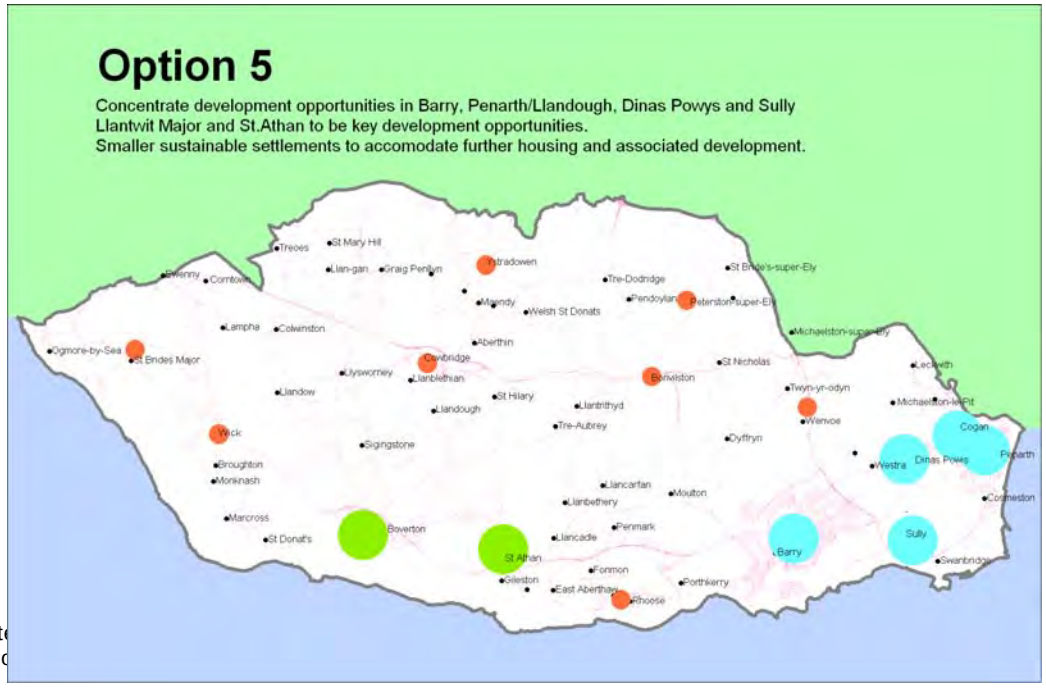
Summary and conclusion

3.5.7 There was a general acceptance that the DTA development at St.Athan would have a major impact on the Vale of Glamorgan. Therefore, to a degree there was a feeling that the time could be right for a major change in attitude as to where and how new development requirements are met. However in accepting this, officers were aware that such a development strategy would not address the other issues prevalent within the Vale of Glamorgan.

3.5.8 In considering the adoption of such a strategy, officers felt that although certain locations were currently being promoted for a new settlement if such a strategy were to be adopted for the LDP it was essential that other possible locations were considered particularly around the M4 motorway to the north of the Vale e.g. Junction 33/34.

3.6 Option 5

Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be key development opportunities. Smaller sustainable settlements to accommodate further housing and associated development.



3.6.1 This option draws upon elements of options 1, 2b and 3, which seek to locate future development within those settlements that have good levels of services and facilities, and transport links. However, this option also recognises the need to consider the potential development opportunities arising from the development of RAF St Athan and identifies Llantwit Major and St Athan as key drivers for development.

Advantages

3.6.2 This was generally considered to be a realistic and pragmatic option that largely addressed the issues that had been identified within the Vale of Glamorgan.

3.6.3 Progressing this option has the advantage of offering regeneration opportunities within existing urban areas that help sustain the existing infrastructure, services e.g. waste facilities. Such development would also assist in sustaining local communities. This option offers flexibility to consider small-scale growth in the smaller sustainable villages and addresses the needs of affordability. It was felt that this option also reduced the risk of non-deliverability.

3.6.4 This option was also felt to take on board and address the significant impacts that would result from the DTA development at St.Athan.

Disadvantages

3.6.5 Similar disadvantages were expressed to this option as to those of option 1 as there would still be significant pressure for development in the eastern Vale however the dispersal of development around the larger villages would offset some of the concerns associated with option 1. There was some concern over whether enough suitable development sites could be found to facilitate this strategy as it was again biased towards the existing main settlements. It was also felt that this option would result in a significant impact upon the landscape in that large development sites could be dispersed around the Vale. However this concern was tempered allayed somewhat by the acceptance that most development would be within or adjacent to existing settlements and larger villages and their impact would therefore be reduced.

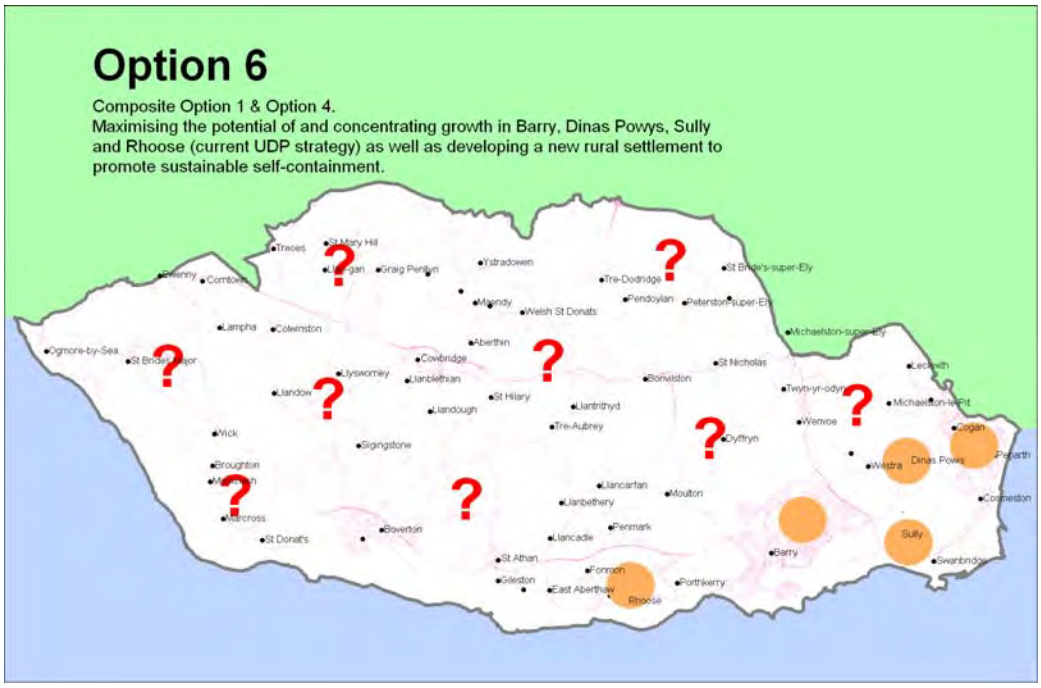
3.6.6 The provision of affordable housing was again raised as a concern.

Summary and conclusion

3.6.7 Overall this option was seen as offering a reasonable balance between meeting the needs of the wider vale and maintaining the level of existing service provision within the main settlements. Maintaining growth in the larger settlements was seen as a practical way of securing benefits associated with development.

3.7 Option 6

Composite Option 1 & Option 4
Maximising the potential of and concentrating growth in Barry, Dinas Powys, Sully and Rhoose (current UDP strategy) as well as developing a rural new settlement to promote sustainable self-containment.



3.7.1 This option would seek to combine the current strategy contained within the Vale of Glamorgan Adopted Unitary Development Plan (1996-2011) with a proposal to create a new settlement within the Vale.

Advantages

3.7.2 To some extent, this option was considered to relieve the development pressure of the south eastern Vale while providing major growth points elsewhere in the rural Vale. It was felt that this could still preserve the character of the rural Vale and overall could be a good solution. This option was considered to offer more flexibility than options 1and 4 alone.

3.7.3 It was felt that this option could be deliverable as there would be both public and private sector interest progressing development in the locations identified. Overall the advantages were felt to mirror those of the individual options i.e. 1 and 4.

Disadvantages

3.7.4 This option would not provide any growth in the rural villages of the Vale but in many instances and for many people, this is not desired in any case (see above). There was concern expressed that younger people within the rural Vale would be isolated and would need to travel significant distances to reach facilities. Concern was again expressed about whether large enough sites could be identified to accommodate the level of development required in the eastern Vale.

3.7.5 The option did not take into consideration the impact that the DTA development at St.Athan would have on existing facilities/services and particular concern was expressed over education. The timing of planning for a new settlement – 2012 at the earliest – was again considered an issue, as it would be too late to capitalise on the DTA. Concern

was again expressed as to whether a new settlement as proposed could deliver self-sufficiency.

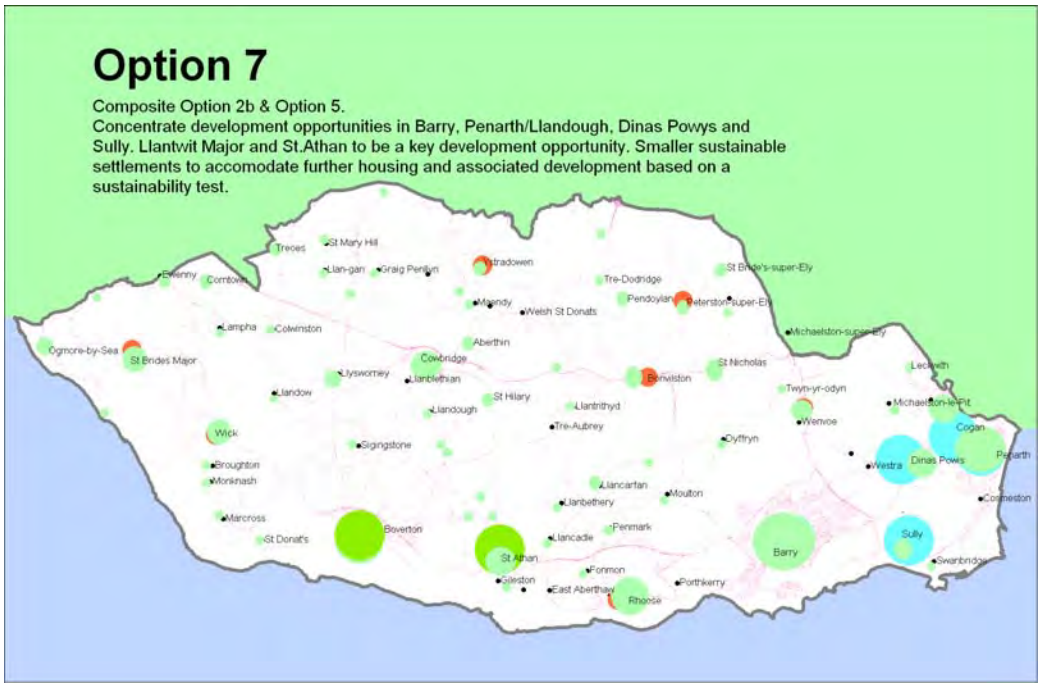
3.7.6 Again the disadvantages associated with the individual options were raised.

Summary and conclusion

3.7.7 Initial conversations centred on the role of the settlements within the Vale and how many were not really communities but commuter villages. The advantages and disadvantages were generally considered to reflect those of the individual options i.e. options 1 & 4.

3.8 Option 7

Composite Option 2b & Option 5.
Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be key development opportunities. Smaller sustainable settlements to accommodate further housing and associated development based on a sustainability test.



3.8.1 This option draws upon elements of options 1, 2b and 3, which seek to locate future development within those settlements that have good levels of services and facilities, and transport links. However, this option also recognises the need to consider the potential development opportunities arising from the development of RAF St Athan and identifies Llantwit Major and St Athan as key drivers for development. In this option however additional emphasis would be placed on the smaller sustainable settlements within the Vale to accommodate some level of development.

Advantages

3.8.2 It was generally agreed that the advantages associated with this composite option would be similar to the advantages that would be derived from progressing the individual options i.e. 2b & 5.

Disadvantages

3.8.3 Should this option be progressed it was felt that more rural villages would be affected and that the opportunities for securing planning gain would be diluted. Concern was

also expressed over the deliverability of affordable housing under this option and if progressed then the threshold for affordable housing should be significantly reduced. Similarly, the opportunities to promote mixed-use developments and to address employment needs would be reduced.

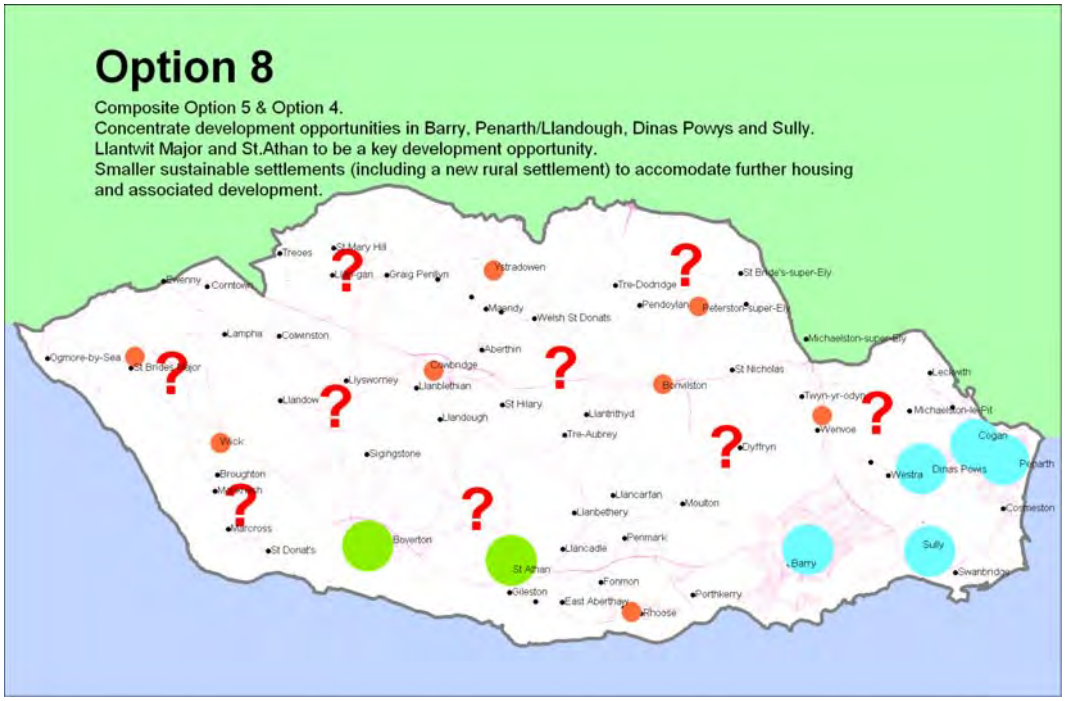
3.8.4 It was suggested that relaxing rounding off policy with option 5 would be more appropriate. The groups felt that there were to many uncertainties associated with this option and that the strategy would need to be more robust.

Summary and conclusion

3.8.5 Overall it was considered that this option incorporated too many uncertainties and that option 5 in isolation was a more appropriate strategy option. There was a general view expressed when discussing this option that there would be a level of resistance to new development proposals wherever they may be located.

3.9 Option 8

Composite Option 5 & Option 4
Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be key development opportunities. Smaller sustainable settlements (including a rural new settlement) to accommodate further housing and associated development.



3.9.1 This option draws upon elements of options 1, 2b and 3, which seek to locate future development within those settlements that have good levels of services and facilities, and transport links. However, this option also considers the development of a new settlement within the Vale of Glamorgan to accommodate a proportion of the development that would otherwise be dispersed amongst the existing larger and more sustainable settlements. The option also considers the potential development opportunities arising from the development of RAF St Athan and identifies Llantwit Major and St Athan as key drivers for development.

Advantages

3.9.2 It was generally felt by the groups that the advantages associated with this composite option would reflect the benefits that would be derived through progressing the individual options i.e. 5 & 4.

Disadvantages

3.9.3 In considering the advantages of this option as described above, the view was expressed that the benefits for rural settlements would be diluted due to the scale of development that would be required to make a new settlement within a rural location sustainable. It was also discussed whether a new settlement was required in the Vale. If such a proposal were to be developed it was again questioned whether it would be too late to address the needs of DTA. It was suggested that a new settlement would not meet with government policy and that we should be promoting regeneration. A new settlement was considered to be the last resort in national planning policy guidance.

Summary and conclusion

3.9.4 Concern was expressed that while there would be likely benefits associated with progressing this hybrid option the overall impact of them would be reduced largely due to the scale of a new settlement that would be required to enable self sufficiency.

4. General Comments

4.1 All strategy options should take account of what is happening within adjacent Local planning authority areas as these proposals could have significant implications and impacts upon future development within the Vale of Glamorgan e.g. junction 33 and 34 and the development that is likely to be allocated within RCT at Llantrisant.

4.2 When assessing strategy options, the M4 is a major factor that should be considered and in particular, any likely proposals for a link from the M4 motorway to the airport through the Vale.

4.3 Having considered the various options presented to them and the advantages and disadvantages of each, officers were of the opinion that of all the options, Option 5 had the most benefits and represented the most realistic and sustainable approach to future development across the wider Vale.

Appendix 1

Attendees

Rob Quick	Director, Environmental and Economic Regeneration
Chris Fray	Head of Economic Development & Leisure.
Chris Williams	Operational Manager, Property Services.
Alison walker	Operational Manager, Strategic Planning and Performance Management, Community Services.
Simon Salter	Operational Manager, Commissioning and Resources, Social Services.
Dave Knevitt	Operational Manager, Leisure & Tourism, Environmental & Economic Regeneration.
John Dent	Major Projects Manager, Environmental & Economic Regeneration.
Phil Beaman	Operational Manager, Parks & Grounds Maintenance, Environmental & Economic Regeneration.
Helen Moses	Policy Officer, Corporate Policy & Communications.
Nicola Williams	Waste Development Management, Waste Management & Cleansing.
Dorrett Thompson	Lawyer, Contract & Property, Legal Services.
Jane Crofts	Principal Planning Officer, Development Control.
Steve Ball	Principal Planning Officer, Development Control.
Andrew Wallace	Senior Planning Officer, Planning & Transportation Policy.
John Raine	Student Planner, Planning & Transportation Policy.
Emma Harvey	Facilitator – Operational Manager, Planning & Transportation Policy.
Lucy Turner	Facilitator – Principal Planning Officer, Planning & Transportation Policy.
Clare Cameron	Scribe – Senior Planning Officer, Planning & Transportation Policy.
John Marks	Scribe – Senior Planning Officer, Planning & Transportation Policy.

Appendix 2

LDP STRATEGY OPTIONS

OFFICER WORKSHOP

25TH JULY 2007, 9.00 A.M. – 12.15 P.M.

CORPORTATE SUITE, CIVIC OFFICERS

9.00 a.m.	Tea/Coffee and registration
9.15 a.m.	LDP progress to date - Emma Harvey.
9.30 a.m.	Aims of the workshop - Emma Harvey.
9.45 a.m.	Workshop discussions to examine 8 strategy options – attached
12 noon	Next steps - Emma Harvey.
12.15 p.m.	Close.

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DEDDF CYNLLUNIO A PHRYNU GORFODOL 2004

RHEOLIADAU ASESIAD AMGYLCHEDDOL O GYNLLUNIAU A RHAGLENNI (CYMRU) 2004

RHEOLIADAU CYNLLUNIO GWLAD A THREF (CYNLLUN DATBLYGU LLEOL) (CYMRU) 2005

(RHEOLIAD 15)

HYSBYSIAD O YMGYNGHORIAD CYHOEDDUS CYN ADNEUO AR GYFER CYNLLUN DATBLYGU LLEOL

CYNLLUN DATBLYGU LLEOL BRO MORGANNWG 2011 - 2026

Mae Cyngor Bro Morgannwg wedi paratoi dogfennau cynigion ar gyfer y cynllun uchod cyn ei adneuo. Bydd y Cynllun Datblygu Lleol (CDLl) yn cael ei fabwysiadu yn lle'r cynllun datblygu presennol, a bydd yn sail ar gyfer penderfynu sut i ddefnyddio tir yn y Fro.

Mae'r dogfennau cynigion cyn adneuo'n egluro gweledigaeth, posibiliadau strategol, dewis strategaeth a phrif bolisïau'r Awdurdod, ac yn cynnwys gwybodaeth gefndir allweddol a'r adroddiad cyntaf ar bwyso a mesur cynaliadwyedd (sy'n cynnwys adroddiad amgylcheddol).

Bydd copïau o'r dogfennau ar gael i'r cyhoedd eu darllen yn rhad ac am ddim yn:

Swyddfa'r Doc, Dociau'r Barri, y Barri:

Swyddfeydd Dinesig, Heol Holton, y Barri:

Yr Alpau, Heol y Chwarel, Gwenfô:

rhwng 8:30 a.m. a 5:00 p.m o ddydd Llun hyd ddydd Iau a rhwng 8:30 a.m. a 4:30 p.m. ar ddydd Gwener

ac yn holl lyfrgelloedd cyhoeddus a theithiol Bro Morgannwg

o ganol dydd ar 16 Ionawr 2008 hyd ganol dydd ar 27 Chwefror 2008.

Cewch eu darllen hefyd ar wefan y Cyngor sef www.valeofglamorgan.gov.uk.

Os oes gennych unrhyw sylwadau ar y cynigion (gan gynnwys gwrthwynebiadau) dylech eu nodi ar y ffurflen berthnasol a'u hanfon at:

Mr Rob Thomas
Pennaeth Cynllunio a Chludiant
Cyngor Bro Morgannwg
Swyddfa'r Doc
Dociau'r Barri
Y Barri
CF63 4RT

neu eu hanfon ar-lein i gyfeiriad LDP@valeofglamorgan.go.uk erbyn canol dydd ar ddydd Mercher 27 Chwefror 2008. Gwnewch yn siŵr ei bod yn amlwg pa bwnc sydd gennych mewn golwg wrth i chi gyflwyno'ch sylwadau a'ch gwrthwynebiadau. Ni fyddwn yn ystyried unrhyw sylwadau sy'n ein cyrraedd ar ôl y dyddiad cau.

Cewch ffurflen benodol ar gyfer gwneud sylwadau yn un o'r mannau adneuo sydd wedi'u rhestru uchod neu ar wefan y Cyngor sef www.valeofglamorgan.gov.uk.

Wrth wneud eich sylwadau, cewch hefyd ofyn am gael gwybod pryd y bydd y cynllun wedi cyrraedd y cam nesaf, wedi'i gyflwyno i Lywodraeth Cynulliad Cymru ar gyfer ei archwilio'n annibynnol ac wedi'i fabwysiadu, ond cofiwch nodi'ch cyfeiriad.

Nid oes rhaid i'r Awdurdod ystyried unrhyw sylwadau nad ydynt yn ymwneud yn uniongyrchol â'r hysbysiad hwn. Ni chaiff sylwadau sy'n cael eu gwneud yn ystod y cyfnod cyn adneuo presennol eu hystyried gan yr Arolygydd a benodwyd i gynnal yr Archwiliad Annibynnol. Bydd cyfle arall i wneud sylwadau ar y cam adneuo, a bydd y rheiny'n cael eu hystyried yn ystod yr archwiliad.

Am fwy o wybodaeth am broses y CDLl a'r dogfennau cefndir perthnasol, ewch i wefan y Cyngor sef www.valeofglamorgan.gov.uk.

PLANNING AND COMPULSORY PURCHASE ACT 2004

THE ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES (WALES) REGULATIONS 2004

THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT PLAN) (WALES)

REGULATIONS 2005 (REGULATION 15)

NOTICE OF PRE-DEPOSIT PUBLIC CONSULTATION FOR A LOCAL DEVELOPMENT PLAN

THE VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN 2011 - 2026

The Vale of Glamorgan Council has prepared pre-deposit proposals documents for the above plan. The Local Development Plan (LDP) will, upon adoption, replace the current development plan and be the basis for decisions on land use planning for the Vale of Glamorgan.

The pre-deposit proposals documents outline the Authority's vision, strategic options, preferred strategy and key policies, and include key background information and an initial sustainability appraisal report (which includes the environmental report).

Copies of the documents are available for public inspection free of charge at:

The Dock Office, Barry Docks, Barry:

The Civic Offices, Holton Road, Barry:

The Alps, Quarry Road, Wenvoe:

Monday to Thursday 8:30 a.m. to 5:00 p.m. and Friday 8:30 a.m. to 4:30 p.m.

All Vale of Glamorgan Public and Mobile Libraries.

From 12.00 noon on the 16th January 2008 to 12.00 noon on the 27th February 2008.

They are also available on the Council's website at www.valeofglamorgan.gov.uk.

Representations (including objections) in respect of the proposals, should be sent on the prescribed form in writing to:

Mr Rob Thomas
Head of Planning and Transportation
The Vale of Glamorgan Council
The Dock Office
Barry Dock
Barry
CF63 4RT

or made on-line to LDP@valeofglamorgan.gov.uk and be received at the Council Dock Office before 12.00 noon on Wednesday 27th February 2008. Representations (including objections) should specify the matters to which they relate. Representations received after this time will not be considered.

The prescribed form for making representations is available at the deposit locations listed above or online at the Council's web site at www.valeofglamorgan.gov.uk.

Representations may be accompanied by a request to be notified at a specified address of the next stage of the LDP and/or that the LDP has been submitted to the Welsh Assembly Government for independent examination and/or of the adoption of the plan.

The Authority is only required to consider representations made in accordance with this notice. Representations made at the current pre-deposit stage will not be considered by the Inspector appointed to carry out the Independent Examination. There will be a further opportunity for representations to be made at the deposit stage and these representations will be considered at the examination.

Further information on the LDP process and relevant background documents are available on the Council's web site at www.valeofglamorgan.gov.uk.

50171780

11th January 2008

LDP Team

01446 704600

01446 704846

P/POL/JDM/LDP24

LDP@valeofglamorgan.gov.uk

Dear Sir / Madam,

Local Development Plan Draft Preferred Strategy and Initial Sustainability Appraisal Report - Pre-Deposit Consultation.

Our records show that you have asked to be kept informed of progress on the Vale of Glamorgan Local Development Plan 2011 - 2026 (the LDP). Please find attached a list of your client's relevant candidate site details for ease of reference.

I would therefore advise you that the Council intends to place its Draft Preferred Strategy and Initial Sustainability Appraisal Report on deposit for public consultation on the **16th January 2008** for a period of six weeks as required by the Town and Country Planning (Local Development Plans)(Wales) Regulations 2005.

The Draft Preferred Strategy sets out the strategic priorities for development during the LDP period and outlines the key economic, social and environmental issues that need to be addressed. The Draft Preferred Strategy includes a vision of how the Vale of Glamorgan should develop and identifies the general location(s) where development is considered appropriate. The Draft Preferred Strategy also sets objectives and establishes a series of strategic policies to guide future growth and address the needs identified. Once approved the Preferred Strategy will be used as a foundation on which to develop the more detailed policies and site-specific proposals that will be contained in the Deposit Draft LDP.

The Initial Sustainability Appraisal Report (SA) of the LDP incorporates the requirements of Strategic Environmental Assessment (SEA) and seeks to ensure that the policies and proposals that have been developed within the Draft Preferred Strategy are consistent with the principles of sustainable development.

The Draft Preferred Strategy and the Initial Sustainability Appraisal Report as well as the consultation questionnaires are available on the Council's website (www.valeofglamorgan.gov.uk), main administrative offices and public libraries. Full details of the deposit locations, including office and library opening times are also available on the Council's web site.

The consultation period will commence at 12.00 noon on Wednesday 16th January 2008 and comment forms must be **received at the Council's Dock Office by 12.00 noon on Wednesday 27th February 2008.** The Council will consider any comments received by the closing date and the Draft Preferred Strategy and Initial Sustainability Appraisal Report will be amended if necessary prior to being formally approved by the Council.

If you require any further information, or no longer wish to be kept advised of progress on the LDP please contact the LDP Team on 01446 704600 or alternatively e-mail us at the address above.

Yours faithfully,

Head of Planning and Transportation

Enclosure

Note: In August 2006 the Council produced its Delivery Agreement (DA), which set out the timetable for the preparation of the LDP. The DA also included a Community Involvement Scheme that detailed how and when stakeholders, including the general public, could participate in the LDP process. In accordance with Regulation 9(5) of the Town and Country Planning (Local Development Plan)(Wales) Regulations 2005, in October 2007 the Council sought agreement from the Welsh Assembly Government (WAG) to amend the timetable shown in the Approved DA. Approval to amend the DA was granted by the WAG and the **Revised Delivery Agreement** that includes the amended timetable is now available on the Council's web site or may be viewed at the main Council offices details of which including opening times are also available on the web site.

Candidate Site Details

11th January 2008

LDP Team

01446 704600

01446 704846

ID -

P/POL/LT/LDP8

LDP@valeofglamorgan.gov.uk

Dear Sir / Madam,

Local Development Plan Draft Preferred Strategy and Initial Sustainability Appraisal Report - Pre-Deposit Consultation.

Our records show that you have asked to be kept informed of progress on the Vale of Glamorgan Local Development Plan 2011 - 2026 (the LDP).

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If you require any further information, or no longer wish to be kept advised of progress on the LDP please contact the LDP Team on 01446 704600 or alternatively e-mail us at the address above.

Yours faithfully,

Head of Planning and Transportation

Note: In August 2006 the Council produced its Delivery Agreement (DA), which set out the timetable for the preparation of the LDP. The DA also included a Community Involvement Scheme that detailed how and when stakeholders, including the general public, could participate in the LDP process. In accordance with Regulation 9(5) of the Town and Country Planning (Local Development Plan)(Wales) Regulations 2005, in October 2007 the Council sought agreement from the Welsh Assembly Government (WAG) to amend the timetable shown in the Approved DA. Approval to amend the DA was granted by the WAG and the **Revised Delivery Agreement** that includes the amended timetable is now available on the Council's web site or may be viewed at the main Council offices details of which including opening times are also available on the web site.

11th Ionawr 2008

Tîm y CDLl

01446 704600

01446 704846

ID -

P/POL/LT/LDP8

LDP@valeofglamorgan.gov.uk

Annwyl Syr / Fadam,

Cynllun Datblygu Lleol Ymgynghoriad cyn adneuo ar y Strategaeth Ddewisedig Drafft a'r Adroddiad Cychwynnol ar Asesu Cynaliadwyedd.

Mae ein cofnodion yn dangos eich bod yn awyddus i gael gwybod sut y mae Cynllun Datblygu Lleol Bro Morgannwg 2011 - 2026 (y CDLl) yn dod yn ei flaen.

Mewn ymateb i hynny, gallaf gadarnhau bod y Cyngor yn bwriadu rhoi ei Strategaeth Ddewisedig Ddrafft a'r Adroddiad Cychwynnol ar Asesu Cynaliadwyedd ar adnau ar **16 Ionawr 2008** er mwyn ymgynghori â'r cyhoedd. Bydd yr ymgynghoriad yn parhau am chwe wythnos er mwyn cydymffurfio â Rheoliadau Cynllunio Gwlad a Thref (Cynlluniau Datblygu Lleol) (Cymru) 2005.

Mae'r Strategaeth Ddewisedig Ddrafft yn egluro'r prif strategaethau ar gyfer datblygu'n ystod cyfnod y CDLl a'r prif faterion economaidd, cymdeithasol ac amgylcheddol y bydd yn rhaid eu trin. Mae'n cynnwys gweledigaeth ar gyfer datblygu'r Fro ac yn nodi'n fras y mannau sy'n cael eu hystyried yn addas i'w datblygu. Mae hefyd yn gosod nodau ac yn sefydlu nifer o bolisïau strategol ar gyfer arwain twf yn y dyfodol a darparu ar gyfer yr anghenion sydd wedi'u nodi. Ar ôl i'r Strategaeth gael ei chymeradwyo, byddwn yn ei defnyddio fel sylfaen ar gyfer llunio'r polisïau mwy manwl a'r cynigion ar gyfer safleoedd penodol a fydd yn cael eu rhestru yn y CDLl Drafft wedi'i Adneuo.

Mae'r Adroddiad Cychwynnol ar Asesu Cynaliadwyedd (AC) y CDLl yn cynnwys gofynion yr Asesiad Amgylcheddol Strategol (AAS). Ei nod yw sicrhau bod y polisïau a'r cynigion a ddatblygwyd yn y Strategaeth Ddewisedig Ddrafft yn dilyn egwyddorion datblygu cynaliadwy.

Cewch weld y Strategaeth Ddewisedig Ddrafft, yr Adroddiad Cychwynnol ar Asesu Cynaliadwyedd a'r holiaduron ymgynghori ar wefan y Cyngor sef www.valeofglamorgan.gov.uk ac ym mhrif ganolfannau gweinyddol a llyfrgelloedd cyhoeddus y Cyngor. Mae gan y wefan hefyd restr o'r mannau adneuo a manylion am oriau agor swyddfeydd a llyfrgelloedd.

Bydd y cyfnod ymgynghori'n cychwyn ar ganol dydd Mercher 16 Ionawr 2008, ac mae'n rhaid i'ch ffurflen sylwadau ein cyrraedd yn Swyddfa'r Doc erbyn canol dydd Mercher 27 Chwefror 2008. Byddwn yn ystyried yr holl sylwadau sy'n dod i law erbyn y dyddiad cau, ac yn newid y Strategaeth Ddewisedig Ddrafft a'r Adroddiad Cychwynnol ar Asesu Cynaliadwyedd yn ôl yr angen cyn eu cymeradwyo'n ffurfiol.

Os hoffech gael mwy o wybodaeth neu ofyn i ni roi'r gorau i gysylltu â chi ynglŷn â'r CDLl, ffoniwch Dîm y CDLl ar 01446 704600 neu anfonwch neges e-bost i'r cyfeiriad uchod.

Yn gywir,

Pennaeth Cynllunio a Chludiant

Sylwch: Yn Awst 2006, cyflwynodd y Cyngor ei Gytundeb Darparu (CD) a oedd yn cynnwys amserlen ar gyfer llunio'r CDLl. Roedd y CD hefyd yn cynnwys Cynllun Cynnwys y Gymuned a oedd yn egluro sut a phryd y gallai rhai sydd â diddordeb yn y CDLl gan gynnwys y cyhoedd, gymryd rhan yn y broses o'i ddatblygu. Yn unol â Rheoliad 9(5) Rheoliadau Cynllunio Gwlad a Thref (Cynllun Datblygu Lleol) (Cymru) 2005, gofynnodd y Cyngor yn Hydref 2007 am ganiatâd Llywodraeth Cynulliad Cymru (LlCC) i newid yr amserlen yn y CD cymeradwy. Cytunodd LlCC, ac erbyn hyn, mae'r Cytundeb Darparu Diwygiedig (sy'n cynnwys yr amserlen newydd) ar gael ym mhrif swyddfeydd y Cyngor ac ar ein gwefan. Cewch fanylion ar y wefan hefyd am oriau agor y swyddfeydd.

11th January 2008

LDP Team

01446 704600

01446 704846

ID -

P/POL/LT/LDP8

LDP@valeofglamorgan.gov.uk

Dear Sir / Madam,

Local Development Plan Draft Preferred Strategy and Initial Sustainability Appraisal Report - Pre-Deposit Consultation.

Our records show that you have asked to be kept informed of progress on the Vale of Glamorgan Local Development Plan 2011 - 2026 (the LDP).

I would therefore advise you that the Council intends to place its Draft Preferred Strategy and Initial Sustainability Appraisal Report on deposit for public consultation on the **16th January 2008** for a period of six weeks as required by the Town and Country Planning (Local Development Plans)(Wales) Regulations 2005.

The Draft Preferred Strategy sets out the strategic priorities for development during the LDP period and outlines the key economic, social and environmental issues that need to be addressed. The Draft Preferred Strategy includes a vision of how the Vale of Glamorgan should develop and identifies the general location(s) where development is considered appropriate. The Draft Preferred Strategy also sets objectives and establishes a series of strategic policies to guide future growth and address the needs identified. Once approved the Preferred Strategy will be used as a foundation on which to develop the more detailed policies and site-specific proposals that will be contained in the Deposit Draft LDP.

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The consultation period will commence at 12.00 noon on Wednesday 16th January 2008 and comment forms must be **received at the Council's Dock Office by 12.00 noon on Wednesday 27th February 2008.** The Council will consider any comments received by the closing date and the Draft Preferred Strategy and Initial Sustainability Appraisal Report will be amended if necessary prior to being formally approved by the Council.

If you require any further information, or no longer wish to be kept advised of progress on the LDP please contact the LDP Team on 01446 704600 or alternatively e-mail us at the address above.

Yours faithfully,

Head of Planning and Transportation

Note: In August 2006 the Council produced its Delivery Agreement (DA), which set out the timetable for the preparation of the LDP. The DA also included a Community Involvement Scheme that detailed how and when stakeholders, including the general public, could participate in the LDP process. In accordance with Regulation 9(5) of the Town and Country Planning (Local Development Plan)(Wales) Regulations 2005, in October 2007 the Council sought agreement from the Welsh Assembly Government (WAG) to amend the timetable shown in the Approved DA. Approval to amend the DA was granted by the WAG and the **Revised Delivery Agreement** that includes the amended timetable is now available on the Council's web site or may be viewed at the main Council offices details of which including opening times are also available on the web site.

11th January 2008

LDP Team

01446 704600

01446 704846

ID -

P/POL/LT/LDP8

LDP@valeofglamorgan.gov.uk

Dear Sir / Madam,

Local Development Plan Draft Preferred Strategy and Initial Sustainability Appraisal Report - Pre-Deposit Consultation.

In accordance with The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, your organisation has been identified as a Specific Consultation Body. Accordingly, the Vale of Glamorgan Council has a statutory duty to consult you during the preparation of its Local Development Plan (LDP).

I would therefore advise you that the Council intends to place its Draft Preferred Strategy and Initial Sustainability Appraisal Report on deposit for public consultation on the **16th January 2008** for a period of six weeks as required by the above regulations.

Therefore, as a specific consultee, I enclose with this letter a CD ROM containing an electronic version of the Council's Draft Preferred Strategy, Initial Sustainability Appraisal Report and a copy of the consultation questionnaire for your use. Additionally, the CD ROM contains the key background documents that have informed the Draft Preferred Strategy and the Initial Sustainability Appraisal Report.

The Draft Preferred Strategy sets out the strategic priorities for development during the LDP period and outlines the key economic, social and environmental issues that need to be addressed. The Draft Preferred Strategy includes a vision of how the Vale of Glamorgan should develop and identifies the general location(s) where development is considered appropriate. The Draft Preferred Strategy also sets objectives and establishes a series of strategic policies to guide future growth and to address the needs identified. Once approved the Draft Preferred Strategy will be used as a foundation on which to develop the more detailed policies and site-specific proposals that will be contained in the Deposit Draft LDP.

The Initial Sustainability Appraisal Report (SA) incorporates the requirements of Strategic Environmental Assessment (SEA) and seeks to ensure that the policies and proposals that have been developed within the Draft Preferred Strategy are consistent with the principles of sustainable development.

All of the documents can be viewed at the Council's website (www.valeofglamorgan.gov.uk), main administrative offices and public libraries. Full details of deposit locations, including office and library opening times are also available on the web site.

The consultation period will commence at 12.00 noon on Wednesday 16th January 2008 and comment forms must be **received at the Council's Dock Office by 12.00 noon on Wednesday 27th February 2008.** The Council will consider any comments received by the closing date and the Draft Preferred Strategy and Initial Sustainability Appraisal Report will be amended if necessary prior to being formally approved by the Council.

For this and subsequent stages of the LDP process, it is the Council's intention to supply Specific Consultation Bodies with copies of the consultation documents on CD ROM. This approach is considered to be more sustainable and will promote e-Government. Additionally, it will allow the Council to keep the cost of producing and posting documents to a minimum and ensure that wherever possible documents are available free of charge.

If you require any further information please do not hesitate to contact the LDP Team on 01446 704600 or alternatively e-mail us at the address above.

Yours faithfully,

Head of Planning and Transportation

Enclosure: CD ROM

Note: In August 2006 the Council produced its Delivery Agreement (DA), which set out the timetable for the preparation of the LDP. The DA also included a Community Involvement Scheme that detailed how and when stakeholders, including the general public, could participate in the LDP process. In accordance with Regulation 9(5) of the Town and Country Planning (Local Development Plan)(Wales) Regulations 2005, in October 2007 the Council sought agreement from the Welsh Assembly Government (WAG) to amend the timetable shown in the Approved DA. Approval to amend the DA was granted by the WAG and the **Revised Delivery Agreement** that includes the amended timetable has been included on the enclosed CD ROM for your information.

Office Use
Date received
Ref-

The Vale of Glamorgan Local Development Plan 2011-2026

Draft Preferred Strategy
Comment Form

Please use this form to set out your views on the Draft Preferred Strategy. You may photocopy this form or obtain further copies free of charge from the Council. If you wish to make representations on the Initial Sustainability Appraisal Report of the Draft Preferred Strategy, please use the relevant comment form.

Forms should be received by no later than noon on the 27th February 2008 to: **Rob Thomas, Head of Planning & Transportation, Vale of Glamorgan Council, Dock Office, Barry Docks, Barry CF63 4RT. Alternatively, you can email your representation form to LDP@valeofglamorgan.gov.uk**

Contact Details

Name and Address	Agent's Name and Address (if applicable)
Name:.....	Name:.....
LDP I.D (if applicable).....	LDP I.D (if applicable).....
Organisation: (if applicable)	Organisation: .....
.....	.....
Address:	Address: .....
.....	.....
.....	.....
.....	.....
Town:..... Postcode:.....	Town:..... Postcode:.....
Telephone No:	Telephone No: .....
Email:	Email: .....
Please indicate your preferred method of communication:	Please indicate your preferred method of communication:
Post ☐ Email ☐	Post ☐ Email ☐

Please continue on a separate sheet (s) if necessary.

Question 1: Employment Needs (Paragraphs 7.1 - 7.6)
Do you agree with the Draft Preferred Strategy's approach for future employment growth during the LDP period?

Yes ☐ No ☐ Don't know ☐

If no, please use the space provided below to outline your reasons, identifying where necessary the relevant paragraph number(s) your representation relates to.

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Question 2: Population Growth and Housing (Paragraphs 8.1 - 8.7)
Do you agree with the Council's proposed future housing requirement of 7,500 new dwellings to be provided during the LDP period?

Yes ☐ No ☐ Don't know ☐

If no, please explain why, identifying the relevant paragraph number(s) your representation relates to.

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Question 3: LDP Vision (Paragraph 12.1)
Do you agree with the LDP vision for the Vale of Glamorgan?

Yes ☐ No ☐ Don't know ☐

If no, please explain why.

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Question 4: Strategic Objectives (Paragraphs 12.2 - 12.20)

Do you agree with the LDP's Strategic Objectives?

Objective 1	Yes ☐	No ☐	Don't know ☐
Objective 2	Yes ☐	No ☐	Don't know ☐
Objective 3	Yes ☐	No ☐	Don't know ☐
Objective 4	Yes ☐	No ☐	Don't know ☐
Objective 5	Yes ☐	No ☐	Don't know ☐
Objective 6	Yes ☐	No ☐	Don't know ☐
Objective 7	Yes ☐	No ☐	Don't know ☐
Objective 8	Yes ☐	No ☐	Don't know ☐

If no, please explain your reasons, identifying the relevant objective(s) and paragraph number(s) your representation relates to.

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Question 5: Strategy Options (Paragraphs 13.1 - 13.2)
Do you agree that the Council has considered appropriate strategy options for the LDP?

Yes ☐ No ☐ Don't know ☐

If no, please explain any other strategy options you feel should have been considered.

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Question 6: Draft Preferred Spatial Strategy (Paragraphs 14 - 14.4 and Key Diagram)
Do you agree with the Draft Preferred Spatial Strategy?

Yes ☐ No ☐ Don't know ☐

If no, please explain what you think the preferred strategy should be and why.

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Question 7: Settlement Strategy (Paragraphs 15.1 - 19.1)
Do you agree with the settlement strategy hierarchy?

Yes ☐ No ☐ Don't know ☐

If no, please explain what you think the settlement strategy hierarchy should be and why

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Question 8: Core Strategic Policies (Paragraph 20.1 - 20.2)
Do you agree with the Core Strategic Policies CSP1 - CSP12?

CSP1 Yes ☐ No ☐ Don't know ☐ **CSP2** Yes ☐ No ☐ Don't know ☐
CSP3 Yes ☐ No ☐ Don't know ☐ **CSP4** Yes ☐ No ☐ Don't know ☐
CSP5 Yes ☐ No ☐ Don't know ☐ **CSP6** Yes ☐ No ☐ Don't know ☐
CSP7 Yes ☐ No ☐ Don't know ☐ **CSP8** Yes ☐ No ☐ Don't know ☐
CSP9 Yes ☐ No ☐ Don't know ☐ **CSP10** Yes ☐ No ☐ Don't know ☐
CSP11 Yes ☐ No ☐ Don't know ☐ **CSP12** Yes ☐ No ☐ Don't know ☐

If no, please explain, identifying the policies your representation relates to.

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Question 9: Monitoring (Paragraphs 23.1 - 23.2)
Do you agree with the list of monitoring indicators and targets?

Yes ☐ No ☐ Don't know ☐

If no, please explain why.

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Question 10: Soundness Test
Do you agree with the Council's self-assessment of its progress in meeting the tests of soundness?

Yes ☐ No ☐ Don't know ☐

If no, please explain why.

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Question 11
Do you have any further comments you may wish to make in respect of the Preferred Strategy?

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Further Information

THANK YOU FOR YOUR PARTICIPATION

Data Protection

Please note that it is the Council's intention that all stages of the Local Development Plan process are open and transparent. In this regard, submissions made in respect of the Draft Preferred Strategy will be added to the Council's LDP database as an integral part of the LDP process and as such your submissions will be potentially available to third parties.

The details that you provide will be:

- **Entered into a database**
- **Published in paper form**
- **Reported to the relevant Cabinet / Committee / Council meetings**

Return Dates and address

Rob Thomas, Head of Planning & Transportation,
The Vale of Glamorgan Council,
Dock Offices, Barry Dock,
Barry,
CF63 4RT.

FAX: **01446 704846**

Email: **LDP@valeofglamorgan.gov.uk**

Website: **www.valeofglamorgan.gov.uk**

REPRESENTATIONS SHOULD BE RECEIVED BY THE COUNCIL AT THE ABOVE ADDRESS BY 12.00 NOON ON THE 27TH FEBRUARY 2008

LATE REPRESENTATIONS WILL NOT BE ACCEPTED

VALE of GLAMORGAN
BRO MORGANNWG

At ddefnydd swyddfa
Dyddiad derbyn
Cyfeirnod-

Cynllun Datblygu Lleol Bro Morgannwg 2011-2026

Ffurflen Sylwadau
ar gyfer y Strategaeth Ddewisedig Ddrafft

Cewch ddefnyddio'r ffurflen hon er mwyn mynegi barn ar y Strategaeth Ddewisedig Ddrafft. Mae croeso i chi ei llungopïo os mynnwch, a chewch ragor o gop iau hefyd yn rhad ac am ddim oddi wrth y Cyngor. Os ydych yn bwriadu gwneud sylwadau ar Adroddiad Cyntaf Asesu Cynaliadwyedd y Strategaeth Ddewisedig Ddrafft, cofiwch ddefnyddio'r ffurflen sylwadau berthnasol.

Mae'n rhaid i'ch ffurflen ein cyrraedd erbyn canol dydd ar 27 Chwefror 2008 fan bellaf, a dylech ei chyfeirio at: **Rob Thomas, Pennaeth Cynllunio a Chludiant, Cyngor Bro Morgannwg, Swyddfa'r Doc, Dociau'r Barri, y Barri CF63 4RT. Mae croeso hefyd i chi anfon eich sylwadau mewn neges e-bost i LDP@valeofglamorgan.gov.uk**

Manylion Cysylltu

Enw a Chyfeiriad	Enw a Chyfeiriad yr Asiant (os yw'n berthnasol)
Enw:.....	Enw:.....
Rhif Adnabod y CDLl: (os yw'n berthnasol).....	Rhif Adnabod y CDLl: (os yw'n berthnasol).....
Sefydliad: (os yw'n berthnasol).....	Sefydliad: (os yw'n berthnasol).....
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Chyfeiriad:	Chyfeiriad:.....
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Tref:..... Côd Post:.....	Tref:..... Côd Post:.....
Ffôn:.....	Ffôn:.....
E-bost:.....	E-bost: .....
Nodwch sut yr hoffech i ni gyfathrebu â chi:	Nodwch sut yr hoffech i ni gyfathrebu â chi:
Drwy'r post ☐ drwy'r e-bost ☐	Drwy'r post ☐ drwy'r e-bost ☐

Mae croeso i chi ddefnyddio dalen arall o bapur os bydd angen.

Cwestiwn 1: Anghenion Cyflogi (Paragraffau 7.1 - 7.6)
Ydych chi'n cytuno â'r camau yn y Strategaeth Ddewisedig Ddrafft sy'n darparu ar gyfer cyflogi mwy o bobl yn ystod cyfnod y CDLl?

Ydw ☐ Nac ydw ☐ Wn I ddim ☐

Os ydych yn anghytuno, eglurwch yma, gan ddyfynnu rhifau'r paragraffau perthnasol.

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Cwestiwn 2: Twf y Boblogaeth a Thai (Paragraffau 8.1 - 8.7)
Ydych chi'n cytuno y dylai'r Cyngor adeiladu 7,500 o dai newydd yn ystod cyfnod y CDLl?

Ydw ☐ Nac ydw ☐ Wn I ddim ☐

Os ydych yn anghytuno, eglurwch yma, gan ddyfynnu rhifau'r paragraffau perthnasol.

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Cwestiwn 3: Gweledigaeth y CDLl (Paragraff 12.1)
Ydych chi'n cytuno â gweledigaeth y CDLl ar gyfer Bro Morgannwg?

Ydw ☐ Nac ydw ☐ Wn I ddim ☐

Os ydych chi'n anghytuno, eglurwch yma.

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Cwestiwn 4: Amcanion Strategol (Paragraffau 12.2 - 12.20)

Ydych chi'n cytuno ag amcanion strategol y CDLl?

Amcan 1	Ydw ☐	Nac ydw ☐	Wn I ddim ☐
Amcan 2	Ydw ☐	Nac ydw ☐	Wn I ddim ☐
Amcan 3	Ydw ☐	Nac ydw ☐	Wn I ddim ☐
Amcan 4	Ydw ☐	Nac ydw ☐	Wn I ddim ☐
Amcan 5	Ydw ☐	Nac ydw ☐	Wn I ddim ☐
Amcan 6	Ydw ☐	Nac ydw ☐	Wn I ddim ☐
Amcan 7	Ydw ☐	Nac ydw ☐	Wn I ddim ☐
Amcan 8	Ydw ☐	Nac ydw ☐	Wn I ddim ☐

Os ydych yn anghytuno, eglurwch yma, gan gyfeirio at yr amcanion a dyfynnu rhifau'r paragraffau perthnasol.

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Cwestiwn 5: Opsiynau Strategaethol (Paragraffau 13.1 - 13.2)
Ydych chi'n cytuno bod y Cyngor wedi ystyried opsiynau addas ar gyfer strategaeth y CDLl?

Ydw ☐ Nac ydw ☐ Wn I ddim ☐

Os ydych yn anghytuno, nodwch unrhyw opsiynau strategaethol eraill a fuasai'n well yn eich barn chi.

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Cwestiwn 6: Strategaeth Ofodol Ddewisedig Ddrafft (Paragraffau 14 - 14.4 a'r Prif Ddiagram)
Ydych chi'n cytuno â'r Strategaeth Ofodol Ddewisedig?

Ydw ☐ Nac ydw ☐ Wn I ddim ☐

Os ydych yn anghytuno, disgrifiwch y math o Strategaeth Ddewisedig yr hoffech ei gweld gan egluro pam.

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Cwestiwn 7: Strategaeth Anheddau (Paragraffau 15.1 - 19.1)
Ydych chi'n cytuno â hierarchaeth y strategaeth anheddau?

Ydw ☐ Nac ydw ☐ Wn I ddim ☐

Os ydych yn anghytuno, disgrifiwch y math o hierarchaeth anheddau yr hoffech ei gweld gan egluro pam?

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Cwestiwn 8: Polisïau Strategol Craidd (Paragraff 20.1 - 20.2)
Ydych chi'n cytuno â pholisïau strategol craidd CSP1 - CSP12?

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CSP1 Ydw ☐ Nac ydw ☐ Wn I ddim ☐ **CSP1** Ydw ☐ Nac ydw ☐ Wn I ddim ☐
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CSP1 Ydw ☐ Nac ydw ☐ Wn I ddim ☐ **CSP1** Ydw ☐ Nac ydw ☐ Wn I ddim ☐

Os ydych yn anghytuno, eglurwch yma, gan gyfeirio at y polisïau perthnasol.

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Cwestiwn 9: Monitro (Paragraffau 23.1 - 23.2)
Ydych chi'n cytuno â'r rhestr o ddynodyddion a thargedau monitro?

Ydw ☐ Nac ydw ☐ Wn I ddim ☐

Os ydych yn anghytuno, eglurwch yma.

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Cwestiwn 10: Prawf Cadernid
Ydych chi'n cytuno bod hunanasesiad y Cyngor o'i berfformiad mewn profion cadernid yn deg?

Ydw ☐ Nac ydw ☐ Wn I ddim ☐

Os ydych yn anghytuno, eglurwch yma.

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Cwestiwn 11
A hoffech chi wneud rhagor o sylwadau ar y Strategaeth Ddewisedig?

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Gwybodaeth Ychwanegol

DIOLCH O GALON AM GYMRYD RHAN

Diogelu Data

Mae'r Cyngor am i bob cam yn y broses o lunio Cynllun Datblygu Lleol fod yn amlwg ac yn agored. Gan hynny, byddwn yn ychwanegu eich sylwadau ar y Strategaeth Ddewisedig Ddrafft at gronfa ddata CDLl y Cyngor. Rhan annatod o'r broses yw hynny ac mae'n golygu y bydd pobl eraill yn cael darllen eich sylwadau.

Ar ôl derbyn eich gwybodaeth byddwn yn:

- **ei chynnwys mewn cronfa data**
- **ei chyhoeddi ar ffurf copi caled**
- **ei dwyn i sylw cyfarfodydd perthnasol o'r Cabinet, Pwyllgorau'r Cyngor a'r Cyngor.**

Dyddiad dychwelyd a chyfeiriad

Mae'n rhaid i bob ffurflen gael ei hanfon at:

Rob Thomas, Pennaeth Cynllunio a Chludiant,
Cyngor Bro Morgannwg,
Swyddfa'r Doc, Dociau'r Barri,
Y Barri,
CF63 4RT.

FFACS: 01446 704846

E-bost: LDP@valeofglamorgan.gov.uk

Gwefan: www.valeofglamorgan.gov.uk

MAE'N RHAID I'CH SYLWADAU GYRRAEDD Y CYFEIRIAD UCHOD ERBYN CANOL DYDD AR 27 CHWEFROR 2008

BYDDWN YN ANWYBYDDU UNRHYW SYLWADAU HWYR

VALE of GLAMORGAN
BRO MORGANNWG

Office Use
Date received
Ref-

The Vale of Glamorgan Local Development Plan 2011- 2026

Draft Preferred Strategy
Initial Sustainability Appraisal Report
Comment Form

Please use this form to set out your views on the Initial Sustainability Appraisal Report of the Draft Preferred Strategy. You may photocopy this form or obtain further copies free of charge from the Council. If you wish to make representations on the Draft Preferred Strategy, please use the relevant comment form.

Forms should be received by no later than noon on the 27th February 2008 to:
Rob Thomas, Head of Planning & Transportation, Vale of Glamorgan Council, Dock Offices, Barry Dock, Barry CF63 4RT. Alternatively, you can email your representation form to **LDP@valeofglamorgan.gov.uk**

Contact Details

Name and Address	Agent's Name and Address (if applicable)
Name:.....	Name:.....
LDP I.D (if applicable).....	LDP I.D (if applicable).....
Organisation: (if applicable)	Organisation: .....
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Address:	Address: .....
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Town:..... Postcode:.....	Town:..... Postcode:.....
Telephone No:	Telephone No: .....
Email:	Email: .....
Please indicate your preferred method of communication:	Please indicate your preferred method of communication:
Post ☐ Email ☐	Post ☐ Email ☐

Please continue on a separate sheet (s) if necessary.

1. Preferred Strategy Sustainability Appraisal

Is your representation:

Support ☐ Objection ☐ Comment ☐

Please use the space provided below to outline your representation, stating clearly which paragraph number(s)of the appraisal your representation relates to.

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Further Information

THANK YOU FOR YOUR RESPONSE

Data Protection

Please note that it is the Council's intention that all stages of the Local Development Plan process are open and transparent. In this regard, submissions made in respect of the Initial Sustainability Appraisal will be added to the Council's LDP database as an integral part of the LDP process and as such your submissions will be potentially available to third parties.

The details that you provide will be:

- **Entered into a database**
- **Published in paper form**
- **Reported to the relevant Cabinet / Committee / Council meetings**

Return Dates and address

Please return all completed forms to:

Rob Thomas, Head of Planning & Transportation,
The Vale of Glamorgan Council,
Dock Offices, Barry Dock,
Barry,
CF63 4RT.

FAX: **01446 704846**

Email: **LDP@valeofglamorgan.gov.uk**

Website: **www.valeofglamorgan.gov.uk**

REPRESENTATIONS SHOULD BE RECEIVED BY THE COUNCIL AT THE ABOVE ADDRESS BY 12.00 NOON ON THE 27TH FEBRUARY 2008

LATE REPRESENTATIONS WILL NOT BE ACCEPTED

VALE of GLAMORGAN
BRO MORGANNWG

At ddefnydd swyddfa
Dyddiad derbyn
Cyfeirnod-

Cynllun Datblygu Lleol Bro Morgannwg 2011-2026

Ffurflen Sylwadau
ar gyfer Drafft Cyntaf
Adroddiad Asesu Cynaliadwyedd y Strategaeth Ddewisedig Ddrafft

Cewch ddefnyddio'r ffurflen hon er mwyn mynegi barn ar Ddrafft Cyntaf Adroddiad Asesu Cynaliadwyedd y Strategaeth Ddewisedig Ddrafft. Mae croeso i chi ei llungopïo os mynnwch, a chewch ragor o gopïau hefyd yn rhad ac am ddim oddi wrth y Cyngor. Os ydych yn bwriadu gwneud sylwadau ar y Strategaeth Ddewisedig Ddrafft, cofiwch ddefnyddio'r ffurflen berthnasol.

Mae'n rhaid i'ch ffurflen ein cyrraedd erbyn canol dydd ar 27 Chwefror 2008, a dylech ei chyfeirio at: **Rob Thomas, Pennaeth Cynllunio a Chludiant, Cyngor Bro Morgannwg, Swyddfa'r Doc, Dociau'r Barri, y Barri CF63 4RT. Mae croeso hefyd i chi anfon eich sylwadau mewn neges e-bost i LDP@valeofglamorgan.gov.uk**

Manylion Cysylltu

Enw a Chyfeiriad

Enw:.....

Rhif Adnabod y CDLl: (os yw'n berthnasol……...

Sefydliad: (os yw'n berthnasol)……...

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Cyfeiriad: .....

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Tref:..... Côd Post ….....……

Ffôn: .....……..

E-bost:.....……

Nodwch sut yr hoffech i ni gyfathrebu â chi:

Drwy'r post ☐ drwy'r e-bost ☐

Enw a Chyfeiriad yr Asiant (os yw'n berthnasol)

Enw:.....

Rhif Adnabod y CDLl: (os yw'n berthnasol)……..

Sefydliad: (os yw'n berthnasol)……...

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Cyfeiriad:.....

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Tref:..... Côd Post:.....……

Ffôn:.....……

E-bost: .....……

Nodwch sut yr hoffech i ni gyfathrebu â chi::

Drwy'r post ☐ drwy'r e-bost ☐

1. Asesu Cynaliadwyedd y Strategaeth Ddewisedig

Beth oedd bwriad eich neges?

Cefnogi ☐ Gwrthwynebu ☐ Gwneud sylw'n unig ☐

Defnyddiwch y lle hwn er mwyn egluro'n union beth sydd gennych mewn golwg gan nodi rhifau'r paragraffau perthnasol.

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Mae croeso i chi ddefnyddio dalen arall o bapur os bydd angen.

Gwybodaeth Ychwanegol

DIOLCH O GALON AM YMATEB

Diogelu Data

Mae'r Cyngor am i bob cam ym mhroses y Cynllun Datblygu Lleol fod yn amlwg ac yn agored. Gan hynny, byddwn yn ychwanegu eich sylwadau ar gamau cyntaf Asesu Cynaliadwyedd at gronfa ddata CDLl y Cyngor. Caiff hyn ei wneud fel rhan hanfodol o broses y Cynllun ac mae'n golygu bod hawl i drydydd person ddarllen a defnyddio'ch sylwadau.

Bydd y wybodaeth yr ydych yn ei chyflwyno'n cael:

- **ei chynnwys mewn cronfa data**
- **ei chyhoeddi ar ffurf copi caled**
- **ei dwyn i sylw cyfarfodydd perthnasol o'r Cabinet, Pwyllgorau'r Cyngor a'r Cyngor.**

Dyddiad Dychwelyd a Chyfeiriad

Mae'n rhaid i bob ffurflen gael ei hanfon at:

Rob Thomas, Pennaeth Cynllunio a Chludiant,
Cyngor Bro Morgannwg,
Swyddfa'r Doc, Dociau'r Barri,
Y Barri,
CF63 4RT.

FFACS: 01446 704846

E-bost: LDP@valeofglamorgan.gov.uk

Gwefan: www.valeofglamorgan.gov.uk

MAE'N RHAID I'CH SYLWADAU GYRRAEDD Y CYFEIRIAD UCHOD ERBYN CANOL DYDD AR 27 CHWEFROR 2008

NI ALLWN DDERBYN SYLWADAU HWYR

VALE of GLAMORGAN
BRO MORGANNWG

VALE of GLAMORGAN
BRO MORGANNWG

Local Development Plan
Cynllun Datblygu Lleol

What is the Local Development Plan?

The Local Development Plan will be the primary land use-planning document for the Vale of Glamorgan. Once finalised, it will replace the current adopted Unitary Development Plan and will be the Council's key land use planning policy document for the period from 2011 to 2026.

It will allocate sites for the future development of land within the Vale and will also establish a suite of policies against which future planning applications will be assessed.

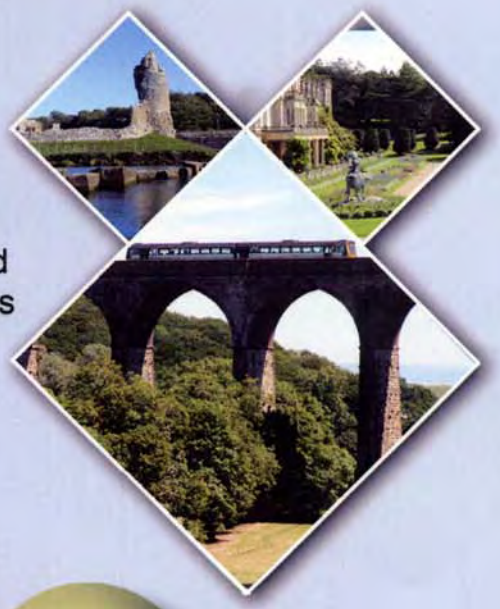
What is the Draft Preferred Strategy?

The Draft Preferred Strategy is one of the first stages in the production of the Local Development Plan. The strategy does not allocate sites for development but will establish key strategic objectives for the Plan as well as a suite of overarching or strategic policies that will inform the more detailed site-specific policies and allocations

The Draft Preferred Strategy for the Vale is:

"To concentrate development opportunities in Barry and the South East Zone. The St Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development"

How was the Strategy Developed?



The Draft Preferred Strategy has been developed following consultations with relevant stakeholders and Council Officers from key service areas. This has involved the following process:

The Draft Preferred Strategy has been prepared with regard to national guidance produced by the Welsh Assembly Government, as well the Council's own Community Strategy the Vision for which has been adopted as the Vision for the Local Development Plan.

How was the Strategy Developed?

In identifying the Draft Preferred Strategy several options were considered by key stakeholders, including.

Strategy Objectives 1 - 8

VALE of GLAMORGAN BRO MORGANNWG

Local Development Plan Cynllun Datblygu Lleol

Objective 1:
To ensure that development within the Vale of Glamorgan uses land effectively and efficiently; and to promote the sustainable use and management of natural resources.

Objective 2:
To ensure that development within the Vale of Glamorgan makes a positive contribution towards reducing the impact of, and mitigating against the adverse effects of climate change.

Objective 3:
To provide the opportunity for people in the Vale of Glamorgan to meet their housing needs.

Objective 4:
To maintain, enhance and promote community facilities and services in the Vale of Glamorgan.

Objective 5:
To foster the development of a diverse and sustainable local economy that meets the needs of the Vale of Glamorgan and that of the wider South East Wales Region.

Objective 7:
To protect and enhance the Vale of Glamorgan's historic, built, and natural environment.

Objective 6:
To reduce the need for Vale residents to travel to meet their daily needs and enabling them greater access to sustainable forms of transport.

Objective 8:
To sustain and further the development of sustainable communities within the Vale of Glamorgan, providing opportunities for living, learning, working and socialising for all.

What Happens Next?

Following the statutory six-week consultation period, the Council will consider the representations made to the Draft Preferred Strategy and make any changes that are considered appropriate.

The final Preferred Strategy will then be reported to the Council for formal approval.

The Preferred Strategy will then become the basis on which the Council will develop spatial and site-specific policies and proposals. These will form the basis of the Draft Local Development Plan that will be consulted upon in early 2009.

Your comments on the Draft Preferred Strategy are invited and will be formally considered by the Council.

VALE of GLAMORGAN
BRO MORGANNWG

Local Development Plan
Cynllun Datblygu Lleol

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 11/563/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/564/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/566/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/567/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5521/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5522/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5523/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5524/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5525/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5526/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5527/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/568/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/569/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/571/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/572/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5528/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5529/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5530/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5531/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5532/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5533/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5534/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5535/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5536/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5537/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/5538/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 11/574/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 11/5551/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

The Council's Delivery Agreement provides for community involvement from the outset of the LDP but this promised facility has been invisible to the undersigned stakeholder.

Would the Council please advise if and when it may invoke the provisions of the Community Involvement Scheme with regard to the proposed cycle track from Ely to Dinas Powys via Cwm George.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The emerging LDP has been prepared in accordance with the Community Involvement Scheme contained in the Council's approved Delivery Agreement (October 2007). The proposed cycle track from Ely to Dinas Powys via Cwm George was submitted as a candidate site and is included in the candidate site register. However, this site was subsequently withdrawn. Further consideration will need to be given to this issue in the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 11/577/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Local Business Representor

Rep No: 15/334/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

We have been instructed by our client Mr J Felices, to submit representations pursuant to the consultation exercise in respect of the above the Draft Preferred Strategy. The representations are submitted in the context of LDP Candidate Site Ref: 15/CS. 1(land west of Church Meadow, Boverton, Llantwit Major) and its favourable consideration for allocation for residential use within the Deposit LDP.

Employment Needs - We note the Ministry of Defence investment at R.A.F St. Athan and the consequential impact that this investment will have upon the future development requirements of the area.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

Rep No: 15/503/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Population Growth and Housing - Whilst we note the Council's Proposed Housing Requirement figure of 7,500 over the plan period, we reserve the right to comment further at the Deposit LDP stage concerning the detailed justification of this figure and also the distribution of the overall housing provision across the plan area.

Affordable Housing - We note and welcome the preparation of a Local Housing Market assessment which will be used to underpin the Deposit LDP affordable housing policy. In this context, we reserve the right to comment on the precise detail of the Study and subsequent affordable housing policy as part of the Deposit LDP stage.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

Justification for the proposed housing figure can be found in the Council's Population and Housing Projections Background Paper which will be reviewed as part of the preparation of the Draft Deposit Plan. As part of this review consideration will also be given to the WAG's trend based population and household projections. The distribution of housing provision will also be considered in the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 15/507/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

LDP Vision - We note and support the LDP Vision but comment on the objectives as follows:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support for the vision is welcomed.

Recommendation: No change required.

Rep No: 15/613/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Objective 1 - We support this objective in the context of the LDP Candidate Site Ref: 15/CS.1 at Llantwit Major/Boverton which is strategically and sustainably located close to a wide range of services and facilities including public transport links, employment areas, retail provision and community services.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. Candidate Sites will be assessed in accordance with the Council's approved Candidate Site Assessment Methodology in due course.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Local Business Representor

Rep No: 15/616/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Objective 2 - We support this objective and note that the site at Llantwit Major/Boverton is capable of being developed in an energy efficient and sustainable manner. The site is not located in a floodplain and the detailed development process is capable of adequately ensuring the implementation of sustainable design principles.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. Candidate Sites will be assessed in accordance with the Council's approved Candidate Site Assessment Methodology in due course.

Recommendation: No change required.

Rep No: 15/617/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Objective 3 - We support this objective.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 15/618/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Objective 4 - We support this objective and note that the site at Llantwit Major/Boverton will support existing services and facilities in respect of nearby schools and community facilities.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. Candidate Sites will be assessed in accordance with the Council's approved Candidate Site Assessment Methodology in due course.

Recommendation: No change required.

Rep No: 15/619/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Objective 5 - We support this objective and note that the site at Llantwit Major/Boverton is strategically located close to the employment sites at St Athan, Cardiff International Airport and Business Park, Vale Business Park and Llandow Trading Estate.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. Candidate Sites will be assessed in accordance with the Council's approved Candidate Site Assessment Methodology in due course.

Recommendation: No change required.

Rep No: 15/620/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Objective 6 - We support this objective and note that the site at Llantwit Major/Boverton is strategically located close to employment areas, retail provision and community services, thereby reducing the need for residents to travel to meet their daily needs. The site is also located close to public transport links, including bus and rail services.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. Candidate Sites will be assessed in accordance with the Council's approved Candidate Site Assessment Methodology in due course.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Local Business Representor

Rep No: 15/626/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Objective 7 - We support this objective and note that the site at Llantwit Major/Boverton does lie within a Conservation Area and contains no Scheduled Ancient Monuments, Listed Buildings or nature conservation designations to restrict its future development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. Candidate Sites will be assessed in accordance with the Council's approved Candidate Site Assessment Methodology in due course.

Recommendation: No change required.

Rep No: 15/632/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Objective 8 - We support this objective.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 15/633/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 15/634/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Draft Preferred Strategy - Support this Strategy, however, we reserve the right to comment at the Deposit LDP stage on the detailed distribution of development sites within the Plan area.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. The allocation of sites will be contained in the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 15/636/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Settlement Strategy - Support the Settlement Hierarchy, however we reserve the right to comment on the detailed settlement boundaries and allocations at the Deposit LDP stage. The site at Boverton is strategically located in proximity to the key settlement of Barry and St Athan and forms part of the primary settlement of Llantwit Major as supported by the Sustainable Settlements Strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. The allocation of sites will be contained in the Draft Deposit Plan. Candidate Sites will be assessed in accordance with the Council's Approved Candidate Site Assessment Methodology in due course.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Local Business Representor

Rep No: 15/641/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Core Strategic Policies – Policy CSP1 - It is submitted that greenfield sites have a role to play in the delivery of sustainable development and that not all brownfield sites are sustainable. (Policy CSP1).

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The CSP aspires to redevelop brownfield sites where appropriate, however the Council accepts that some greenfield sites will need to be allocated in the Draft Deposit Plan. It is noted that not all brownfield sites are located in sustainable locations.

Recommendation: No change required.

Rep No: 15/644/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 15/646/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 15/5576/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Policy CSP4 - The mix and range of housing sites should accord with Planning Policy Wales and we reserve the right to comment on distribution of housing land until the Deposit LDP is published.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Deposit Plan will provide for a range and choice of housing (including affordable housing) in accordance with LDP objective 3.

Recommendation:No change required.

Rep No: 15/5577/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 15/5578/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 15/5579/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 15/5580/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 15/5581/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 15/5582/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 15/5583/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 15/5584/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 15/5585/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Local Business Representor

Rep No: 15/652/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 15/5970/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Vale of Glamorgan Local Development Plan – Draft Preferred Strategy Initial Sustainability Appraisal Report (December 2007)

We have been instructed by our client, Mr J Felices, to submit representations pursuant to the consultation exercise in respect of the above the Draft Preferred Strategy Initial Sustainability Appraisal Report. The representations are submitted in the context of LDP Candidate Site Ref: 15/CS. 1 (land west of Church Meadow, Boverton, Llantwit Major) and its favourable consideration for allocation for residential use within the Deposit LDP.

Initial Sustainability Appraisal Report (December 2007)

Whilst we reserve the right to comment at the Deposit LDP stage on the detailed distribution of development sites, in terms of the Strategic Options we support the principle of Option 5, which has been carried forward into the Draft Preferred Spatial Strategy. The Strategy confirms that there will be a concentration of "development opportunities in Barry and the South East Zone. The St Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development."

On behalf of our client, we welcome and support the Council's approach to identifying which settlements are capable of accommodating further sustainable housing and associated development. In particular we support the conclusion of the Sustainable Settlements Appraisal (December 2007) that Boverton shares access to facilities in Llantwit Major and, therefore, effectively forms part of this larger settlement. As such the identification that the individual settlements of Boverton and Llantwit Major are considered suitable for integration is supported.

The criteria used to identify which settlements might be appropriate for the purpose of accommodating new development, places Llantwit Major / Boverton as joint third out of a total of 96 settlements, with only two points difference to the settlements of Barry and Penarth which are ranked above it. It is rightly concluded, therefore, that Llantwit Major / Boverton benefits from a wide range of services and facilities suited to meeting the day to day needs of the local community and can therefore sustain additional growth as part of the Deposit LDP.

It is submitted therefore that within this context, LDP Candidate Site 15/CS. 1 (land west of Church Meadow, Boverton, Llantwit Major) should be favourably considered for allocation for residential use within the Deposit LDP.

The site is not defined as being within a floodplain as shown on the TAN 15 Development Advice Maps or as "access land" under the terms of the Countryside and Rights of Way Act. It contains no Scheduled Ancient Monuments, nature conservation designations, or Listed Buildings and does not lie within a Conservation Area. The site adjoins the existing residential development of Llantwit Major / Boverton and therefore benefits from the retail services and employment opportunities; transport services and accessibility and community services and facilities identified above. The site has no landscape or ecological constraints to development and is capable of being adequately serviced and accessed. The development of the site would not have an unacceptable impact upon the character of the area given that it has firm defensible boundaries and that it has no formal landscape designation. The principle of gaining vehicular access to the site direct to the B4265 has been accepted by an Inspector at Appeal in 1997 (Ref. 96/00590/OUT). It has no constraint to its development within the LDP plan period.

The site is well placed to make an important contribution towards the sustainable growth of Llantwit Major / Boverton as envisaged within the Sustainable Settlements Appraisal for the allocation of sufficient land for housing as part of the LDP process. Furthermore, as a sustainable settlement it is also well placed to accommodate further housing and associated development as required by the Draft Preferred Spatial Strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support for option 5 and Area Strategy Policy 1: Settlement Hierarchy are welcomed. Your comments regarding your client's candidate site are noted. Candidate sites will be assessed in accordance with the Council's approved Candidate Site Assessment methodology in due course.

Recommendation: No change required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: **31/397/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:
Neither agree nor disagree.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted.

Recommendation: No change required.

Rep No: 31/736/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Vale of Glamorgan LDP - Population Growth and Housing – HBF Comments

2. Question 2 - Population Growth and Housing

2.1 Page 12, Paragraphs 8.3 – 8.7

2.1.1 These paragraphs discuss the proposed house building figure for the Local Development Plan. Paragraph 8.3 states that only one figure meets the needs of the Vale and the guidance offered by the Wales Spatial Plan, which is the figure proposed by the SEWSPG housing apportionment process. In this respect, paragraph 8.6 states that the proposed draft housing requirement figure for the Vale of Glamorgan LDP will be 7500 dwellings or 500 units per annum.

2.1.2 Paragraph 8.5 provides a very brief description of the apportionment of the WAG regional household figure by the 10 neighbouring planning authorities of South East Wales. The paragraph states that the 10 local authorities have considered each other's needs and limitations in arriving at the regional apportionment and paragraph 8.3 states that the apportionment process meets the needs of the Vale.

2.1.3 The HBF has a fundamental concern with this. National Guidance states that the SEWSPG housing apportionment process should be the starting point for local authorities to assess their housing requirements. (MIPPS Housing 01/2006, Page 3). It is the Federations understanding that the apportionment process itself was decided between the 10 local authorities on the basis of what each local authority believes it could accommodate in terms of housing delivery. The HBF has been reliably informed that the process was not subject to any trend based analysis, local projections or economic forecasts, but was carried out by looking at capacity and aspirations. The HBF was also made aware at a SEWSPG Officer meeting on the 12th February 2007 that, even though the 10 local authorities were 'content' with the apportionment, this did not mean that they would necessarily accept it in their LDPs (as is the current case with Cardiff).

2.1.4 The HBF believes that the methodology with which the apportionment of the regional household projections has been carried out, fails to take account of whether the housing apportionment is actually deliverable within the respective local authorities. It fails to take account of market conditions that will be key to realising any proposed household growth and also fails to incorporate any information pertaining to economic activity within the respective areas.

2.1.5 The Federation believes there needs to be an evidence based approach that uses population projections, economic forecasts and other trend based analyses to show how realistic the proposed amount of housing growth is within each Local Authority. The Federation also believes that the housing figures proposed by the SEWSPG, illustrate a substantial misalignment between projected job growth and housing supply and fail to recognise the central importance of growth in Cardiff and the coastal region to the development of an economically successful and sustainable 'City Region'

2.1.6 In short the HBF believes that there is a lack of a clear evidence base or empirical methodology informing the proposed SEWPSG apportionment and more work needs to be undertaken in order to prove that the amount of development proposed across SE Wales is justified and deliverable.

2.1.7 In terms of the apportionment, the HBF is also concerned that there are no statutory arrangements are in place for formalising the process on a regional level and the HBF would like to stress the importance of making the process of the apportionment of housing across Wales a statutory procedure. It stands to reason that if these figures are ultimately going to be used to inform Local Development Plans then they should be subject to independent scrutiny. The Federation believes it is unacceptable that the housing distribution in statutory Local Development Plans should be fixed in advance through a non-statutory process, especially when this process is the only strategic planning guidance in the British Isles not subject to formal examination and independent scrutiny. The Federation also believes that if there was a statutory process, the figures ensuing would be far more justified and achievable than those proposed by the South East Wales Strategic Planning Group.

2.2 Regional Housing Apportionment Evidence Base

2.2.1 This housing apportionment exercise was based on the 2003-based population and household projections from the WAG, which in turn are based on the 2003-based population projections. Since the publication of the 2003-based population projections there have been 2 further sets of population projections for Wales. The 2004-based national population projections and the 2006-based national population projections. Both projections show a significantly higher population for Wales when a comparison is made with the 2003-based projections.

2.2.2 The 2003-based population projections showed an increase in population between 2003 - 2023 of 182700 people. However, the 2004-based population projections show a projected increase in population between 2004 - 2024 of 239000 people. Furthermore, the new 2006-based population projections show that by 2021, the population of Wales will be 3,186000, a substantial increase when compared to the 2003 projections which shows the population in 2023 as being 3,120700 - a difference of some 65300 people and estimated to occur two years earlier. In addition to this, the population in 2026 is shown as being 3248,000, which, between the 20 year period of 2006 and 2026, equates to a population rise of 9.5%. This represents a higher percentage rise in the respective 20 year periods when compared with the 2003-based population projections, which show a 6.2% increase. This significant increase would indicate that the next calculation of household projections for South East Wales would be considerably higher than the 2003-based household projections.

2.2.3 Even though the apportionment exercise was undertaken using the latest household projections that the WAG has produced, the HBF believes that the new population projections must be considered if the Vale of Glamorgan is to provide sufficient housing for its future population. The latest SEWSPG dwelling completions and household change exercise, which the Vale of Glamorgan council has accepted, provides a projection based on the 2003-basd population projections up to the date 2021. However, the Preferred Strategy has a base date of 2011-2026, which runs 5 years beyond the SEWSPG regional dwelling apportionment period. As a result of this, any new housing projections that are produced by the Welsh Assembly will have an even greater impact on the Vale of Glamorgan, especially in the final years of the plan.

2.2.4 It is clear that considering the evidence from the increase in households as shown by the 2004-based population projections and the

increase shown by the 2006-based population projections, that the ensuing household projections for the 2006-base date will also be higher. In light of this, the HBF believes that it would be more prudent for the LDP to provide even greater flexibility for the plan period, as the increase in households expected as a result the 2006-based population projections, will no doubt have a marked impact on the dwelling requirement for the Vale of Glamorgan, especially as its plan period runs more in-line with the time frame of the new population projections than it does with the 2003-based projections.

2.3 Local Housing Market Assessment

2.3.1 The Population and Household Projections Topic Paper lists eight different housing requirement options, of which the council has chosen one they believe to be most suited to the development of the Vale of Glamorgan However, the HBF believes that the overall housing growth figure as given by the emerging Local Housing Market Assessment should also be included, as this is a key document that must be used to inform Local Development Plans.

2.3.2 The Vale of Glamorgan, in partnership with Council Cardiff Council has undertaken a Local Housing Market Assessment with the help of the consultancy firm Fordham Research. The HBF has been part of the consultation process in relation to the assessment and has been assured that the assessment has been conducted in line with the WAG Guidance – Local Housing Market Assessment Guide (March 2006).

2.3.3 The Local Housing Market Assessment enables authorities to derive overall figures for the number of households requiring additional housing in their areas, and to determine what this means in terms of housing provision. Based upon this assessment, authorities will then have the basis to develop sound planning policies in their Local Development Plans.

2.3.4 Paragraph 2.5 on page 3 of the Population and Housing Projections Topic Paper describes the National Policy context a Local Authority should adhere to when assessing future housing requirements. Bullet point 5 on page 4 of the Topic Paper states that local housing requirement assessments are a key factor in planning for the provision of new housing. In this context, 'local housing requirement assessments', directly refers to Local Housing Market Assessments, as stated within MIPPS Housing 01/2006, page 3, paragraph 9.2.1, sixth bullet point, sub – reference 13. Page 9, paragraph 6.1 also states that the council has prepared a Local Housing Market Assessment in partnership with Cardiff City Council to identify future housing needs.

2.3.5 In chapter 22 of the latest draft of the Local Housing Market Assessment, the analysis suggests that the house building rate for the Vale of Glamorgan could be upwards of 855 new dwellings, based on the demand and need. This figure represents a marked increase on the house building rate proposed by the South East Wales Strategic Planning Group dwelling apportionment (500 dwellings per annum).

2.3.6 Considering the information above, it is clear that the Welsh Assembly Government believes the Local Housing Market Assessment is essential to the formation of robust policies and a sound Local Development Plan. In addition to this, the Council has stated the importance and requirement of undertaking a Local Housing Market Assessment to assessing the future housing needs and requirements of the Local Authority and to properly comply with national guidance. As such, the HBF believes that the figure derived from the emerging LHMA, in relation to the overall house building requirement, should be included for consideration within the draft Preferred Strategy. The Federation understands that the draft LHMA covers a 5 – year period, however, it gives a thorough account of housing need and demand for those 5 years. It would therefore seem plausible that if this level of house building is not achieved within the LHMA 5 year period, the backlog of the housing not built would roll onto the next LHMA and its 5-year period, which might result in an even higher overall housing requirement figure.

2.3.7 Suggested Change

Include the overall house building target (855 dwellings per year) as given by the emerging Local Housing Market Assessment, as an option for consideration within the Population and Household Projection Topic Paper, in order for it to be considered as an option for housing provision within the draft Preferred Strategy.

2.4 Anomalies with the Topic Paper Figures - the household to dwelling ratio

2.4.1 In terms of the Councils preferred growth option, the HBF has a fundamental issue with the way in which the Vale of Glamorgan has arrived at the dwelling figure, in light of the projection for households.

2.4.2 In order to allow for issues such as vacancy and sharing rates, it is normally the case for the dwelling figure to be higher than the household figure. However, in the Regional Requirement option as given within the Population and Housing Projections Topic Paper, this is not the case. In every other growth option put forward by the Council within the Topic Paper, the dwelling requirement is greater than the household increase by roughly 4.5%. Appendix 1 below shows page 5 of a paper prepared by the SEWSPG in relation to the housing apportionment process. As you can see from the information in the first box, the number of dwellings shown for the Vale of Glamorgan is higher than the number of households, again roughly by a factor of 4.5%. In addition to this, the 2001 Census shows that for the Vale of Glamorgan the total number of households stood at 48,753 and the total number of dwellings at 2001 stood at 50,979. Again this represents roughly a 4.5% increase in dwellings when compared to households.

2.4.3 However, within the 'Regional Figure' the dwelling requirement is roughly 4.6% lower than the household figure. The HBF cannot find any logic to suggest why the dwelling requirement for the Vale of Glamorgan should be lower than the household figure and therefore believes the use of the Regional Figure as a suitable development rate for the Vale of Glamorgan is highly questionable.

2.4.4 Further evidence to support this can be found when looking more closely at the issue of vacancy rates. If you study Appendices 2 through to 7, every 'standard Chelmer report' shows a vacancy rate of 4.4 with the exception of 'standard Chelmer report' in Appendix 6 which shows a vacancy rate of 3.35 for the periods ending 2021 and 2026. The formula for deriving households from dwellings in the Chelmer reports is seen as follows.

Dwellings = Households x (1-sharing rate/100(1-1/sharing factor)) / (1-vacancy rate/100)

Therefore, if the vacancy rate for the last two periods within the 'standard Chelmer report' in Appendix 6 is set at 4.4, a rough calculation of

the resultant dwellings would be as follows:-

2021 = 62233

2026 = 64759

As a result of this, for an overall increase in households of 7844, the resultant overall increase in dwellings would be 8203 or 547 dwellings per annum.

2.4.5 This can be qualified to a certain extent by comparing the figures to those within the Assumed Migration from 2000 - 2004 Growth Option on page 18 of the Population and Housing Projections Topic Paper. Chapter 4.7.6 states that from a household increase of 7638, the Chelmer projection predicts the resultant dwelling increase would be 7986 dwellings or 532 dwellings per annum. As you can see the ratio of dwellings to households is very similar that of the example above. Indeed, throughout the Topic Paper, there seems to be a common percentage increase in dwellings as a result of households on all the Growth Options, except the Regional Figure. In each case, dwellings are greater than households by roughly 4.5%, which is also the case when applied to the new calculation of the Regional Figure growth option given in paragraph 2.4.4 above.

2.4.6 As stated above, a vacancy rate of 3.35 has been included within the 'standard Chelmer report' in Appendix 6 of the Population and Housing Projections Topic for the periods ending 2021 and 2026. However, within the first box Appendix 1 below, the vacancy rate for the Vale of Glamorgan is shown as 4.42 between the periods 2001 – 2021. Considering this it would appear that the inclusion of a vacancy rate of 3.35 towards the end of the period of the Regional Figure would be inappropriate.

2.4.7 The HBF understands that the Council would have an aspiration to reduce vacancy rates to a more appropriate level, however, it would seem that the vacancy rate of 3.35 has been chosen largely to skew the resultant dwelling requirement to fit a build rate of roughly 2500 per 5-year period, which would equal the 500 dwelling apportionment given within the latest SEWSPG housing apportionment exercise. This assumption is made on the basis that there is nothing within the Topic Paper explaining why the vacancy rate has been reduced, nor is there anything within the Preferred Strategy explaining (or making a reference to) any strategy the Council has to reduce vacancy rates over the lifetime of the plan. In addition, within every other Growth Option the vacancy rate remains constant at 4.4, which would indicate that the reduction seen within the Regional Figure Growth Option is present to allow the resultant dwelling requirement to match that of the SEWSPG Regional Figure.

2.4.8 Suggested Change

In this context, the HBF believes that unless the Council can provide an explanation within the Preferred Strategy or the Topic Paper of why the vacancy rate has been reduced to 3.35 for the Regional Figure Growth Option, the vacancy rate should be returned to 4.4 and the resultant dwelling figures re-calculated and included within the Topic Paper.

2.5 Anomalies with the data used within Figure 6 - Components of Population Change – page 9

2.5.1 In each of the migration options, the end year in the period is taken at 2004, however, in figure 6 on page 9 of the Population and Housing Projections Topic Paper, there are information extends another year to 2005. This can be seen with

• the Assumed Migration Option on page 14, where 1985-2004 is used as a 20 year period, instead of 1986-2005
• Assumed Migration Option on page 16, where 1995-2004 is used as a 10 year period, instead of 1996-2005
• Assumed Migration Option on page 18, where 2000-2004 is used as a 5 year period, instead of 2001-2005.

2.5.2 If these growth options were worked out using the more up to date periods, the assumed migration and the net in-migration forecasts would be substantially different. E.G

• Assumed Migration option on page 14, where the period is changed to 1986 – 2005 – the total migration would be 3527, the assumed migration would be 176 and the
  Chelmer projection 5 year forecast would be 880.
• Assumed Migration option on page 16, where the period is changed to 1996 – 2005 – the total migration would be 6683, the assumed migration would be 668 and the
  Chelmer projection 5 year forecast would be 3340.
• Assumed Migration option on page 18, where the period is changed to 2001 – 2005 – the total migration would be 4212, the assumed migration would be 842 and the
  Chelmer projection 5 year forecast would be 4210.

2.5.3 There is nothing within the Preferred Strategy or the Population and Housing Projections Topic Paper to suggest why these specific periods have been used. The HBF would suggest that the latest information should be used in any calculations to ensure the resultant figures are as up to date as they can be.

2.5.4 Suggested Change

The HBF would like clarification on why the specific periods above have been used in the growth option calculations. The HBF also believes that the latest information should be used if the resultant calculations/projections are going to be accurate and up-to-date.

2.6 The Regional Figure

2.6.1 The HBF has voiced its concern with the way SEWSPG has apportioned the Welsh Assembly Government's regional household projection within the paragraphs above. National Guidance states that the apportionment of the regional household protection should be the starting point for Local Authorities to assess their housing market, in tandem with many other factors in order to arrive at an appropriate house building rate for their LDP.

2.6.2 It is clear from the work shown in the Topic Paper, that the basis for choosing the SEWSPG regional apportioned figure as a suitable development rate for the Vale of Glamorgan, is not the result of any assessment of the housing market or economic analysis, nor does it bear any relation to future migration patterns. The reason for choosing the 'Regional Figure' seems to be based solely on the fact that it has been apportionment by the SEWSPG.

2.6.3 Considering this, the HBF has fundamental concerns with the chosen house building figure, as it does not appear represent the needs and demands of the housing market, the needs of the local economy or any issues relating to unmet needs.

2.6.4 In relation to the SEWSPG Local Authority dwelling requirement, the amount of dwellings proposed for the Vale of Glamorgan between 2001 and 2021 is 11861 (Appendix 2 below, second box). From this, the HBF understands that the build rates between 2001 and 2006 were deducted from the 11861 total, to leave a 15 year dwelling requirement for each local authority. However, studying the table in the second box of appendix 2 below, this methodology seems to be correct for every local authority apart from the Vale of Glamorgan. If past build rates within the table from 2001 to 2006 for the Vale of Glamorgan are added together, the resultant figure is 3204 and not 4271 as shown in the extract from the table below.

Note :See Scanned document or original form for table

As a result, the overall dwelling requirement for the Vale of Glamorgan would be 8657 dwellings or 577 per annum and not 7590 or 500 dwellings per annum.

2.6.5 In order to provide more accurate figures, the past build rates highlighted in red in second box in Appendix 1 for the Vale of Glamorgan can be substituted for actual information on build rates from the JHLAS study for 2006. The figures taken from the Vale of Glamorgan JHLAS report 2006 are as follows
• 2001 – 2002 = 700
• 2002 – 2003 = 713
• 2003 – 2004 = 509
• 2004 – 2005 = 411
• 2005 – 2006 = 506

2.6.6 The total past build rate as given by the figures above is 2839. When subtracted from 11861 the resultant dwelling requirement for the Vale of Glamorgan is 9022 dwellings or 601 dwellings per annum.

2.6.7 Within paragraph 4.6.8 on page 17 of the Population and Household Projections Topic Paper, the Council has stated that as its LDP period runs from 2011 to 2026, instead of 2006-2021, the 'Regional Figure' has been rolled on for the next 5 years. If this is the case, there is an argument to say that the past build rates between 2001 and 2006 should not be taken into account, as these will be picked up by the UDP allocation. Therefore, taking the Councils approach, the 'Regional Figure' should be rolled onto the last 5-year period in its entirety. This would mean that the dwelling requirement for the Vale of Glamorgan for the period 2011-2026 would be 8896 (11861/20 x 15) or 593 dwellings per annum.

2.6.8 As you can see from the evidence above, the soundness of the SEWSPG apportionment is highly questionable, particularly in the case of the Vale of Glamorgan. Therefore, the HBF believes that to use it as the sole basis for justification of the housing requirement for the LDP, is inappropriate and would seriously affect the soundness of the plan.

2.7 SEWSPG figures compared with the Census data.

2.7.1 Within the SEWSPG apportionment (box 1 in Appendix 1), the additional dwelling requirement from 2001-2021 is calculated by projecting the assumed households, then using the standard Chelmer formula to calculate what this would mean in terms of dwellings and then subtracting that from the dwellings at 2001, which is taken from council tax data. For the Vale of Glamorgan, the SEWSPG apportionment shows a dwelling count of 51739 at 2001 when compared with council tax data, however the census data for 2001 shows a dwellings count in the Vale of Glamorgan of 50979. When the Census data is used, the resulting dwelling requirement for the Vale of Glamorgan increases to 12623 dwellings for the 20-year period or 631 dwellings per annum.

2.7.2 When this figure is used to calculate the assumed average dwelling completions 2006-2021 (taking into account the corrected past build rate as given in paragraph 2.6.4), the resulting dwelling requirement for the Vale of Glamorgan is 12623 – 3204 = 9419 dwellings or 627 dwellings per annum.

2.7.3 Furthermore, when the correct dwelling completions for the Vale of Glamorgan are used, as given within paragraph 2.6.6 above, the resulting dwelling requirement increases to (12623 – 2839) = 9784 dwellings or 652 dwellings per annum.

2.7.4 Again, as stated within paragraph 2.6.7 above, this dwelling requirement could just be rolled over onto the next 5-year period, not taking into account past build rates for 2001-2006, as the LDP runs from 2011-2026, which would yield a dwelling requirement of 9465 dwellings or 631 dwellings per annum. The Council has agreed that the principle of this within paragraph 4.6.8 on page 17 of the Population and Household Projections Topic Paper.

2.8 The effect of the St. Athan development on assumed migration

2.8.1 The HBF Federation believes that the Assumed Migration for the 5 year period 2001 – 2005, might demonstrate a closer representation of what is likely to happen in the Vale of Glamorgan over the coming period. In terms of the 'Regional Figure' within Appendix 6, the figure for net migration from 2001-2006 is shown as 3894. However, the net migration falls to 1736 and 1838 for the periods 2011-2016 and 2016 – 2021 respectively.

2.8.2 The development brief for the St Athan development states that Training Academy proposals will generate a total site population of just over 10,000 people, of which 6,700 people would be living within the site. The brief states that the project will have a significant impact on jobs and the local economy and states that the LDP will take account of all the implications of the proposed development, including housing provision. In addition to this, paragraph 7.4 of the draft Preferred Strategy discusses an economic report commissioned by the

Council, which states the development at St. Athan and projected passenger growth at Cardiff International Airport, will increase the demand for employment land over the next 5 – 10 years. Considering this, the Federation would envisage that an increase in net migration rather than a decrease would be a more appropriate estimation of the pattern of future migration for the Local Authority. The HBF believes that the rise in households expected as a result of the St Athan development and the economic and social benefits would act as a substantial incentive to attract in-migration to the Vale. Therefore, to suggest that a drop in net migration by approximately 55% and 53% over the next 5-10 years would be experienced within the Local Authority would be seem largely unjustified.

2.8.3 The development brief states that the LDP will take account of all the implications for the development, including housing provision, however, the Council's chosen dwelling requirement, based on the 'Regional Figure', seems to be at odds with this statement considering the evidence above.

2.9 Flaws with the Chelmer Projection

2.9.1 All the growth options within the Population and Household Projections Topic Paper are calculated using the Chelmer Model. However, the HBF has been reliably informed by the producers of the model, (the Population and Housing Research Group of the Anglia Ruskin University) that the version used by the Vale of Glamorgan, requires updating. The Federation has been informed that the group previously charged with maintaining and distributing the Model has disbanded and do not have the resources to update the Model with the necessary data. To this extent, the University would not allow the HBF to purchase a copy of a similar Chelmer Model (as the one used by the Vale of Glamorgan), because they are no longer supporting the Model or supplying it. It is the HBF understanding that the Population and Housing Research Group of the Anglia Ruskin University would need to supply a completely re-calibrated Chelmer Model for it to reflect the latest data available, however, they are not planning to undertake this work, nor they do not have the resources to do so.

2.9.2 The HBF understands that in the absence of an updated Model, there is little opportunity to identify the exact extent of any change in figures that an updated Model would produce. Although, the Federation would suggest that the taking into account the increase in population projections for 2004 and 2006 as described in the paragraphs above, a more likely assumption would be that migration-led dwelling requirements would increase rather than decrease.

2.9.2 Suggested Change

The HBF would like these comments noted for future reference.

2.10 Conclusion

2.10.1 The Federation has fundamental concerns with the way in which the Council has simply justified the dwelling requirement for the Vale of Glamorgan on the basis that it conforms to the SEWSPG assumed dwelling requirement figure. The HBF has concerns with the process of the regional projection and the way in which it was originally carried out. The Federation also has fundamental concerns with the data used within the projection, as given in paragraph 2.6.4, which shows the dwelling requirement for the Vale of Glamorgan to be incorrect.

2.10.2 The HBF believes that information on the new population projections should be taken into account when deciding on an appropriate dwelling rate for the Vale of Glamorgan. Even though the ensuing household projections have not yet been published, the evidence given within the population projections should cause the Council to be more generous with their dwelling requirements, in order to provide more flexibility within the LDP to adapt to any variations that might occur.

2.10.3 In terms of the suggested growth options within the Population and Household Projections Topic Paper, the Federation has provided a substantial amount of evidence to re-assess and include new, more relevant growth options.

2.10.4 The 'Regional Figure' which is the council's preferred option, has a substantial number of flaws within it and the HBF objects to its use as the dwelling requirement for the LDP. The Federation also has a number of issues with the migration led figures, which are misrepresented within the Topic Paper.

2.10.5 In terms of growth options, the HBF has listed a number of variations within the evidence above. These are:-
• 8203 dwellings or 547 dwellings per annum - The dwelling increase as a result of the anomaly with the vacancy rate – paragraphs 2.4.4 – 2.4.7 above
• 8657 dwellings or 577 dwellings per annum – The dwelling increase as a result of the using the correct past build rate figure within the SEWSPG regional apportionment – paragraph 2.6.4 above
• 8896 dwellings or 593 dwellings per annum – Rolling the correct SEWSPG regional apportionment on to the next 5-year period as stated within paragraph 2.6.7 above
• 9022 dwellings or 601 dwellings per annum – The dwelling increase after using actual build rates within the SEWSPG regional apportionment – paragraph 2.6.6 above
• 9419 dwellings or 627 dwellings per annum – The dwelling increase after comparing the SEWSPG regional apportionment with the Census data – paragraph 2.7.2 above
• 9465 dwellings or 631 dwellings per annum - Rolling the SEWSPG regional apportionment (as compared with the Census) on to the next 5-year period as stated within paragraph 2.7.4 above
• 9784 dwellings or 652 dwellings per annum –The dwelling increase after using actual build rates within the SEWSPG regional apportionment (as compared with the Census data) – paragraph 2.7.3 above
• 12825 dwellings or 855 dwellings per year – The dwelling requirement as given by the Local Housing Market Assessment – paragraph 2.3.7 above

2.10.6 In short, the HBF has a fundamental concern with the Councils chosen house building figure, as it does not appear represent the needs and demands of the housing market, the needs of the local economy or the social considerations in terms of unmet needs. The evidence relating to the miscalculations within the SEWSPG apportionment process highlight these concerns, and calls into question the

soundness of the process and hence the soundness of the dwelling requirement and the plan.

2.10.7 The range of dwelling requirements provided above by the HBF, (with the exception of the Local

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this draft topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may be a change to the LDP housing requirement figure. The Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing and other land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The inclusion of the results of the Local Housing Market Assessment within the population and household projections paper are considered inappropriate, since the LHMA utilises a methodology that is designed specifically for the purpose of the LHMA. In this regard it utilises primary data, and projections over a 5 year period, as opposed to population projections which can be modelled to reflect the LDP period. Notwithstanding this, in line with WAG guidance, the findings of the LHMA when finalised will be valuable in determine the type and size of housing that should be sought during the plan period to ensure a balanced housing market assessment. As a consequence the LHMA will be used to inform the Draft Deposit Plan.

It should be noted that the housing figures cited in your representation have been taken from a working draft version of the Council's Local Housing Market Assessment. The affordable housing figures that the Council reference within paragraph 9.3 of the Draft Preferred Strategy have been used to inform Affordable Housing Policy CSP5 and are derived from the Welsh Assembly Government's methodology for assessing affordable housing need. Whilst this may change when the final balanced housing market assessment is finalised, it does nevertheless identify an affordable housing need within the Vale of Glamorgan. Consequently, the affordable housing requirement contained within the Core Strategic Policy 5 of a minimum 30% reflects the level of new affordable housing provision the Council can realistically achieve in relation to the overall allocation of new dwellings for the LDP.

Rep No: 31/748/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

The Vision does not reflect the aspirations of the National Housing Strategy - Better Homes for People in Wales I.E. "That everyone in Wales should have the opportunity to live in good quality, affordable, housing; to be able to choose where they live and decide whether buying or renting is best for them and their families."

Suggested Change

The LDP vision should make reference to this.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The LDP vision is considered to be appropriate given the Vale's diverse nature and characteristics. However clearer links will be shown in the draft Deposit Plan as to how the vision relates to the objectives (including LDP objective 3) and in turn the policies.

Recommendation: No change required.

Rep No: 31/752/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed

Rep No: 31/755/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: 31/758/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 31/760/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 31/762/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 31/764/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 31/769/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 31/772/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: 31/773/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:

5.1 The HBF was present at the stakeholder workshop on the 24th May 2007 and believes that there was not sufficient time or information given towards each Strategy Option in order to make an informed opinion on the most suitable option. However , given the information currently to hand, and the increase in housing numbers as stated by the HBF within the attached document:- Vale of Glamorgan LDP - Population Growth and Housing - HBF Comments, the Federation believes that strategy Option 5 alone would not be the most appropriate development option for the forthcoming LDP.

5.2 The HBF believes that strategy Option 1 would not be suitable as it emulates the UDP strategy, which does not reflect the requirements of the LDP, especially with the increase in housing numbers stated as necessary by the HBF.

5.3 Strategy Option 2a is not suitable as it does not include a sustainability test, which would be necessary to ensure that the settlements allocated to receive housing and other forms of development have the facilities and means to support it.

5.4 In terms of Option 2b, the HBF would not support a development strategy that advocated the dispersal of development throughout the Vale of Glamorgan, because this would not accord with National Guidance on the principles of sustainable development. Paragraph 2.5.3 of PPW specifically states that developments should be located so as to minimise the demand for travel, especially by private car, and as Option 2b could promote an increase in travel patterns, especially in areas that are lacking in accessibility and transport facilities, the Federation believes Option 2b alone would not be a suitable development strategy for the LDP.

5.5 However, in terms of Option 2b, its accompanying map shows a number of settlements which scored relatively highly on the sustainable settlements criteria within the Sustainable Settlements Appraisal, and are included within the list of settlements known as Secondary Settlements under Area Strategy Policy 1:Settlement Hierarchy on page 30 of the draft Preferred Strategy. These are Southerndown, Ewenny, Corntown and Ogmore by Sea. In addition to this, Aberthaw East also scored highly on the sustainable settlements criteria, which is located within the Minor Settlements of the draft Area Strategy Policy..

5.6 The Federation believes that in order to maximise the potential for housing growth and regeneration in existing settlements, these settlements should be included within the Preferred Strategy. The description of Secondary Settlements within paragraph 5.3 of the Sustainable Settlements Appraisal states that any new development would only be of benefit if improvements to existing facilities and public transport were provided. As a result, if these improvements were secured, then these settlements might prove suitable in their ability to accommodate a higher proportion of the housing requirement of the LDP. Indeed paragraph 5.3.2 of PPW allows for this by stating that, “higher density development, including residential development should be encouraged, near public transport nodes, or near corridors well served by public transport (or with the potential to be so served)”

5.7 In terms of Option 3, the HBF believes elements of this option might also prove suitable for the draft Preferred Strategy. Even though the map for this Strategy Option within the Strategy Options Background paper is relatively vague, the Federation believes that higher growth in the rural settlements that are able to support it or have the potential to support it, would satisfy the criteria given within National Guidance for the creation of sustainable communities and also enable existing communities to maximise regeneration opportunities and to maintain and improve the vitality and viability of their services.

5.8 In terms of Option 4, the Federation believes that an accurate description of the option, along with a full and detailed account of its possibilities, was not properly discussed at the Strategy Options Stakeholder Meeting on the 24th May 2007.

5.9 Within paragraph 2.5.1 of the Hyder Report, it states that Option 4 proposes that the majority of new development would be concentrated in one area to create a new settlement. In order to ensure that the settlement would support a sustainable population, a range of services and facilities, as well as adequate infrastructure would form part of the new settlement. Within the stakeholder meeting, the Council stated that approximately 80%-90% of the proposed housing requirement for the Vale would be accommodated in the new settlement. Then, when asked for a comparison with a similar settlement within the UK, the Council suggested Milton Keynes.

5.10 The HBF believes that to provide up to 90% of the Vales housing in a new settlement would not take into consideration the potential for development in other parts of the Vale of Glamorgan. In addition, Paragraph 2.5.8 and the map under paragraph 2.5.1 of the Hyder report shows a number of different areas within which the settlement could be accommodated. However, to place this amount of development entirely into one of these areas does not seem feasible and in the Federation's opinion would not be an appropriate development strategy for the LDP.

5.11 There was also a lot of objection at the stakeholder meeting to the creation of a Milton Keynes type settlement within the Vale of Glamorgan and therefore the Federation believes that the option was not properly debated and discussed. The HBF also found a lot of confusion with the way in which officers at the meeting then suggested the options could be linked to form new options. E.g. Option 5 in conjunction with Option 4. However, if Option 4 was to have 80-90% of the development proposed for the Vale of Glamorgan, it is difficult to see how it could have been considered in conjunction with Option 5. Therefore, due to the way in which Option 4 was described by the Council, and the lack of information given to the group on the day of the Strategic Options meeting, if was difficult to know exactly what the Council meant by this Strategy Option.

5.12 In terms of the possibilities with Option 4, the Federation believes that a new self-contained settlement, albeit on a much smaller scale than described by the Council at the Strategic Options meeting, could be a viable option if proposed in conjunction with a ‘primary Strategy Option', such as Option 5 for example. Option 8 on page 11 of the Spatial Options background document, describes how such an option would function. Option 8 would provide all the benefits of Option 5, but with the possibility of securing a new self-contained settlement that could bring with it a majority of the criteria considered necessary to facilitate new development as described within the Sustainable Settlements Appraisal and also such criteria as stated within National Guidance. In this context, paragraph 2.5.1 of PPW states that (Local Authorities)”...should consider not only the needs of existing urban and rural areas but also future relationships between urban settlements and their rural hinterlands. However, any new settlement would need to be an additional feature of a main Strategy Option and of sufficient size so as not to compromise the ability of other settlements to provide for their housing needs and requirements. Therefore, if this option is to be considered, the HBF would not support the provision of a new settlement that would take up a MAJORITY of new housing in the Vale.

5.14 In terms of Option 5, the HBF agrees that out of the 5 Options discussed at the Strategy Options meeting on the 24th May 2007, it has the most advantages. The Option allocates development within the locations that are most capable of supporting it and goes further than any other Strategy Option in terms of satisfying the principles of Sustainable Development. However, the Federation believes that the Strategy Option still has a number of limitations.

5.15 The settlements listed in paragraph 5.5 above are not included within the map of Option 5 within the Strategy Options background paper. As a result, the HBF believes that these settlements, which are included within Option 2b, could be combined with Option 5 to ensure a more thorough analysis of the settlements within the Vale and their ability to accommodate housing development. In addition to this, the strategy described within Spatial Option 3, which encourages a higher amount of development within rural settlements that are able to (or have the potential to) accommodate it, would also provide a greater amount of flexibility for the LDP if combined with Option 5.

5.16 The Hyder report states that three new Spatial Options (Options 6, 7 and 8) were put forward by the group at the Strategic Options stakeholder meeting and detail on these options is also given within the Spatial Options background paper. The HBF believes these options were not given enough scope for discussion and debate, due to the cancellation of the second Strategic Options meeting on 24th October 2007. Notwithstanding this, the HBF believes that considering the information currently at hand, Option 6 can be discounted immediately for the same reasons given by the comments in relation to Option 1 above.

5.17 In terms of Option 7, the dispersal of development proposed by this Spatial Option would discount it as a suitable option for the development strategy of the LDP. However, the Federation believes there is some merit to combining certain aspects of Option 2b with Option 5, within particular reference to the inclusion of the settlements given within paragraph 5.5 above.

5.18 In terms of Option 8, the HBF believes this would provide a lot more flexibility for the LDP in terms of meeting the development needs of the Vale. However, any new self contained settlement proposed would need to be much smaller than originally suggested by Council officers at the Spatial Options meeting, should not take up a majority of the housing requirement and should not compromise the ability of other settlements to provide for their housing needs and demands. Notwithstanding this, the HBF believes there is still room for improvement.

5.19 Suggested Change - A draft Preferred Strategy

The HBF believes that considering the information above, there is an opportunity to combine certain elements of Options 2b, 3, 4 and 5 in order to come to a suitable strategy option for the LDP. Option 5 provides the most advantages when considered against the other Strategy Options, however, the Federation believes the settlements from Option 2b that are listed within paragraph 5.5 above, should be included in order for their potential to support additional development and regeneration to be maximised. In addition to this, the principles of Option 3 should also be incorporated within the Preferred Strategy, as this would satisfy the criteria given within National Guidance for the creation of sustainable communities and also enable existing communities to maximise regeneration opportunities in order to maintain and improve the vitality and viability of their services. Furthermore, considering the increase in the housing requirement stated as necessary by the HBF, the option to provide a new-self contained settlement as an additional feature of a draft Preferred Strategy, albeit on a much smaller scale than described by the Council at the Strategy Options Stakeholder Meeting on the 24th May, should also be considered. Provided the new settlement would not take up a majority of the housing requirement of the LDP and would not adversely affect the delivery of housing in other settlements within the Local Authority Area, the option to include a new self-contained settlement could provide increased flexibility for the LDP in order to accommodate the increase in housing numbers stated as necessary by the Federation.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The Council did consider options incorporating a new settlement option as part of the DPS process (options 4, 6 and 8 refer). The Council has now considered a further option (option 8a) which is a combination of option 5 and a new rural settlement at Llandow Newydd. Full details of the SA of this option together with the key strengths and weaknesses will be available in the Council's revised options appraisal report which will include all assessed options and will be published with the Draft Deposit Plan. Having further considered all of the options the Council is still of the opinion that option 5 would provide the most appropriate spatial framework for addressing the economic, social and environmental issues affecting the urban and rural Vale over the LDP period.

Rep No: 31/774/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

6.1 Considering the Federation's comments and the suggestion in paragraph 5.19 above in relation to the most appropriate Spatial Strategy for the development for the Vale of Glamorgan LDP, the draft Preferred Spatial Strategy should be altered to reflect these changes.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted, and have been addressed in response to Question 5 above.

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Rep No: 31/785/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

7.1 The HBF agrees with the overall thrust of the Settlement Strategy, however, the Federation believes that more emphasis could be placed on the Secondary Settlements and their ability to accommodate new housing development.

In addition to this, considering the HBF's comments above in relation to a new self-contained settlement, an assessment on the impact of such a settlement on the Vale of Glamorgan would be essential and this should be dealt with within the settlement strategy.

7.2 Suggested Change

The HBF objects to the Settlement Strategy as it stands, because it does not consider the full possibility of regeneration and development within the Secondary Settlements, nor does it provide any reference to the possible introduction of a new self-contained settlement. The Settlement Strategy should be revised as appropriate.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted, and have been addressed in response to Question 5 above.

Rep No: 31/789/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Business Groups Representor

Rep No: 31/794/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** No

Representation Comments:

8.1 CSP 2 - Climate Change

8.1.1 The HBF objects to this policy approach as it assumes renewable energy production will be required on all development sites. The Federation would like to stress that the most effective way to create an energy efficient building is through the fabric of its construction and not from add-on technologies, many of which are not yet properly tested. The recent Climate Change Compendium from the Welsh Assembly Government recommends a staged approach to CO2 emissions and energy efficiency, and not until Stage Three does it recommend the inclusion of Renewable Energy Generation. Stage Two of the process states that where 'preferred approaches' for efficient energy supply cannot be delivered, it will be necessary to consider on-site renewable energy in order to meet percentage targets for CO2 emissions. The reference to 'preferred approaches' is derived from Stage One of the Staged Approach, which states that energy demand reduction should be achieved through building design and using energy conservation and energy efficiency measures, which is in accord with the HBF's comments in relation to this policy approach. The Climate Change compendium recognises the need to increase energy efficiency through the fabric of the building in the first instance. Therefore, provided the buildings can reach the agreed standard for energy efficiency through innovative design and construction, the requirement for renewable energy should not be enforced in addition.

8.1.2 Suggested change

In line with government guidance in relation to the Staged Approach to energy reduction in buildings and in relation to the comments given above, the words "where appropriate" should be included after the word "Generation" in the second bullet point so as to read:-

• INCORPORATION OF ON-SITE RENEWABLE ENERGY GENERATION, WHERE APPROPRIATE.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP2 demonstrates the Council's commitment to contributing towards tackling climate change. It sets out the Council's proposed Energy Hierarchy and energy priorities which will be used to inform detailed LDP policies.

One of the aims of CSP2 is that it encourages the reduction in energy demand and CO2 emissions of a proposed development at an early stage in the site analysis and design process.

The Renewable Energy Study undertaken by Dulas, which is to be published later this year notes that the draft Climate Change MIPPS gives LPAs significant flexibility in setting policies to reduce demand, achieve efficient supply and encourage on-site generation. In the context of the Welsh Assembly Government's aspiration to achieve zero carbon development towards the beginning of the plan period, the study recommended that the Council specifically prioritises zero carbon renewables over the energy efficient supply of fossil fuel based energy (via CHP and district heating for example).

This is considered appropriate to achieve a 'step-change' in approach to carbon reduction which is required within the 2011-2026 timescale. Therefore more efficient fossil fuel based (district heating/ CHP and CCHP) supply is preferred to inefficient centralised energy generation – the scale of carbon reduction is limited by definition of the infrastructure lifetime (perhaps 20 years or more).

The submission of a design statement is an important part of showing how the energy hierarchy has been considered together with further detailed policies in proposed developments. The study recommends headline policy development should clearly set out the Council's energy hierarchy and the requirement for an energy design statement.

The draft Climate Change MIPPS in paragraph 2.9.4 states that design statements should demonstrate the 'staged approach to climate responsive development, including location, density, layout, built form and ensuring inbuilt flexibility for varying uses over the lifetime of the development will be an appropriate way of contributing to the achievement of sustainable development'. In addition, paragraph 2.9.12 states 'design and access statements should include energy advice reports where relevant (as described in TAN 8) applicants should take an integrated and inclusive approach to sustainable design, proportionate to the scale and type of development proposals'.

Notwithstanding the above, the Council considers that a change is appropriate to Policy CSP 2 Climate Change.

Recommendation:

Amend Policy CSP2 Climate Change to read:

ALL NEW DEVELOPMENT WILL BE REQUIRED TO DEMONSTRATE THROUGH THE SUBMISSION OF A STATEMENT HOW THE PROPOSAL CONTRIBUTES TOWARDS REDUCING ITS IMPACT ON, AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE. PRIORITY SHOULD BE GIVEN TO THE FOLLOWING MEASURES:
·REDUCING OVERALL PREDICTED ENERGY USE
·INCORPORATION OF ON SITE RENEWABLE ENERGY GENERATION
·SUPPLYING ENERGY EFFICIENTLY

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Business Groups Representor

Rep No: 31/799/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 31/802/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
8.2 CSP4 Housing Need.

8.2.1 The HBF objects to the provision of 7500 dwellings as it is too low. Our comments in relation to this can be found in the attached document, "Vale of Glamorgan LDP - Population Growth and Housing - HBF Comments"

8.2.2 The HBF also objects to the phasing requirement set out within this policy. Paragraph 3.2 of the PPW Companion Guide 2006 states that, in preparing development plans PPW advises that local planning authorities take account of the phasing of developments. In this context, paragraph 3.4.1 of PPW states that:- “Phasing may be justified by considerations relating to physical or social infrastructure or 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. Evidence that market demand would exhaust total planned provision in the early years of the UDP may also indicate a need for some overall phasing of development, though this generally will be justifiable only in areas which are under severe development pressure. Where phasing is included in a UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods.”

8.2.3 As can be seen from the paragraph above, National Guidance states that a broad indication of timescales for the release of main sites or identified sites is a more appropriate form of phasing for an LDP, rather than an arbitrary numerical limit on permissions, as proposed within this policy. The policy simply states that this phasing will facilitate a “sustainable supply of housing land”, however, there is nothing within the Preferred Strategy or the Background Papers to justify this statement or the existence of the phasing requirements proposed.

8.2.4 In addition to this, paragraph 3.4.2 of PPW states that “proposals for phasing should allow for a reasonable degree of choice and flexibility, for example to secure an efficient and effective housing market. Flexibility will be needed in respect of the emergence of unidentified sites i.e. sites not allocated in the UDP for the particular type of development and generally referred to as windfall sites.” There is nothing within this policy that allows for the flexibility stated within PPW, therefore considering the information above, the Federation believes that the phasing requirements within the policy contradict the advice given within National Guidance.

8.2.5 Suggested Change

The HBF objects to the phasing requirements set out within the policy as their inclusion is not based on any supporting evidence, the phasing limits are not justified and they do not accord with National Guidance on the inclusion of phasing within development plans. The phasing requirements should be removed.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council’s topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5-year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies is maintained throughout the Plan period.

Planning Policy Wales (PPW 2002) also indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale during parts of the UDP process the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate mechanism,

It is the Council's intentions to clearly redefine the phasing to be applied to the release of sites, with priority being given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives.

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Business Groups Representor

Rep No: 31/803/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

8.3 CSP5 – Affordable Housing

8.3.1 The justification for this policy is given within chapter 9 on page 13 of the draft Preferred Strategy, which states that the evidence base is taken from the draft Local Housing Market Assessment. Paragraph 9.1 states that the Local Housing Market Assessment should be used to provide robust evidence to enable affordable housing to be secured through the LDP. However, the Local Housing Market Assessment should also be used to ensure the appropriate amount of market housing is secured over the lifetime of the plan. The Federation has stated its concern with the lack of inclusion of the Local Housing Market Assessment's proposed new build housing requirement as an option for consideration within the draft Preferred Strategy (see paragraph 2.3 of the attached document, "Vale of Glamorgan LDP - Population Growth and Housing - HBF Comments"). The increase in the affordable housing requirement within the Local Housing Market Assessment should be taken in conjunction with the proposed increase in the new build requirement, along with all the other information within the Assessment. Information from the Assessment should not be 'cherry-picked' in order to justify certain policy requirements.

8.3.2 Taking this into account, the Local Housing Market recommends a total new build housing requirement of 855 units per annum and states that a maximum 40% would be justified as an affordable housing contribution. Therefore, if the affordable housing figure is taken in context with the total new-build housing figure, then for a 30% affordable housing requirement, the appropriate level of new-build to achieve this would be roughly 640 dwellings over 5 years, or 9600 dwellings over 15 years. As a result, if the Council increased the house building requirement to the level suggested by the Federation within paragraph 2.10.8 of the attached document, "Vale of Glamorgan LDP - Population Growth and Housing - HBF Comments", there would be no objection to an affordable housing requirement 30%.

8.3.3 The Federation also objects to the 2500 minimum requirement of affordable dwellings, quoted within the paragraph. Firstly, 30% of the councils proposed figure of 7500 dwellings is 2250 dwellings and not 2500. Therefore, the 2500 figure and the 30% figure cannot both be considered a minimum. Secondly, there is no basis for including this figure, taking into account the information given within the Local Housing Market Assessment.

8.3.4 Suggested Change

i. The affordable housing requirement of 30% should be removed from the policy as it is too high considering the Council's proposed house building rate and the information given within the Local Housing Market Assessment.

ii. The 2500 minimum requirement should also be removed from the policy, for the reasons given above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The inclusion of the results of the Local Housing Market Assessment within the population and household projections paper are considered inappropriate, since the LHMA utilises a methodology that is designed specifically for the purpose of the LHMA. In this regard it utilises primary data, and projections over a 5 year period, as opposed to population projections which can be modelled to reflect the LDP period. Notwithstanding this, in line with WAG guidance, the findings of the LHMA when finalised will be valuable for the Draft Deposit Plan and will assist in determining the type and size of housing that should be sought during the plan period to ensure a balanced housing market assessment.

It should be noted that the housing figures cited in your representation have been taken from a working draft version of the Council's Local Housing Market Assessment. However, the affordable housing figures that the Council reference within paragraph 9.3 of the Draft Preferred Strategy, and have been used to inform Affordable Housing Policy CSP5 are derived from the Welsh Assembly Government's methodology for assessing affordable housing need. Whilst this may change when the final balanced housing market assessment is finalised, it does nevertheless identify an affordable housing need within the Vale of Glamorgan. Consequently, the affordable housing requirement contained within the Core Strategic Policy 5 of a minimum 30% reflects the level of new affordable housing provision the Council can realistically achieve in relation to the overall allocation of new dwellings for the LDP.

Rep No: 31/805/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 31/806/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Business Groups Representor

Rep No: 31/807/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:
8.4 CSP 8 - Employment

8.4.1 Neither agree nor disagree

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted.

Recommendation: No change required.

Rep No: 31/808/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:
8.5 CSP 9 - Minerals

8.5.1 Neither agree nor disagree

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted.

Recommendation : No change required.

Rep No: 31/813/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 31/838/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 31/839/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 31/841/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Business Groups Representor

Rep No: 31/844/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

10.1 Soundness Test P1 – The Federation believes the Council might be in breach of this soundness test for the reasons given in paragraphs providing answers to Question 11 below.

10.2 Soundness Test C1 – The Federation believes the Council might be in breach of this soundness test for the reasons given within paragraph 3.1.

10.3 Soundness Test C2 – Within the extent of its representations, the Federation has given account of a number of occasions where the draft LDP does not have regard to National Policy

10.4 Soundness Test CE2 – The Federation believes the Council might be in breach of this soundness test for the reasons given in paragraphs 11.2.1 – 11.2.7 below.

10.5 Soundness Test CE4 – The Federation believes the Council might be in breach of this soundness test due to the comments provided within the HBF's accompanying document "Vale of Glamorgan LDP – Population Growth and Housing – HBF Comments", which has been prepared in order to answer Question 2 – Population Growth and Housing.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

10.1 The Council in producing the Draft Preferred Strategy has upheld its commitment of community engagement through a series of key stakeholder workshops as detailed within the Draft Preferred Strategy at paragraph 1.4. The HBF was one of a number of stakeholders that were present.

10.2 The LDP vision has been taken from the Council's Community Strategy as it reflects the aspirations of the Vale of Glamorgan and of its residents. On this basis it is only natural that the vision would not reflect the Welsh Assembly Government's National Housing Strategy, since this is concerned primarily with housing, whereas the Vale LDP vision seeks to encapsulate a range of social, economic and environmental issues. Notwithstanding this, Objective 3, of the LDP is considered to complement the WAG by seeking "to provide the opportunity for people in the Vale of Glamorgan to meet their housing needs".

10.3 It is considered that the LDP accords with National Planning Guidance as it relates to the scope of the LDP, and is supported by a sound evidence base.

10.4 In order to ensure that the Candidate Site Process would not penalise individuals who may not have the resources to undertake a full appraisal of a site, the Council did not require or accept background evidence in support of specific sites. The Council will undertake an initial assessment of all sites as detailed at section 21 of the DPS.

10.5 The Regional Housing Apportionment exercise was carried out by SEWSPG in accordance with the advice contained in the MIPPS 01/2006 (Housing) and TAN 1 (JHLAS) 2006. Key stakeholders attended the SEWSPG meetings and seminars where the housing apportionment process was discussed in detail and their views were taken into account.

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Business Groups Representor

Rep No: 31/846/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

11.1 Consultation

11.1.1 The HBF would like to make comments on the consultation process undertaken by the council during the preparation of the Preferred Strategy. The Federation believes that the consultation process should have been a lot more thorough and inclusive than it has been to date.

11.1.2 As pointed out on page 5 of the draft Preferred Strategy, the first consultation workshop was held in relation to the Sustainability Appraisal on the 10th October 2006. Then a consultation workshop was held on the Strategic Options on the 24th May 2007. This stakeholder workshop consisted of various representatives from groups and members of the public, however, developer interest was restricted to one person from the Home Builders Federation. In light of this, the HBF believes a written consultation whereby developers and other interested parties could have provided comments on the Strategic Options would have been appropriate. In this context, at the meeting on the 24th May 2007 the HBF was assured on 5 separate occasions that the Strategic Options would be consulted on via a written consultation and that our members would have ample opportunity to comment on the Strategic Options before the any decision was made in terms of a draft Preferred Strategy. As recent events have shown, this has not been the case and a draft Preferred Strategy is now out for consultation.

11.1.3 The HBF would also like to voice its concerns with the Report of Consultation issued in June 2007, which relates to the Stakeholder Workshop on the 24th May 2007. The Federation feels that in some areas, the report does not reflect the views of the HBF and it was difficult to ascertain whether or not the stakeholder group as a whole had similar feelings. The Federation understands that the Council tried to take an accurate account as possible of the days finding, however, the Federation believes that the meeting planned for the 24th October 2007 would have been an ideal opportunity for the council and stakeholders to air their views on the report and the findings of previous workshop.

11.1.4 In a meeting with the HBF and the council on the 12th October, the council stated that a 2nd stakeholder meeting in relation to the Strategic Options would be held on the 24th October 2007 and will cover housing and employment requirements in addition to outlining the draft Preferred Strategy. The council discussed housing numbers briefly with the Federation, however, details of the overall Strategic Options were not discussed.

11.1.5 On 17th October 2007, the HBF received a letter from the Council explaining that the workshop on the 24th October 2007 was to be cancelled. The HBF was concerned with this decision, especially as the council stated its intention to discuss the housing figures at the meeting and also to discuss 3 new Strategic Options, which were included after recommendations from the previous stakeholder meeting. To the HBF's knowledge, the full range of stakeholders were not given the chance to comment on the range of housing numbers proposed for the LDP in tandem with the 9 Strategic Options, in order to gain a consensus of what the draft Preferred Strategy should look like.

11.1.6 The council informed the Federation that information such as presentation slides and notes, originally planned for the meeting on the 24th October 2007, would be forwarded to stakeholders in order for us to be kept informed of the Strategic Options process. The HBF has not received these documents. The council also stated they would issue a newsletter prior to Christmas 2007, giving details of the current position in respect of the various elements of work associated with the Pre-Deposit stages of the LDP. The letter received on the17th October 2007 stated that the council planned to consult on the Preferred Strategy in spring 2008. This would have provided some leeway for those not present at the meeting on the 24th May 2007 and those who wanted to attend the meeting on the 24th October 2007, to provide comments on the housing numbers and Strategic Options and also to feed back comments on the Hyder Report of Consultations, if a written consultation had been issued.

11.1.7 Following this, the council distributed another letter on the 19th December 2007, stating that the newsletter would no longer be circulated and that the council would be consulting on the Preferred Strategy in mid January 2008.

11.1.8 In this respect, the HBF believes that due to the cancellation of the stakeholder workshop on the 24th October 2007 and the fact that the council stated their intention to discuss the housing numbers and all 9 Strategic Options at that workshop, the council should have undertaken a written consultation on in order to gain a more robust perspective of the views of all stakeholders involved within the LDP process. Paragraph 4.19 of LDP Wales states that participation and public consultation at the Pre-Deposit stage is essential for effective community and stakeholder engagement with the plan. Early discussions on stages of the plan, such as Strategic Options, are critical for building consensus and effective work with development and infrastructure interests can help an authority secure agreements over the future development and use of land in its area at an early stage in plan preparation. LDP Wales describes the process as an opportunity to reduce the time taken for plans to reach adoption by reducing the number of deposit objections to policies, thereby reducing the time spent in the later stages of the plan preparation process, including minimising the need for a lengthy and controversial examination process.

11.1.9 Paragraph 8.1.1 of the council's Community Involvement Scheme states that, the Local Development Plan Regulations require the council to work in partnership with stakeholders when preparing the Plan and Sustainability Appraisal. Local Development Plan Wales (2005) sets out the key principles that underpin community engagement in the LDP process as:

• Creating the conditions for early involvement and feedback at a stage when people can recognise a chance to influence the Plan;

• Encouraging the commitment of all participants to an open and honest debate on realistic development alternatives in the search for a consensus; and

• Recognising the need to adopt approaches for engaging the community, including business, which seeks the views of those not normally involved.

11.1.10 It is the HBF's view that the consultation process to date detracts from these principles in a number of areas.

•The council stated its intention to discuss the housing numbers and all 9 Strategic Options at the stakeholder meeting planned for the 24th October 2007. However, as the meeting was subsequently cancelled, stakeholders have not had a chance to comment on either of

these important issues, or had the chance to engage in discussion on feedback with regard to the Hyder report, which attempts to summarise the opinions of the previous stakeholder group. In the HBF's view, as the draft Preferred Strategy has now been 'agreed' by council officers and issued for consultation, this does not contribute to an 'honest debate on realistic development alternatives in the search for a consensus', nor does it 'create conditions for early involvement and feedback at a stage when people can recognise a chance to influence the Plan'

•The Federation has voiced its concerns (at the meeting on the 24th May 2007 and on other occasions) with the fact that its members have been prevented from attending any stakeholder meetings. The council has given the Federation various reasons for excluding developers from the meetings. The two most frequent being, the belief that our members will turn the discussion towards their own proposed development sites; and that there are logistical issues with numbers of people and room sizes. However, the Federation does not accept these reasons. The issue of room size is admittedly a debatable topic, but to exclude legitimate stakeholders on a prejudgement of something the council believes they might say at a meeting is unacceptable. The HBF believes that as many of its members will be providing a substantial amount of housing development in the Vale of Glamorgan over the lifetime of the plan, they should have at least been included within the consultation process at some stage. The HBF recognises that its members' interests would have been represented by the Federation to a certain extent, however, many of our members expressed a specific desire to be more involved within the process and the HBF believes the Council could have benefited from their expertise and knowledge of the housing market and issues within the Vale of Glamorgan. The Federation also believes its members have the professional capacity to keep discussions in line with the agreed agenda.

11.1.11In short, the HBF believes that due to the amount of progress that has been made on the LDP since the Strategic Options meeting on the 24th May 2007, stakeholders should have had another opportunity to comment on the Strategic Options in order to influence the development of the draft Preferred Strategy. The Federation places particular emphasis on this, in light of the cancellation of the stakeholder meeting planned for the 24th October 2007 and believes a written consultation should have been issued to all stakeholders with an interest in the future development of the Vale of Glamorgan.

11.1.12 Suggested Change

The Federation would like these comments noted for future reference.

11.2Candidate Sites Exercise

11.2.1 The HBF would also like to express its concerns with the way in which the Candidate Sites process was undertaken. The Federation understands that the council refused to accept any supporting information with Candidate Site submissions, due to the vast number of sites the Council predicted they would receive.

11.2.2 Paragraph 4.3 of LDP Wales, states that an authority's policies and proposals should be founded on a thorough understanding of the area's needs, opportunities and constraints. This requires authorities to prepare, maintain or have access to an up-to-date information base on sufficient aspects of the economic, environmental and social characteristics of their area to enable the preparation of a 'sound' development plan. This information will be vital as baseline information for the sustainability appraisal and for monitoring, and also provides evidence of the plan's soundness. The guidance goes on to state that in preparing LDPs, authorities should ensure that delivery of housing and other strategic and regional requirements are based on stakeholder information about the future availability of infrastructure, transportation and resources.

11.2.3 Paragraph 21.2 of the draft Preferred Strategy states that the next step in the process is for the Council to determine the relative suitability of individual sites for future development. However, unless the Council has an extensive and in-depth knowledge of every candidate site that is submitted, any supporting information relating to these sites could be crucial to assessing the site's suitability for development. In this respect, the Federation is unable to ascertain how the Council would reject sites that do not fit in with their proposed Preferred Strategy, unless they had sufficient information with which to base their decisions.

11.2.4 In this context, the HBF believes the Council could be in breach of their Delivery Agreement, namely Para 7.4.1 – which states that the Council will collect sufficient information to develop the evidence base and baseline data, and gain a clear understanding of the dynamic social, environmental and economic characteristics that exist within the Vale of Glamorgan.

11.2.5 National Guidance requires the LDP to be sound before it is submitted. (Paragraph 8.3.1 of the LDP Manual and LDP Wales paragraph 4.32 refer). LDP Wales identifies the tests of soundness for LDPs and in this context, soundness test P1 states that the plan must be prepared in accordance with the Delivery Agreement including the Community Involvement Scheme. Considering this, the Federation believes that the candidate sites consultation process could result in a breach of this soundness test.

11.2.6 In addition to this, Coherence and Effectiveness Test CE2 states that the strategies, policies and allocations must be realistic and appropriate, having considered the relevant alternatives and founded on a robust evidence base. Considering the Candidate Sites process thus far, the Federation believes the Council might also be in breach of this soundness test.

11.2.7 Suggested Change

The Federation would like these comments noted for future reference.

11.3 Page 26, paragraph 7.3

11.3.1This paragraph states that the Home Builders Federation has agreed to the Memorandum of Understanding, and by implication, the regional housing apportionment. The HBF disagrees with this statement and has never stated its agreement to the apportionment process. The Federation was invited to a seminar on the 11th January 2007, where the HBF presented substantial evidence to delegates in relation to our concerns with, and objections to, the proposed apportionment. Further to this seminar, the HBF attended a SEWSPG Officer meeting on the 12th February 2007, which is listed on page 8 within Appendix 10 of the Population and Housing Projections Topic Paper, in order to discuss the outcomes of the seminar. At this meeting, the Federation reiterated its objection to the housing apportionment

process and suggested that more work needed to be done in order to prove that the apportionment was justified and deliverable within each local authority. Since this meeting, the HBF has attended various meeting, but is not aware of any formal or informal consultation process that has been undertaken with stakeholders, whereby the HBF could have offered any agreement to the apportionment process. The proposed apportionment we have today remains unchanged from that which was discussed on the 11th January 2007, despite our objections and comments, therefore the statement that a 'unanimous agreement' has been reached, which includes the Home Builders Federation, is inaccurate and MUST be removed. The HBF welcomed the opportunity to present evidence at the seminar, however, we believe the apportionment process, as undertaken by the 10 local authorities, is flawed and requires more work in order to justify the house building figures proposed.

11.3.2 Suggested Change

Remove reference to the HBF being included within a ‘unanimous agreement’ to the SEWSPG Memorandum of Understanding from paragraph 7.3 and include within the paragraph that the Federation objects to the process and the resultant housing figures given within the latest draft of the apportionment, as described by the representation above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted, and have been considered by the Council in the previous sections.

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DETAILS OF REPRESENTATIONS - March 2009

Major Landowner Representor

Rep No: 34/368/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/869/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/872/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/873/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/876/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** No

Representation Comments:
The aim of Objective 2 that development should make a positive contribution towards reducing the impact of and mitigating against the adverse effects of climate change is generally supported, but it is noted that the accompanying text in Paragraph 12.6 states that the plan will encourage appropriate renewable energy schemes, such as community based wind power schemes. National planning guidance (MIPPS 01/2005) states that small or medium sized wind power schemes on urban/industrial brownfield land may be appropriate. In addition, the consultation on the Renewable Energy Route Map for Wales, recently published by the Welsh Assembly Government states that it will "strongly encourage the exploration of opportunities for wind development of up to 25MW in urban/brown field site areas."

However, the Draft Preferred Strategy does not include any reference to renewable wind energy developments of that nature. The land at the Port of Barry falls within the category of urban/industrial brownfield land and is a suitable site for a small or medium sized scheme. The draft Preferred Strategy should be amended to allow the development of small or medium sized schemes on urban/industrial land in appropriate locations in accordance with national planning guidance.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted. Detailed policies in the deposit draft LDP relating to renewable energy will reflect the appropriate types of renewable energy developments on urban/industrial and other types of land in accordance with national policy as contained within in MIPPS 01/2005 and the draft Planning and Climate Change MIPPS.

All candidate sites will be assessed in accordance with the Council's agreed assessment methodology in due course. All appropriate sites which contribute towards national renewable energy targets will be given due consideration at the draft deposit plan stage.

It is agreed that identifying strategic renewable energy sites would help to make CSP3 more proactive. It is also acknowledged that the reference to 'COMMUNITY BASED ENERGY SCHEMES' in CSP3 at this stage may be inappropriate and it is suggested that it is replaced with 'RENEWABLE ENERGY GENERATION' and that "COMMUNITY BASED SCHEMES" be added to the list.

Recommendation:

Amend Policy CSP3 to read: “PROPOSALS FOR RENEWABLE ENERGY GENERATION SUCH AS COMMUNITY BASED SCHEMES, DISTRICT HEATING, WIND POWER, BIOMASS COMBUSTION AND COMBINED HEAT AND POWER WILL BE PERMITTED PROVIDING THEY SATISFY THE REQUIREMENTS OR OTHER POLICIES WITHIN THE PLAN”.

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DETAILS OF REPRESENTATIONS - March 2009

Major Landowner Representor

Rep No: 34/878/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/879/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/881/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/882/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/884/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/888/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/928/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Major Landowner Representor

Rep No: 34/930/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/932/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/934/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/937/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Major Landowner Representor

Rep No: 34/941/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** No

Representation Comments:

The Council's commitment to reducing the impact of climate change in Objective 2 and its commitment to renewable energy in CSP2 and CSP3 is supported. However, CSP3 only refers to community based energy schemes. The MIPPS 01/2005 on Planning for Renewable Energy advises that smaller 9less than 5MW), domestic or community-based wind turbine developments may be suitable within and without SSAs, subject to material planning considerations. The MIPPS also states that on urban/industrial brownfield sites, small or medium sized (up to 25MW) developments may be appropriate.

The Welsh Assembly Government is currently consulting on a 2008 update of the Wales Spatial Plan. The consultation draft of that document states that the Assembly is committed to meeting its obligations with regard to reducing reliance on environmentally damaging energy sources. In addition, the consultation on the Renewable Energy Route Map for Wales, recently published by the Welsh Assembly Government, states that it will "strongly encourage the exploration of opportunities for wind development of up to 25MW in urban/brown field site areas. Following this, the Assembly has advised, in the WSP update that it will review renewables guidance in the form of Technical Advice Note 8 (TAN 8) and the targets for renewables drawn from a range of sources, including wind power, will be revised upwards.

The land at the Port of Barry falls within the category of urban/industrial brownfield land, is a suitable site for a small or medium sized wind power scheme. The development of a wind power scheme in this location would be in accordance with the Welsh Assembly Government's commitment to increasing the supply of renewable energy. It also considered that a small or medium sized scheme would be compatible with the focus on sustainable development and renewable energy in the draft Preferred Strategy. The draft Preferred Strategy should therefore, be amended to allow the development of small or medium sized schemes on urban/industrial land in appropriate locations in line with national planning guidance.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support for Objective 2, CSP2 and CSP3 is welcomed. Detailed policies in the deposit draft LDP relating to renewable energy will reflect the appropriate types of renewable energy developments on urban/industrial and other types of land in accordance with national policy as contained within in MIPPS 01/2005 and the draft Planning and Climate Change MIPPS.

All sites put forward under the Candidate Site process will be assessed in accordance with the Council's agreed assessment methodology in due course. All appropriate sites which contribute towards national renewable energy targets will be considered for inclusion in the deposit draft LDP.

Iit is agreed that identifying strategic renewable energy sites would help to make CSP3 more proactive. It is also acknowledged that the reference to 'COMMUNITY BASED RENEWABLE ENERGY SCHEMES' in CSP3 at this stage may be inappropriate and it is suggested that it is replaced with "RENEWABLE ENERGY GENERATION" and that "COMMUNITY BASED SCHEMES" be added to the list.

Recommendation:

Amend Policy CSP3 to read: “PROPOSALS FOR RENEWABLE ENERGY GENERATION SUCH AS COMMUNITY BASED SCHEMES, DISTRICT HEATING, WIND POWER, BIOMASS COMBUSTION AND COMBINED HEAT AND POWER WILL BE PERMITTED PROVIDING THEY SATISFY THE REQUIREMENTS OR OTHER POLICIES WITHIN THE PLAN”.

Rep No: 34/965/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 34/1001/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 34/1002/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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DETAILS OF REPRESENTATIONS - March 2009

Major Landowner Representor

Rep No: 34/1003/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/1004/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:
CSP8 states that employment needs will be met through the enhancement and improvement of existing employment sites and suitable extensions to existing employment sites. CSP8 does not allow for the allocation of new employment land despite the identification, in the draft Preferred Strategy, of development constraints at key sites in Barry and Cardiff International Airport. In order to incorporate sufficient flexibility in the availability of land for employment use, CSP8 should be amended to include the allocation of new employment land in appropriate and sustainable locations in Barry.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Employment Land Study undertaken by the BE Group has determined that the Vale has sufficient employment land to cater for forecast need during the plan period. However, some of the sites currently allocated within the UDP need to be reviewed as part of the Draft Deposit Plan and as a result of this review there may be a requirement for additional employment sites to replace any sites unlikely to be delivered during the Plan period. The BE Study provides further detail on this at page 4 of its report.

Recommendation: No change required.

Rep No: 34/1005/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/1006/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/1007/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 34/1008/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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DETAILS OF REPRESENTATIONS - March 2009

Major Landowner Representor

Rep No: 34/1038/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 34/1039/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 34/1040/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
The draft preferred spatial strategy of concentrating development opportunities in Barry and the South-East Zone is supported. In addition, the identification of Barry as a key settlement and an area of opportunity for housing, employment and recreation, focusing on the opportunities at Barry Waterfront, is also supported. The Council's intention to prepare a detailed master plan setting out its vision for the Waterfront and Barry Island is noted and ABP, as landowner, would welcome an opportunity to participate in the master planning process for the Waterfront area.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support for the Draft Preferred Strategy is welcomed, as is the opportunity to work closely with all stakeholders in developing masterplans for the future of the Waterfront and Barry Island.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Transport Interests Representor

Rep No: 39/485/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1091/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1093/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1095/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1101/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1106/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1117/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1120/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1127/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1137/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1139/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1170/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1172/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1175/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Transport Interests Representor

Rep No: 39/1178/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1182/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1184/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1185/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1186/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1187/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1188/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Transport Interests Representor

Rep No: 39/1189/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1190/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1191/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1193/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1196/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1197/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 39/1198/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Transport Interests Representor

Rep No: 39/1199/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

As a key element of the LDP rationale is based on existing public transport, it is essential that the Vale takes a more positive approach to bus operation and provides the bus priority measures which are desperately needed. Without these, commercial bus operation will find it difficult to expand the market, as resources will increasingly have to be channelled into operating existing levels of service rather than expanding them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council is committed to improving public transport provision during the plan period. Whilst the Regional Transport Plan is the primary tool for delivering this, the DPS contains several objectives (e.g. 2 & 6) and Core Strategic Policies (2 & 11) which will favour continued public transport improvements over the plan period.

Recommendation: No change required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: **55/390/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:
No comment

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 55/1284/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

No, Redrow Homes do not agree with the Council's proposed future housing requirement.

The Ministerial Interim Planning Policy Statement on Housing (MIPPS) states that Sub-National household projections should be used as a starting point for assessing housing requirements (paragraph 9.2).

The Regional Housing Requirement, which was developed by the South East Wales Spatial Planning Group (SEWSPG), is based upon household projections, however, we have concerns about the robustness of the methodology employed in order to derive this figure. Most notably, there appears to be no rationale behind the apportionment process and key stakeholders have not been consulted properly. In addition to this, the apportioned figures have not been subjected to appropriate scrutiny or testing. Consequently, we do not believe the apportionment has been produced in a manner anticipated by the national policy guidance contained within MIPPS (Housing). The housing figures proposed by the Council have arisen through a non-statutory process and we have concerns about them being carried forward into an LDP without a proper mechanism for scrutiny and testing being in place.

Further to this, it is unclear as to how the Council will review the housing figure regularly as required by government guidance, as is stated in the draft Preferred Strategy. The Council contends that the housing figure could be amended should the underlying demographic information change, however it is uncertain as to how this could be done in advance of an LDP review.
Not only are there concerns about the apportionment process, it is also considered that there are statistical anomalies within the resultant dwelling requirement figures that need to be clarified. The dwelling requirement figure summarised in figure 15 of the Council's Population and Housing Projections Topic Paper is approximately 10% lower than the apportioned household growth. This is surprising given that dwelling numbers are usually higher than household numbers to take account of the vacancy rates etc.

An earlier version of the apportionment figures set out the housing distribution across South East Wales for the 2001-2021 period and then the residual requirement for the period 2006-2021, taking into account completions for the period 2001-2006. If this calculation had been undertaken in a consistent manner to the other authorities, then the housing requirement figure would be at least 1,000 dwellings higher. This again suggests that there is something seriously flawed with the SEWSPG housing apportionment figure.

Whilst alternative household projections have been undertaken, these appear to have been quickly disregarded by the Council. The Council also appear to have disregarded the findings of their own Local Housing Market Assessment (LHMA) in relation to the recommended provision of open market housing, whilst still using it to justify their emerging affordable housing policies.

In accordance with TAN 2: Affordable Housing:
"Local planning authorities should ensure that development plan policies are based upon an up to date assessment of the full range of housing requirements across the plan period. LHMAs provide the evidence base supporting policies to deliver affordable and market housing through
the planning system".

The Council refers to having undertaken a joint LHMA with Cardiff County Council in paragraph 9.1 of the draft Preferred Strategy. This document has not yet been made publicly available, however it is believed that it sets out a total new housing requirement of 855 dwellings per annum. The Council also states in paragraph 9.3 of the draft strategy that there is an existing need to provide 652 affordable dwellings per annum in the Vale. If this is the case then providing 500 dwellings per annum in total will come nowhere near to meeting the needs for either open market or affordable housing.

It is quite clear that the Council have not taken the implications of the LHMA, or indeed any robust evidence base, into account when assessing the overall level of housing to be provided over the plan period.

Therefore it is suggested that the Council reviews the proposed level of housing provision based upon a more robust evidence base than the SEWSPG apportionment.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments are noted.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing and provide valuable material for housing strategy and housing grant purposes. It does not provide a build rate or housing requirement figure for the Council's LDP. However, the housing needs survey does provide the LDP with the evidence to support its affordable housing policies.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing, (for example by registered social landlords) in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within the Core Strategic Policy 5 of a minimum 30% reflects the level of new affordable

housing provision the Council can realistically achieve in relation to the overall allocation of new dwellings for the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 55/1399/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:
No comment

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 55/1496/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:
No comment

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 55/5612/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 55/5613/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 55/5614/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 55/5615/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 55/5616/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 55/5617/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 55/5629/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 55/1497/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:
No comment

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 55/1527/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

Redrow Homes objects to the draft Spatial Strategy as it fails to specifically identify Llantwit Major as a key growth area and the supporting text does not go far enough in setting out the strategic aims of the Vale.

The Council's Sustainable Settlement Appraisal (December 2007) sets out the hierarchy of settlements within the Vale, based upon social considerations, retail services / employment, transport services and accessibility and community services and facilities. According to Appendix 3, both Llantwit Major and St Athan score highly in this assessment, both scoring 35, placing them second only to Barry, Penarth and Rhoose, which all scored 37.

It is unclear as to why Llantwit Major has not been specifically identified in the Spatial Strategy, as it is clearly one of the more sustainable settlements which is referenced in both the Spatial Strategy statement and paragraph 14.3. Redrow Homes objects to the statement in paragraph 14.3 which states in reference to settlements such as Llantwit Major, "development within these areas will aim to support these key rural settlements that support the wider rural hinterlands, with development aimed at providing for local needs". Llantwit Major is clearly a strategic settlement, even the Council's own findings support this. It is unclear, therefore, why development is aimed at providing for local needs only. It would seem apparent that development at the settlement should provide for the needs of the district given this, i.e. It is clear that Llantwit Major is a strategic location and that the development which takes place there in the future should also be strategic.

Whilst the opportunities arising from the planned investment in RAF St Athan are recognised in paragraph 14.2, there appears to be a bias in favour of "economic development opportunities". It is believed that these opportunities should indeed be capitalised upon, however, it is feared that the provision of economic development alone, as is stated, will not create an opportunity to further enhance a mixed and balanced community. St Athan is identified as an area which, according to paragraph 5.2 of the Council's Sustainable Settlement Appraisal benefits from "a range of services and facilities more suited to meeting the day to day needs of the local community and can therefore sustain additional growth in the LDP". Nowhere does it state that this should be economic development only. Furthermore the reference to St Athan's services and facilities being capable of sustaining additional growth in the LDP suggests that it is an area capable of sustaining additional housing specifically.

Further to this, the emerging Wales Spatial Plan identifies the proposed St Athan military training academy as one of three Strategic Opportunity Areas (SOA). The proposed MoD development will result in a high demand for both military and civilian housing and whilst it is anticipated that the MoD will provide for the needs of the military population, the civilian population will need to find homes in the existing market. It is considered that the closest surrounding settlements will need to provide the majority of this housing.

Llantwit Major is also a settlement which this document recognises as being capable of sustaining additional growth in the LDP and the proximity of the settlement to St Athan means that it is strategically placed to deliver development which supports the St Athan Proposals. In addition to this, whilst the Spatial Strategy highlights the importance of brownfield land, it fails to recognise the role that greenfield land has in providing for the needs of the district. It should be recognised that greenfield sites in certain locations can often be more sustainable than brownfield sites. Furthermore, if the calculations are revised correctly, housing provision will increase across the district and, as brownfield sites are finite, it is likely that additional allocations will need to be made on greenfield sites.

Therefore it is suggested that the following modifications should be made:

The draft Preferred Spatial Strategy should be modified to include specific reference to Llantwit Major as a Key Settlement,

The supporting text should be modified to make reference to housing growth at St Athan, and

The supporting text should be modified to make reference to the role that greenfield land in sustainable locations has in delivering housing development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments regarding Llantwit Major and St Athan are noted. Key Settlements that are identified in the settlement hierarchy reflect their role in the Wales Spatial Plan (WSP). Given that Llantwit Major is not identified as such, it would be inappropriate to classify it as a Key Settlement. The Sustainable Settlements Appraisal has identified Llantwit Major as a Primary Settlement given the wide-ranging services and facilities it has access to. The Council recognises the important role that Llantwit Major plays in the rural Vale, and will seek to encourage appropriate mixed use development that will support the needs of the wider community.

Recommendation: No change required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 55/1528/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Redrow Homes objects to the settlement strategy hierarchy.

Support is shown for the identification of St Athan as a Key Settlement and the identification of Llandough as a Primary Settlement, however, it is believed that Llantwit Major should also be identified as a Key Settlement as opposed to a Primary Settlement.

As highlighted in Question 6, Llantwit Major is at present as sustainable as St Athan in terms of community and employment, transport services and accessibility and community facilities. The only current distinction between the two settlements is the planned DTA development at St Athan.

It is considered that the DTA development will provide many opportunities for development in and adjacent to St Athan, however, the opportunities it provides should not be seen as stopping here. It is likely that they will spread farther and that the surrounding settlements will be impacted and experience pressure for growth as a direct result.

Llantwit Major is the largest settlement in close proximity to the current employment allocation at St Athan. The existing level of services and facilities makes it a sustainable location for new development and the employment allocation will assist in maintaining the mixed and balanced community that presently exists. The provision of housing at Llantwit Major will, in conjunction with the proposed employment allocation at St Athan, provide mixed use development.

Llantwit Major and St Athan are in close proximity to each other and offer complimentary functions. Providing good and regular links between the two settlements and the proposed employment allocation will help ensure that future development takes place in a sustainable manner.

Therefore, it should be seen that Llantwit Major is key to the development of the DTA site and that it should be considered to be a Key Settlement in addition to St Athan.

Further to this, Redrow Homes objects to paragraph 17.2 of the draft Preferred Strategy, which states, “in both Llantwit Major and Rhoose any development will be aimed at providing mixed use development”. As set out, Llantwit Major is a sustainable settlement, with a high level of existing services and facilities, which is located in close proximity to an extensive employment allocation. The focus should therefore be on housing. It is considered that there will be a need for housing generated in Llantwit Major that is significantly greater than the existing local need and demand and that this should be provided for through the LDP.

In relation to St Athan, paragraph 16.6 of the draft Preferred Strategy states that development in St Athan should capitalise on the investment and employment opportunities arising from the DTA development and ensure that future investment delivers benefits to its residents and the vale as a whole. The emphasis for the settlement is sustainable development. However, this paragraph fails to recognise the role that housing has in providing for the needs of the community. Whilst it is implicit through the focus on sustainable development, it is believed that it should be highlighted specifically.

Redrow Homes supports the identification of Llandough as a Primary Settlement, as it is recognised in the Council’s Sustainable Settlements Appraisal as being a settlement which can sustain additional growth in the LDP. The settlement scored high in relation to community and employment, transport services and accessibility and community facilities, albeit not as high as Llantwit Major and St Athan.

In accordance with paragraph 17.2 of the draft Preferred Strategy new development within primary settlements should maintain and enhance their existing roles. In relation to Llandough, there are development opportunities through which this can be achieved. There are opportunities to provide development that would enhance the role of the settlement through significantly improving infrastructure, improving access to key sites and providing the necessary housing.

In summary, it is recommended that the Settlement Strategy is revised to include Llantwit Major as a Key Settlement and that the supporting text is revised to recognise the role of housing in delivering sustainable development at Llantwit Major and St Athan. It is also recommended that the reference to mixed use development is removed from paragraph 17.2.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments regarding Llantwit Major and St Athan are noted. Key Settlements that are identified in the settlement hierarchy reflect their role in the Wales Spatial Plan (WSP). Given that Llantwit Major is not identified as such, it would be inappropriate to classify it as a Key Settlement. The Sustainable Settlements Appraisal has identified Llantwit Major as a Primary Settlement given the wide-ranging services and facilities it has access to. The Council recognises the important role that Llantwit Major plays in the rural Vale, and will favour appropriate mixed use development that supports the needs of the wider community.

Recommendation: No change required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 55/1557/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** No

Representation Comments:

CSP1: Sustainable Development

Redrow Homes objects to criterion 1 of this policy.

Criterion 1 states that proposals for development will be favoured where they, “promote the efficient redevelopment of previously developed land or buildings, and higher density mixed use development in sustainable locations”.

It is considered that this criterion examines four issues which are separate and in no way related to each other and that their inclusion together portrays the impression that development will only be considered as sustainable if it meets all four.

It is quite clear that development does not have to take place on brownfield land to make it sustainable, although this can be a contributing factor, and that not all brownfield land is located in sustainable locations. In addition to this, whilst mixed use development is sustainable, it is a separate issue to the redevelopment of brownfield land and providing development in sustainable locations. Whilst it is recognised that the four issues often occur concurrently, it should be seen that this is not always the case and that they are in fact separate issues.

It is therefore suggested that criterion one be separated to create four individual criteria relating to the development of brownfield land, high density development, mixed use development and development at sustainable locations.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. Objective 1 of the Draft Preferred Strategy seeks to develop land in an efficient and effective manner. For this objective to be achieved, the Council considers it needs to seek to maximise the opportunities for sustainable development in all cases.

Recommendation: No change required

Rep No: 55/1558/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 55/1559/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 55/1560/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

CSP4: Housing Need

Redrow Homes object to this policy as the provision of 7,500 dwellings within the Vale over the plan period is insufficient.

As outlined in section 2 of this report, the Regional Housing Requirement Figure is not a robust evidence base for the provision of housing. It is also believed that the Council's phasing strategy is inappropriate and too restrictive, as it could stifle growth in certain locations in the short term.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments are noted.

With regard to comments regarding the housing requirement figure, please refer to comments in response to question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5-year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies is maintained throughout the Plan period.

Planning Policy Wales (PPW 2002) also indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale during periods of the UDP, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate mechanism.

It is the Council's intentions to clearly define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 55/1561/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP5: Affordable Housing

Redrow Homes object to this policy, as the requirement for affordable housing is too high, given the overall provision of housing. The Council has failed to use the LHMA as an evidence base when assessing the overall level of housing provision and, resultantly, the use of the LHMA when considering the provision of affordable housing undermines this policy approach.

Furthermore, the level of grant funding available for affordable housing will have an impact on the provision. Housing Associations are reliant on WAG to provide grant funding for affordable housing. If none is made available, then the Housing Association will be reliant upon its own
capital funds. This may result in a low purchase price for affordable housing or may result in the Housing Association being unable to purchase the housing at all.

The above could have a serious impact on the provision of affordable housing in the Vale and, given the Vale has had difficulty delivering affordable housing in the past, the 30% requirement seems unrealistic.

It is therefore suggested that the affordable housing requirement is reduced.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The inclusion of the results of the Local Housing Market Assessment within the population and household projections paper are considered inappropriate, since the LHMA utilises a methodology that is designed specifically for the purpose of the LHMA. In this regard it utilises primary data, and projections over a 5 year period, as opposed to population projections which can be modelled to reflect the LDP period. Notwithstanding this, in line with WAG guidance, the findings of the LHMA when finalised will be valuable for the Deposit Plan and in particular determining the type and size of housing that should be sought during the plan period to ensure a balanced housing market assessment.

The affordable housing figures that the Council reference within paragraph 9.3 of the Draft Preferred Strategy have been used to inform Affordable Housing Policy CSP5 and are derived from the Welsh Assembly Government's methodology for assessing affordable housing need. Whilst this may change when the final balanced housing market assessment is finalised, it does nevertheless identify an affordable housing need within the Vale of Glamorgan. Consequently, the affordable housing requirement contained within the Core Strategic Policy 5 of a minimum 30% reflects the level of new affordable housing provision the Council can realistically achieve in relation to the overall allocation of new dwellings for the LDP.

Recommendation: No change required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 55/1562/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** No

Representation Comments:

CSP6: Planning Obligations

Redrow Homes objects to this policy as it fails to take into account all of the requirements of Circular 13/97 'Planning Obligations'.

Specifically, the policy makes no reference to contributions being sought only where they are necessary as a result of the proposed development. Failing to include the 'necessary' clause in the policy leaves scope for the Council to seek a contribution, whether or not it is needed as a result of a proposed development.

Therefore, it is suggested that a new criterion in added to the policy which states that planning obligations should only be required where they are necessary as a result of the proposed development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The policy states that planning obligations will be sought which are "appropriate to the scale, type and location of the proposed development." This would include full consideration of the site specific constraints of a development site, the wider context of the site and the wider benefits that arise from the development. It would also include an assessment of needs directly arising from a development, taking account of existing spare capacity and / or deficiency in existing provision.

The Council contends that site specific abnormal costs (such as contamination) should be reflected in the value of the land and will not automatically justify a reduction in the planning obligation requirements which are deemed to be necessary to mitigate the impacts of the proposed development.

This is a strategic policy which establishes the broad principle of seeking planning obligations in the Vale of Glamorgan in accordance with national policy and within the legal parameters. Further detail on the application of this policy will be provided in the accompanying Supplementary Planning Guidance which will be prepared for consultation in due course. This is in accordance with the advice provided in the LDP Manual.

The Council does not think it is necessary to reiterate national planning policy contained in Circular 13/97 'Planning Obligations' which is already a material consideration in the determination of planning applications and appeals. The Strategic Policy as worded does not preclude the application of the tests set down in the Circular. Furthermore, as worded the policy allows some flexibility to respond to changes in the national policy framework which are anticipated in this area of planning.

Recommendation: No change required.

Rep No: 55/1563/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 55/1564/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 55/1565/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 55/1566/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** No

Representation Comments:

CSP10: Built and Natural Environment

Redrow Homes objects to this policy as it fails to recognise that good design can be innovative rather than merely replicating the existing.

Criterion 1 of policy CSP10 states that appropriate development proposals should promote, “high quality design that reinforces local character”. Whilst it should be seen that this is one way in which the built environment can be preserved or enhanced it should also be recognised that high quality design can be innovative and creative and that this type of design can compliment and enhance sensitive built environments.

Therefore it is recommended that criterion 1 of policy CSP10 is revised to state that development proposal should promote “high quality design, enhance landscape settings and respect the individual qualities of buildings or conservation areas”.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. However many settlements within the Vale of Glamorgan have a unique character that the LDP will seek to protect. The Council notes that innovative design can complement the built environment, and the policy is not intended to restrict innovation in the design of new development.

Recommendation: No change required

Rep No: 55/1567/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 55/1568/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 55/1569/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

No comment

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 55/1570/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Redrow Homes does not agree with the Council's self-assessment in meeting the tests of soundness as the Council appears to have failed tests C2, C3, CE2 and CE4.

Test C2 requires that the Preferred Strategy has regard to national policy. Whilst the Council states that it has done this, it is clear that the guidance has not been followed in both Housing MIPPS, which states that household projections should be used as the starting point for considering the housing requirement, and TAN 2, which states that LHMAs should provide the evidence base to support policies on open market and affordable housing.

The draft Preferred Strategy also fails test C3, which requires it to take account of the WSP, as it has failed to provide for identified needs, i.e. the housing needs that have been identified in the draft LHMA. We also consider it should make reference to the status of St Athan as a Strategic Opportunity Area in the emerging WSP.

In addition to this, the Plan also fails test CE2 as the strategy, policies and allocations are not realistic and appropriate, have not considered the relevant alternatives and are not founded on a robust evidence base. This is especially apparent with regards the overall housing provision. The Council has simply carried forwards the SEWSPG apportionment despite the fact that this has not been prepared in accordance with the guidance in MIPPS (Housing) and appears to be statistically flawed. The Council has also failed to consider the findings of the LHMA, which indicates an overall open market housing demand of 855 dwellings per annum across the Vale. This omission fundamentally brings into question the soundness of the LDP evidence base, particularly when the Council use the LHMA as the justification for their affordable housing policies.

The draft Preferred Strategy also fails test CE4 as it is not flexible. Whilst the Council states in its self-assessment that the Preferred Strategy is sufficiently flexible to take account of the WSP and other changes including delivery risks, it in no way sets out a mechanism for delivering this. In addition to this, the plan does not set out a mechanism for adapting to other changing circumstances, for instance, the findings of the LHMA.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council disagree that the DPS fails soundness tests C2 and C3. The DPS has been prepared within the context of national planning guidance in particular the WSP, PPW, TANs and MIPPs. The status of St. Athan will be changed from a Key Settlement to a Strategic Opportunity Area in the Deposit Plan in line with the WSP. In terms of flexibility the LDP will be kept under review as required by national planning guidance and can be amended if required. However the strategy itself is considered to be able to adapt to changing circumstances such as the findings of the LHMA.

Recommendation: No change required

Rep No: 55/1571/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Former Housing Allocation at St Athan

Whilst it is recognised that the draft Preferred Strategy is not intended to allocate specific sites, Redrow homes supports the development at land at St Johns Well, St Athan. This site was previously allocated by the Council in the deposit draft UDP, however the Inspector recommended that it be removed. It is believed that the concerns highlighted by the Inspector have now been overtaken. The emerging employment opportunities at RAF St Athan meant that this site is strategically placed and sustainably located in order to provide for the future housing needs of St Athan.

Opportunities for Housing Development at Llantwit Major

It is also considered that there are opportunities to develop housing at Plasnewydd Farm, north west of Llantwit Major. Llantwit Major will have a key role in providing housing to support the proposed employment at St Athan and the role of sustainably located sites, including greenfield, in providing for the needs of the district should be recognised.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments in respect of the sites are noted. However The Council will assess all sites in accordance with it's approved Candidate Site Methodology in due course.

Recommendation: No change required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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House builder Representor

Rep No: 55/1572/DPS -2 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 55/1573/DPS -2 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006.The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:
(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
(c) No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments are noted.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Comments regarding the effects of the DTA St. Athan development on the housing requirement figure are noted and will be considered as part of the deposit draft plan. The opening date for the DTA proposal is currently anticipated as 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the Deposit Draft Plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 55/1586/DPS -2 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1588/DPS -2 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1589/DPS -2 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1590/DPS -2 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1595/DPS -2 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1596/DPS -2 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1601/DPS -2 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1603/DPS -2 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1605/DPS -2 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1607/DPS -2 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1608/DPS -2 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1609/DPS -2 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1611/DPS -2 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1612/DPS -2 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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House builder Representor

Rep No: 55/1613/DPS -2 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1614/DPS -2 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CPS4

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5-year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance allows Local Planning Authorities to determine their own phasing, Planning Policy Wales (PPW 2002) indicates that it may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives.

Recommendation: No change required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 55/1616/DPS -2 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP5

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The proposed 2500 affordable housing target set out in CSP5 has been informed by the findings of the Draft Local Housing Market Assessment, which has identified a high shortage of affordable housing within the Vale of Glamorgan. Accordingly, and in line with National Planning Guidance, the Council through the LDP will seek ensure that all appropriate measures are taken to meet the affordable housing requirements. In regard to your comments that the private sector house building would be reduced as a result of the Council's desire to secure affordable housing- this ignores the fact that affordable housing forms part of the delivery of a balanced housing market, and should therefore form an integral part of the overall projected housing requirements of the Vale of Glamorgan.

The 865 figure cited in your representation is taken from a working draft document, and therefore cannot be relied upon (the Council has clearly stated that the affordable housing figure is based on draft findings). Your representation takes the view that affordable housing should be additional to the actual housing requirements of the Plan, whereas it should form part of the overall housing provision, as supported by the WAGs guidance on Local Housing Market Assessments.

Recommendation: No change required

Rep No: 55/1617/DPS -2 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 55/1619/DPS -2 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 55/1620/DPS -2 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 55/1621/DPS -2 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1622/DPS -2 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1623/DPS -2 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1624/DPS -2 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1625/DPS -2 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 55/1626/DPS -2 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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House builder Representor

Rep No: 55/1627/DPS -2 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Wenvoe as a Primary Settlement in the Draft Preferred Strategy is supported.

Wenvoe benefits from a range services and facilities, including a school, churches, a public house, motel, a post office and a garden centre, which includes a cafeteria, all of which are accessible by foot and cycle. Wenvoe is also accessible to the extensive range of services, facilities and employment opportunities available at Barry and Culverhouse Cross, both of which are about 2 kilometres away. The site is well served by frequent local bus services linking Wenvoe to Barry, Cardiff, Llantwit Major, Rhoose and other local settlements.

It is considered that the Candidate Site to the south of Wenvoe is the most logical location for expansion and would be well related to existing settlement form.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council welcomes support for the LDP Settlement Hierarchy.

The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed in due course against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required

Rep No: 77/4827/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4828/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4829/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4830/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4831/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4832/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4833/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4834/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4835/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4836/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4837/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4838/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4839/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4840/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4841/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4842/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4843/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4844/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4845/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4846/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4853/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4854/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4847/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4848/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4849/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/5664/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4850/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 77/4851/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Voluntary Bodies Representor

Rep No: 77/1/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Having consulted with other interested parties, Llantwit Major Local History Society would like you to give thought to the following points of view.

The display board for the exhibition of the LDP pointed out that the Vale Council realised the need to preserve and respect historical factors. We hope that a great deal of consideration will be given to the wealth of evidence showing the historic background to most of the Vale villages and to what has been identified by the Council as key towns. This background is of unquestionable advantage to the Vale and should be regarded as an economic, as well as environmental advantage and should be carefully nurtured. There is concern that the countryside around the settlements is being regularly eroded by the accretion of buildings around the historic cores whereby they are losing their essential character.

Also in relation to the loss of land to building, the information given by the Council pointed out that historically the Vale has always been rural with 83% of the land being agricultural. It would be unfortunate and possibly short sighted to change this balance. The rural Vale and its fertility has been an important resource for generations and who knows what food demands will be needed in future if transport of goods from elsewhere is prohibited by their 'carbon footprint'.

Another concern seen as a threat to the historic cores is the fact that with development comes increased traffic. We would like the Council to take into consideration that one of the attractive rural features of the Vale, which has developed over centuries is the network of communication which also contributes to the character of the Vale. The streets and lanes within many of the villages are very ancient, as are the minor roads which link them. The idea that "road improvements" could take place would destroy ancient hedges, encourage vehicles to speed, as is often seen on the wide road at Llandow and change the character of the villages themselves. For example, the problem of increased traffic within Llantwit major would be of concern as the road system is of particular intricacy dating from mediaeval times and as such is under protection. No alterations to accommodate traffic would be possible here and more traffic would be difficult to accommodate. However the logic for a Llysworney bypass, which was emphasised in the LDP, can be appreciated. If it becomes feasible, perhaps its advantage would be to take traffic onto the A48 and away from the coast.

We understand that in another local survey on Vale villages which is taking place, there is an emphasis not only on the internal structure but also on the importance of the views and vistas within and without. This would seem to be an important aspect for Vale planners to take into account when discussing development. One of the concerns raised has been the possibility of high rise development which on the relatively flat Vale would be obtrusive. Only two storey development at the most would be acceptable.

Whilst realising that the Vale is under constraint to add to its housing stock, piecemeal development whereby the growth is shared amongst all villages seems to be a way of taking away the attractive character of them all, as is seen by the accretions which have already been mentioned; whereas perhaps the development of a
new centre, as put forward as option 4, needs to be considered. A development near the rail link would help alleviate traffic, and a planned development would have more chance of fitting in with the background. Surely difficulties such as have occurred in other new developments could be overcome beforehand now that these difficulties have been experienced. A point also raised was to question the 7,500 target for 2026. There is a feeling that this might be an over estimate when the time comes. If around 6,000 homes are provided in one place the Vale can argue that it has covered its obligations without affecting other villages.

One other important consideration emphasised by the LDP was the impact of the new training school at St. Athan. As was inevitable much land around the village of St. Athan was taken and development is now imminent. The concern is that further encroachment is taking place with developers taking options on surrounding land thus creeping up towards nearby development of some sites before they subsume villages into such growth. For example, Llanmaes is particularly vulnerable to this kind of encroachment as it is no near the proposed training school. It should be taken into account that this village has great importance in leading the exploration of the history of the Vale. Besides the current investigations carried out by the National Museum of Wales, there are historic remains in the field adjacent to the present bypass. The need for, and enforcement of, green protection zones around our ancient villages seems very important.

As the west of the Vale is taking a huge amount of the pressure generated by the training school perhaps the options which distribute development towards the east of the Vale and Cardiff could be looked at more closely, especially if the station at Gileston is reopened which would facilitate access to the training school from villages and towns along the rail link from the east.

Finally we would like to remind planners that the present boundaries of the Conservation Areas should be respected and not be reduced in any way in order to give way to further development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The draft deposit LDP will be drafted in line with national planning guidance set out in Planning Policy Wales (2002), which places significant emphasis on protecting natural and built assets. Furthermore, in developing the draft preferred strategy the Council has highlighted the importance of protecting the Vale's character, and this is reflected in the inclusion of specific objectives for the protection and enhancement of the Vale of Glamorgan's historic built and natural environment (Objective 7) and supported by Core Strategic Policy 10. Furthermore, when considering the appropriateness of sites for development, the Council's candidate site appraisal methodology will examine the potential impact on landscape character and built heritage, including conservation areas. In assessing these elements, the Council will utilise information collected as part of the Council's review of its conservation area designations.

Your comments regarding the impact of traffic in historic settlements are noted and your support for the Llysworney by-pass is welcomed.

The Council has considered the suitability of a new settlement as part of several potential strategies for future development, but discounted a new settlement option for a number of reasons. Further detail on the rationale for the Council's Draft Preferred Strategy can be found in the Draft Preferred Strategy and accompanying documents.

The Draft Preferred Strategy is considered to be consistent with national planning guidance which advises that local planning authorities

devise a settlement strategy that seeks to balance economic, social and environmental needs (Para 9.2.1 refers).

Recommendation: No change required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Voluntary Bodies Representor

Rep No: 79/1628/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:
The St Athan Development in its entirety is too big and employment benefit for Vale residents is in doubt.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. DTA St. Athan has been designated as a Flagship development in the B.E. Group Employment Land Study - emphasising its potential for new inward investment and the development of neighbouring businesses. Whilst the scale of the proposed Defence Training Academy has not been influenced by the Council the scheme is recognised as being of significant importance to the Vale of Glamorgan and Wales.

Recommendation: No change required

Rep No: 79/1629/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
The Vale proposed policy is being driven by Central Government Guidance. Alternative approaches are needed with locally based knowledge.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Population projections are based on ward figures, Vale-wide figures, and national figures. Whilst the regional housing figure was provided by the Welsh Assembly Government, the apportionment figure for the Vale was determined by the South East Wales Strategic Planning Group (a regional consortium of Local Authorities of which the Vale is a member). Further details are provided in the councils population and housing projections topic paper (December 2007). It should be noted that it is proposed to review this topic paper as part of work to be undertaken for the Draft Deposit Plan.

Recommendation: No change required

Rep No: 79/1630/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1631/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** No

Representation Comments:
1. Too much emphasis to maximising development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Disagree. The objective seeks to maximise opportunities for new development that significantly contributes towards the delivery of sustainable development in line with national planning guidance.

Recommendation: No change required.

Rep No: 79/1632/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1633/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1634/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1635/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** No

Representation Comments:
5. Should be changed to:- LDP will ensure the need to protect the countryside.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. However the suggested change does not relate to the goals of this objective. Objective 1 is considered to be more relevant as it seeks to protect greenfield land.

Recommendation: No change required.

Rep No: 79/1636/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1637/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1638/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1639/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
Too much development - needs revision.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. It is assumed that you consider the proposed housing requirement figure to be too high (Q.2 refers). However the Council believes that the regional housing requirement figure meets the needs of the Vale of Glamorgan and is in line with guidance contained within the WSP. However, further consideration will be given to the housing and requirement figure (including affordable housing) as part of the Deposit Draft Plan. A review of the Draft Population and Housing Topic Paper will also be undertaken which will feed into the Deposit Draft Plan.

Recommendation

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the Deposit Draft Plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Voluntary Bodies Representor

Rep No: 79/1640/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1641/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
Areas of character and interest should be protected with careful planning to avoid over development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. The character of the Vale of Glamorgan will be protected through CSP 10 and Objective 7 of the Draft Preferred Strategy.

Recommendation: No change required.

Rep No: 79/1642/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1643/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1644/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1645/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
4. The Strategic Settlement Hierarchy will spoil the character of the Rural Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Question 7 relates specifically to the settlement hierarchy. Although the settlements identified within the hierarchy will be the main focus of future planned development, the scale and type of development will reflect their individual infrastructures, economies, characters and constraints.

Recommendation:No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Voluntary Bodies Representor

Rep No: 79/1646/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1647/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1648/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1649/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:
8. Farming areas should be conserved for our future.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. The draft deposit plan will seek to protect the countryside. However agriculture is experiencing increasingly severe economic pressure and the continued viability of significant numbers of farm businesses depends on diversifying enterprises. This is reflected in CSP8.

Rep No: 79/1650/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1651/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Voluntary Bodies Representor

Rep No: 79/1652/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:
More congestion would result.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. The strategic road schemes listed in CSP1 are designed to alleviate congestion in areas with an identified problem. It should also be noted that the CSP gives priority to schemes that encourage the uptake of public transport, walking and cycling which are also being pursued in the Regional Transport Plan.

Recommendation: No change required.

Rep No: 79/1653/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1654/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/1655/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 79/338/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
The area from the Cardiff border to the Thaw Valley should be scheduled as Green Belt.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The adopted UDP already includes Green Wedge designations and Special Landscape Areas in this area. These designations will be reviewed as part of the preparation of the Draft Deposit Plan process. The need for additional designations such as a Green Belt will also be considered.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Voluntary Bodies Representor

Rep No: 80/350/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

Not on the scale proposed. A less intrusive scale of development is called for - more in keeping with a rural community. To large a development will result in inward journeys to work prejudicing the Vale countryside.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. It is important that the employment needs of the Vale of Glamorgan are met. The Employment Land Study conducted by the BE Group on behalf of the Council concluded that the Vale has sufficient employment land to cater for forecast need. All sites currently contained within the UDP will be reviewed as part of the Draft Deposit Plan process. Larger sites currently allocated in the Unitary Development Plan (such as the Cardiff International Airport Business Park) will allow for increased inward investment and facilitate business growth.

The Draft Preferred Strategy seeks to reduce the need to travel by allocating new employment and housing opportunities adjacent to one another.

Recommendation: No change required.

Rep No: 80/1699/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Danger of over population resulting in loss of countryside, agricultural land etc. South East Wales is Wales most populous area. Protecting and enhancing this countryside is important for the quality of life.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The Council through its LDP Strategy has to balance the need for development against the need to protect the wider environment. In this regard Objective 1 seeks to protect greenfield land and to ensure that land is used effectively in the interests of sustainability whilst Objective 3 seeks to ensure that Vale of Glamorgan people have the opportunity to meet their housing needs.

Recommendation: No change required.

Rep No: 80/1704/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 80/1711/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** No

Representation Comments:

Development on greenfield land should be kept to a minimum.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council will favour the re-development of brownfield sites, however it is noted that brownfield development is not always appropriate, and greenfield sites may need to be released to meet development needs. Where greenfield development is permitted, the Council will mitigate any impact on the landscape through appropriate measures.

Recommendation: No change required.

Rep No: 80/1712/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Reservations about including wind generated energy provision.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. The Draft Deposit Plan will favour a variety of renewable energy schemes such as community based wind power schemes. The Council's renewable energy assessment highlights potential opportunities for the generation of renewable energy locally and this will inform the detailed policies in the Draft Deposit Plan.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Voluntary Bodies Representor

Rep No: 80/1714/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:
Supporting housing needs - regenerate run down areas important.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed. In accordance with the Council's draft Local Housing Market Assessment, affordable housing schemes (particularly those which bring about social, economic and environmental benefits in deprived areas) will be favoured.

Recommendation: No change required.

No change required.

Rep No: 80/1715/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 80/1716/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** No

Representation Comments:
Need to protect countryside, and

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Objective 7 of the Draft Preferred Strategy supported by Core Strategic Policies 1 and 10 seek to protect and enhance the natural and built environment.

Recommendation: No change required.

Rep No: 80/1717/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 80/1718/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 80/1719/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:
Depends on the detailed provisions. Whilst the initial statement sounds acceptable - will new development respect existing settlements?

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. All new development will respect the existing settlement patterns and will be expected to make a positive contribution to the settlement as a whole.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Voluntary Bodies Representor

Rep No: 80/1720/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 80/1721/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 80/1722/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Don't Know

Representation Comments:
Because it is not clear what proportions will be allocated to existing settlements.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The scale and type of development permitted in the towns and villages identified in the settlement hierarchy will reflect their individual infrastructures, economies, characters and constraints ensuring that development is guided to the most sustainable locations.

Recommendation: No change required.

Rep No: 80/1723/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 80/1749/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 80/1750/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Voluntary Bodies Representor

Rep No: 80/1751/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CSP4: This level of development is not consistent with the Wales Spatial Plan, and

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
It is considered that the Draft Preferred Strategy and accompanying Population and Housing Projections Topic Paper clearly outlines how the Housing Requirement Figure conforms with National Guidance and in particular the Wales Spatial Plan.

Recommendation: No change required.

Rep No: 80/1752/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 80/1753/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 80/1754/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 80/1755/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 80/1756/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 80/1766/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Voluntary Bodies Representor

Rep No: 80/1768/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:

No objection to the safeguarding of land for the Llysworney by Pass. However the Barry Waterfront to Cardiff Link Road, with its potential to open up to much more countryside for development does give rise to much concern.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The Barry Waterfront to Cardiff Link Road will seek to alleviate existing congestion in Dinas Powys and provide Barry with Improved links to Cardiff. The visual amenity of this area is recognised and the Council will seek to ensure that only the required land take is safeguarded for the road.

Recommendation: No change required.

Rep No: 80/1771/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 80/1773/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 80/1774/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 80/1777/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

We do have reservations that the Draft Preferred Strategy will promote fully a vibrant, inclusive, sustainable, cross disciplinary, enterprising and outward facing environment. It is also of concern that managing of urban form etc. by means of green belts and green wedges does not appear to be considered. This designation was supported by the Planning Inspectorate at the UDP inquiry and by SEWSPG.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council considers that the DPS will spread the benefits of development across the Vale providing opportunities for regeneration, improved services, affordable housing and employment opportunities thus potentially reducing health and economic inequalities across the Vale. It will also reduce pressure for greenfield development as a significant amount of new development can be accommodated on brownfield land in Barry.

Your comments regarding green belts/wedges are noted and this matter will be considered as part of the Draft Deposit Plan.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: 110/1806/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

But this must not be to the detriment of the rural economy. Big developments such as that at St Athan and possibly Cardiff Airport can not displace the development of the rural economy, which has shaped the Vale into it's present form.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Whilst DTA St Athan and Cardiff International Airport will be the focus of employment related development, the DPS also recognises that there is a need to support the rural economy.

Recommendation: No change required.

Rep No: 110/1807/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

But major thought has to be given to affordable housing as well as sustainability. One must also investigate the transport and waste needs of increasing housing.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome. Affordable housing will be delivered through Objective 3 and CSP 5. CSP 6 relates to planning obligations and states that issues such as transport and waste will need to be considered as part of any housing developments.

Recommendation: No change required.

Rep No: 110/1808/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 110/1809/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 110/1810/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 110/1811/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1812/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1813/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1814/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1815/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1816/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1817/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1818/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1819/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
Sometimes the needs of rural areas are higher that of the more developed areas. The link road between Pentre Meyrick and Llantwit Major being one than is in urgent need of improvement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
CSP 11 relates to strategic transport improvements and the safeguarding of land for a Llysworney by-pass which should reduce the amount of traffic using the B4268

Recommendation: No change required.

Rep No: 110/1820/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1821/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1822/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1823/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1824/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1826/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1827/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1828/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1829/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1830/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1831/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1832/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1834/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
There are no targets set to many of the indicators, thus making it difficult to assess success.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Given that the DPS is a strategic document and not a site specific document, it is not possible to assign specific targets to certain issues.

Recommendation: No change required.

Rep No: 110/379/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 110/1904/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Political Interest Representor

Rep No: 137/365/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

I am particularly concerned that the Draft Preferred Strategy does not address the problem of the Vale of Glamorgan's insular economic market. I accept that we cannot change the current grant regime. However the Draft Strategy has no proposals to remove other constraints on the Vale's economy such as creating a direct link from the M4 to the economic centres of the Vale. Also more needs to be done to remove the development constraints on other sites at Barry and Cardiff International Airport.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments Noted. The LDP will seek to utilise existing employment sites to overcome infrastructure constraints and also to enhance the range of units available.

Rep No: 137/1905/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Whilst the draft housing market requirement figure appears to be in line with the current forecasts the present housing market in the Vale of Glamorgan points to the need for more affordable housing particularly in the rented sector. More houses for rent are needed not flats. There is a current surplus of flats and this needs to be addressed in the Draft Preferred Strategy. I would also support a new rural development to assist with the demand for housing in the western Vale that will be created by the arrival of the Defence Training Academy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments regarding affordable housing are noted. This issue is covered under section 9 and CSP 5 in the DPS. The exact form of affordable housing will depend on the location and will be informed by the LHMA. The Council has considered several options involving a new rural settlement. However, these options were not considered to deliver as many benefits as the DPS.

Recommendation: No change required.

Rep No: 137/1906/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

Recommendation: No change required.

Rep No: 137/1907/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 137/1908/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

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Political Interest Representor

Rep No: 137/1909/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 137/1910/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 137/1911/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** No

Representation Comments:
I believe that Objective 5 needs to reflect the need for a strategic road link between the Vale and the M4. The important economic centres such as Barry Chemical Complex, Barry Docks, the St.Athan Defence Training Academy and Cardiff International Airport require a direct link to the M4. There is such a proposal in the current Unitary Development Plan and this important strategic proposal would transform the economy of the Vale and deal with the problem of the Vale of Glamorgan's relative economic isolation. I support both the other schemes proposed but the first priority must be an M4 link. The report by the BE Group prepared for the Vale highlights the Vale's role as an important centre close to the M4. The Vale's potential will only be achieved when we have a direct link to the M4.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments regarding the M4 are noted. The link to the M4 is being considered by the WAG as part of the ongoing airport access road improvements/St Athan DTA access improvements. This matter will be considered in more detail in the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 137/1912/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 137/1913/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Political Interest Representor

Rep No: 137/1914/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 137/1915/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
The Vale of Glamorgan should re-examine the option for a new rural settlement given the probable growth in demand for rural housing that will be created by the Defence Training Academy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
A new rural settlement has been considered in a number of options by the Council. However, for a number of reasons it has been decided to progress with the DPS which would deliver opportunities for regeneration in areas such as Barry where sustainable brownfield opportunities exist.

Recommendation: No change required.

Rep No: 137/1916/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 137/1917/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 137/1918/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 137/1919/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Political Interest Representor

Rep No: 137/1920/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 137/1921/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CSP4 - Housing Need - I am concerned that the estimate may not meet the need created by the Defence Training Academy. There should be more investigation of this demand.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The majority of new housing need directly arising from the DTA facility will be accommodated on or close to the site. The deposit draft plan will outline and cater for the needs of the DTA proposal.

Recommendation: No change required.

Rep No: 137/1922/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:
CSP5 - Affordable Housing - This policy should reflect the need for more affordable housing particularly houses not flats in the Vale of Glamorgan. The minimum percentage of affordable housing in large schemes should be raised to at least 35%.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments regarding the type of affordable housing are noted. However as previously stated this will be informed by the findings of the LHMA and will inevitably vary according to location. The minimum 30% affordable housing figure was derived from the draft LHMA and this figure is considered to be realistic in terms of deliverability.

Recommendation: No change required.

Rep No: 137/1923/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 137/1924/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Political Interest Representor

Rep No: 137/1925/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 137/1926/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 137/1927/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 137/1928/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:
CSP11 - Strategic Transport Movements - The first priority must be an M4 Link to the strategic economic centres of the Vale at Barry, St.Athan, Cardiff International Airport. I recognise that the Welsh Assembly Government as not yet identified a preferred route from the M4 to the Vale. It is vital that we have a stated policy in the Local Development Plan to protect the necessary land for that route when announced.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments regarding the M4 link are noted. This issue is being considered by the WAG as part of the ongoing airport access road improvements and DTA St. Athan access improvements. This matter will be considered in more detail in the deposit plan.

Rep No: 137/1929/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 137/1930/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Political Interest Representor

Rep No: 137/1932/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 137/2200/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 170/2206/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

The whole section is quite inadequate, considering only the St Athan development and the Airport. It gives no details or justification for the speculative 'Aerospace Centre of Excellence' that appears to lack reality (like so many WDA projects) - it needs to be opposed as counter to the UDP and rigorously challenged at the LDP Inquiry.

There is no mention of tidal power and particularly the proposed Barrage from Lavernock Point. The LDP must consider the impact this would have on other parts of the plan and lay down a framework for opposing it as incompatible with objectives of the Plan.

Welsh policy intends to make use of tidal power in the Severn as part of a big expansion of renewable energy, necessary for meeting CO2 commitments and for sustainable development generally. The LDP should foresee facilities in the Vale - manufacturing, installing and servicing tidal power devices - and expect Barry Dock to have a significant role. Engineering expertise from the MOD/St Athan could be transferred to this kind of business, while the DTA has no use for it.

7.1 It's false to call this a "14 billion" Academy. Much of the sum goes to salaries over the years, some stays in the coffers of the Metrix consortium and partners (mainly outside the UK) and to activities on other sites. The high pressures for development from the DTA-Metrix project conflict with real sustainability criteria (environmental limits, reducing energy and CO2 etc.) so require restraint of other employment growth. The DTA plan has already been scaled back so the figures in the Development Brief (2.34) are wrong. The speculative 'Aerospace Centre of Excellence' has not received planning permission and may not be developed.

Expansion of the Aerospace industry is incompatible with sustainable development and should not be supported in the LDP:
part of it is supplying military equipment going via the arms trade to repressive regimes and fighting wars overseas. The UK no longer operates to ethical principles in arms supplies, the government is complicit in bribing e.g.. Saudi leaders.
the civilian part of the aerospace industry is expanding without regard to the need to cut CO2 emissions to meet Welsh and UK targets; according air travel tax advantages and CO2 exemption will soon cease, so this Aerospace development is insecure as well as incompatible with sustainable development.
7.2 the BE Group predictions on employment land are overstated.
7.4 Passenger growth at CIA has not produced much employment increase in the past, so cannot be assumed to do so. CIA's claims of jobs have repeatedly proved false. The airport and airlines have very few suppliers in the Vale, showing it is wrong to assume multiplier factors. The "suggestion" that the DTA has "potential to generate demand for 0.5 - 1 ha of employment land per annum" is vague and insecure. The LDP has no need to meet this potential demand and should not do so.
7.5 The overprovision of employment land means that sites like Hayes Wood and Atlantic TS go wasted for many years. With the DTA scaled back, no further large allocation (10 ha) should be made. The part of the report that says "future policy should actively support the rural economy" should instead be given weight.
7.6 For sustainable development, the Vale needs to restrain employment growth, not "capitalise on the economic opportunities" of Para. 7.1

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

The BE Group employment land study concludes that DTA St. Athan and Cardiff International Airport will experience growth in future years and it is therefore appropriate for the DPS as a strategic level document to reflect this. Your comments regarding the Severn Barrage are noted. Climate change is a key issue for the LDP and a new paragraph on the Severn barrage will be inserted under objective 2.

Recommendation:

Insert new paragraph 12.8 to read: "In addition, Lavernock Point has been identified as one of several potential locations along the Severn Estuary for a tidal barrage with the potential to generate 5% of the UK's renewable energy requirement. In January 2008 the UK Government commissioned a feasibility study of a barrage within the estuary, which will be completed in 2010. Therefore until such time as sufficient detail is known regarding future options for tidal power generation in the Severn Estuary, the implications for the LDP are unclear. However, should Lavernock Point be identified as the preferred location, the Council shall work in partnership with key stakeholders, including with the Welsh Assembly Government, who are the main landowner around Lavernock Point to identify the extent of the land use implications for the LDP."

Rep No: 170/2207/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

8.3-8.6 SE Wales authorities are pressing for housing expansion to be directed to regenerate the Valleys, against house-builders who want to respond to the market preference for homes in the Severnside counties. The LDP should support strategic emphasis on the Valleys and not meet market pressures for "in-migrants". The Vale cannot accommodate the "market" demands as well as meeting needs for affordable housing, but give the latter priority in accordance with PPW as amended by the MIPPS.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

SEWSPG apportioned the WAG regional projection household figure by considering each Local Authority's particular needs and limitations. The SEWSPG memorandum indicated an apportionment of 500 dwellings per annum which equates to 8% of the regional figure.

The DPS refers specifically to affordable housing in section 9 and CSP 5 requires a minimum of 30% affordable housing to be provided on sites of 10 or more units which is considered to be realistic.

Recommendation: No change required.

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Public Representor

Rep No: 170/2208/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

12.1 The 'vision' is a "motherhood and apple pie" aspiration useless for guiding policy choices. It contains no element of equity, no living sustainably within environmental limits, no global elements of CO2 and resource use, and nothing on stewardship of the Vale for future generations.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The LDP vision is taken from the community strategy vision and is considered to be appropriate for the Vale given its diverse nature and characteristics. However clearer links will be shown in the draft deposit plan as to how the vision relates to the objectives and in turn the policies.

Rep No: 170/2209/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** No

Representation Comments:

Objective 1 should include an element of protecting land from development. It should include establishing a Green Belt along the lines and for the reasons of the Inspector's decision on the UDP. The plan cannot secure a 'balance' between quarrying and reuse (12.4) but should go for restraint of quarrying and planning conditions on Aberthaw PFA to force its re-use.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Objective 1 recognises that land is a finite resource and seeks to protect greenfield land. Matters such as the designation of a green belt and minerals are to be considered as part of the draft deposit plan.

Recommendation: No change required.

Rep No: 170/2210/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 170/2211/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:

Objective 3 should state priority for meeting needs for affordable and supported housing; 12.10 is not adequate under the Affordable Housing MIPPS.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Paragraph 12.9 states that the plan will contribute towards the provision of affordable housing in areas of identified need. CSP 5 also deals specifically with affordable housing and is considered to be in line with national planning guidance.

Recommendation: No change required.

Rep No: 170/2212/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** No

Representation Comments:

Objective 4 should include meeting the Standard for Public Open Space. As regards retail services, the LDP should support local shops and Post Offices, including in poorly served locations and new housing estates like Rhoose Point, to reduce travelling to shops.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted. The DPS is a strategic level document and these matters will be considered in detail as part of the Draft Deposit Plan.

Recommendation: No change required.

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Public Representor

Rep No: 170/2213/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** No

Representation Comments:

Objective 5 misuses the word "sustainable" and is inconsistent with Objective 1. 12.14's "emphasis to new high quality employment" is another euphemism for inward investment that's failed in the past to "ease outward commuting." It's a thinly disguised policy for "business as usual" which ignores the need to combat climate change and switch to sustainable living and economy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Disagree. It is considered that the plan will assist in the creation of a well trained locally resident workforce which will reduce the need for businesses to recruit people from other authorities.

Recommendation: No change required.

Rep No: 170/2214/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** No

Representation Comments:

Objective 6 needs to include restraint on use of the car.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Disagree. Paragraph 12.16 already states that in assessing appropriate location for development the LDP will consider how accessible new developments are by a range of transport modes, particularly walking and cycling. Sewta is also promoting improvements in local transport infrastructure and services through the RTP.

Recommendation: No change required.

Rep No: 170/2215/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** No

Representation Comments:

Objective 7 should include establishing a Green Belt along the lines and for the reasons of the Inspector's decision on the UDP.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Matters such as the need for the designation of a green belt will be considered as part of the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 170/2216/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 170/2217/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:

The S-E zone would become a developed fringe of Cardiff. The reasons for restraint in this area were approved by the Inspector for the UDP and remain valid. Sully, Dinas Powys and Wenvoe are not "sustainable settlements" but highly dependent on the Barry, Penarth and Cardiff, and further expansion there would increase the unsolvable traffic burdens.

St Athan is not a sustainable community and would not meet the 10 000 population minimum quoted (not the 4-5000 dwellings of 8.7.3).

An overarching requirement is to reduce CO2 emissions; none of the strategy options appear to meet that.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your concerns regarding the south east zone are noted. However the Councils sustainable settlement background paper demonstrates that Sully, Dinas Powys and Wenvoe offer a wide range of services and facilities and that they will capitalise on the DTA development opportunities. The status of St Athan in the Draft Preferred Strategy is in line with the status given to it in the Wales Spatial Plan. Objective 2 addresses the issue of climate change and states that this will be a key issue for the LDP.

Recommendation: No change required.

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Public Representor

Rep No: 170/2218/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

14.4 talks of benefits but not the burdens of development. Development of the SE zone does not "spread benefits evenly" as claimed and requires green-fields, contrary to the statement. Without the Aerospace Park and with the Academy scaled down, the whole strategy for growth can be revised, to go for sustainable restraint. The preferred (growth) strategy threatens to "significantly affect (i.e.. damage) the character of towns, villages and the rural landscape" which conflicts with widely agreed objectives.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The ISA report contains a comprehensive sustainability appraisal of all strategy the options examined by the Council. The positive and negative effects of option 5 are summarised in paragraph 9.1.2 and 9.1.3.

Recommendation: No change required.

Rep No: 170/2219/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

St Athan is not a Key settlement. There is no proposal to develop a town centre and provide the range of facilities needed (cf. 16.6-7). It would become a "garrison township". "guiding development" to this long list of places is a recipe for poorly controlled expansion. It is nowhere shown they all satisfy the claimed criteria on greenfield development etc., certainly do not reduce the need to travel.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Disagree. The identification of St. Athan as a key settlement in the settlement hierarchy reflects its status in the Wales Spatial Plan. New development in the St. Athan area will reinforce its role locally and regionally. The Council will also seek to ensure that appropriate transport measures are put in place as part of any future development proposals.

Recommendation: No change required.

Rep No: 170/2220/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** No

Representation Comments:

CSP1 These criteria would not deliver sustainable development, as shown by present similar policies. They lack any optimisation/minimisation principles. Need to include zero-carbon and car-free residential developments as do "beacon" Councils.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Disagree. The bullet points in CSP 1 are considered to reflect the key principles of sustainable development. Issues such as zero carbon development will be considered as part of the draft deposit plan.

Recommendation: No change required.

Rep No: 170/2221/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** No

Representation Comments:

CSP2 Inadequate. Needs to say conditions will be included to monitor home Energy use and generation, require further measures if the targets are not met and include requirement on upgrade as new technologies come available.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Disagree. The DPS is a strategic level document and these matters will be dealt with as part of the draft deposit plan.

Recommendation: No change required.

Rep No: 170/2222/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** No

Representation Comments:

CSP3 Inadequate. Needs to say - positively encouraged and assisted by the Council, including waiving of fees for planning and building regulations (where needed)

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments Noted. However planning and building regulation fees are regulated and set by the WAG and are therefore outside the direct control of the Local Authority.

Recommendation: No change required.

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Public Representor

Rep No: 170/2223/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

CSP4 No. Continuing supply of housing land is, by definition, not sustainable and should not be smuggled in as an aim "to ensure". Should state priority in housing is for need, not for the market. To be secured primarily by affordable housing with conditions on re-sales and re-lets to ensure priority for meeting local need continues. No long-term commitment (past 5 years) but use of predict-provide-monitor system. Include a policy on under-used homes, assisting moves/exchanges to smaller dwellings with lower energy use/CO2 emissions. no to relying on the settlement hierarchy - affordable homes for local need via an 'exceptions' policy as Planning Policy Wales recommends.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The housing requirement figure identified in the DPS is based on need in line with national planning guidance. Affordable housing is addressed in section 9 and CSP 5 of the DPS. Your comments regarding underused homes etc are noted and these issues will be considered as part of the draft deposit plan.

Recommendation: No change required.

Rep No: 170/2224/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP 5 No. The number falls far short of the identified need for affordable housing (currently given as 652 per year). The mechanisms restricted to allocated and windfall sites are quite inadequate and the lower limit of 10 dwellings is too high. While the need remains acute, set 50% on sites of 3 dwellings and above and at least 70% on major developments with public involvement like Barry dock N-E Rhoose.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The requirement for 652 affordable housing units per annum is based on the findings of the draft LHMA. It should be noted that the provision of affordable housing forms part of the overall housing need and the Council is required to ensure that adequate affordable housing is provided during the LDP period. In this respect the 10 dwelling threshold is considered to be justifiable based on the identified need and current UDP thresholds.

Recommendation: No change required.

Rep No: 170/2225/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** No

Representation Comments:

CSP6 Important to add that planning gain for the community will be decided openly in consultation with the community.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Disagree. The DPS is a strategic level document and these matters will if appropriate be dealt with as part of the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 170/2226/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** No

Representation Comments:

CSP 7 No. Need to add policy on edge-of-town and out-of-town retailing, including the 'garden centre' ruse; that the Council will seek to ensure car-parking charges are levied with the proceeds going to promote sustainable transport modes.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Disagree. The DPS is a strategic level document and these matters will be dealt with as part of the Draft Deposit Plan.

Recommendation: No change required.

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Public Representor

Rep No: 170/2227/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:

CSP 8 No. Needs to add that existing sites will be reviewed under other objectives, to see if (like Pencoedtre) they should be revoked, that allocations at motorway junctions (as Bosch) are excluded, and that foot-loose businesses without local links should be deterred. The Vale's own sites at Atlantic TS and Llandow should be operated similarly to exclude footloose warehousing etc. and convert for locally-linked business.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Disagree. The DPS is a strategic level document and these matters will be dealt with as part of the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 170/2228/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** No

Representation Comments:

CSP 9 No. The wording is not logical. The purpose should be to maximise use of secondary and recycled aggregates (MTAN1), the 10-year landbank for the benefit of quarry companies has worked against this; the LDP should argue this - as also a contradiction in WAG's own policy - through to the Inquiry if WAG does not concede. Insert a further clause re. existing "allocations" under UDP MIN2 and MIN3 to be reviewed with regard to conservation value and other polices in the plan, with a view to deleting them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted. However The DPS is a strategic level document and these matters will be dealt with as part of the draft deposit plan.

Recommendation: No change required.

Rep No: 170/2229/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** No

Representation Comments:

CSP 10 No. The wording "built and natural environmental assets" is far too broad; can be used to oppose any wind turbine or solar panels even if hardly visible. A balance has always to be struck, taking into account the high priority for renewable energy and CO2 reduction.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The title of CSP 10 is considered to be appropriate and the Council would take account of other relevant policies/material considerations when assessing future development proposals.

Recommendation: No change required.

Rep No: 170/2230/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:

CSP 11 No. No evidence that new road links to M4 and Barry Waterfront -Cdf would fit ‘sustainability’ and CO2 criteria. No evidence that the Llysworney bypass is "strategic" in Welsh road planning usage of the word. Nor is the BARRY WATERFRONT TO CARDIFF LINK ROAD "strategic"; the Vale dropped it after it was challenged at the UDP Inquiry and failed to submit its very weak case to WAG (though invited to) and recently to SEWTA.

"Priority to schemes" for public transport, walking and cycling is not a strategic aim. Strategies for rail and bus development (for need, CO2 and traffic congestion reasons) and for a cycle route network are required. Similarly strategic principles for walking routes are needed.

Explicit citation/endorsement of the principles in SEWTA's SE Region draft transport strategy to be included.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments regarding CSP 11 are noted. Although priority will be given to schemes that improve public transport, walking and cycling, the Council considers that it is also necessary to carry out strategic transport improvements that serve the needs of the Vale and the region. The two road schemes identified in CSP 11 were identified in the Adopted UDP and are still considered to be a priority for the Council.

Recommendation: No change required.

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Public Representor

Rep No: 170/2231/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** No

Representation Comments:

CSP 12 No. Specify that the SE Wales Regional Waste Plan is the current one in force, not the radically changed and narrow focus one currently in draft and post-consultation, which does not comply with Welsh Waste Strategy and EU waste legislation. In any event, the proposal to burn Vale waste would cause maximal emission of CO2 - and demonstrably greater climate impact than alternatives - so must be rejected whatever the Regional Plan says.

Reject too the draft Regional Waste plan for the Vale to allocate 8.6 to 15 ha for Waste facilities. Endorse the Welsh strategy "Wise about Waste".

The western Vale needs a waste bulking/transfer station with MBT facilities including AD for separated food waste as WAG strongly promotes (and in their Waste Strategy review) - we reiterate our proposal of the Llandow Trading Estate for this. C&D waste recycling centres are needed - Llandow can be one, but another in the eastern Vale is needed, as Barry Dock is unavailable and Atlantic TS poorly accessible.

The Vale is faced with high penalties (~£2 million/yr) because it will the biodegradable municipal waste target for 2012-13 unless speedy action is taken over and above the outdated Vale Waste Management Strategy. This requires separated collection of food waste for an AD plant and provision of a site/sites for MBT stabilisation of mixed wastes with high biodegradable content. The Vale cannot rely on "Prosiest Gwyrdd" to deliver this, as it focuses on a costly centralised incinerator.

the Objective "To minimise waste" is not covered by the Aims:
. Promote the use of secondary resources (e.g. convert existing buildings/reuse materials)
. Provide and promote recycling facilities.
. Avoid landfill of waste
Moreover "Avoid landfill of waste" is impractical and potentially very costly. It's contrary to sustainability tests as the implied preference for incineration generates maximum CO2 and forgoes the benefits of carbon sequestration and bringing land back to re-use - as the Vale accepted when it permitted the filling of Aberthaw quarry with PFA waste.

The LDP should adopt the objective of" zero waste" as many regions internationally, Scotland and hopefully Wales, and many authorities in England, as the overall principle that implements sustainability, instead of the meaningless mantra of "sustainable waste management".

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments Noted. The DPS has been prepared in the context of various other national, regional and local documents including the SE Wales Regional Waste Plan 2002. (Section 10 refers). The draft deposit plan will contain more detailed policies on waste management.

Recommendation: No change required.

Rep No: 170/2232/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:

The standards are quite un-ambitious and out-of-date e.g. the Welsh eco-home target for a year now has been zero-carbon. There is no quantitative or quality criterion on on-site renewable energy. Mineral (aggregate) extraction rates and re-use of C&D waste are realistic monitoring data. Some indicators are illogical and incoherent e.g..

Objective
To provide the opportunity for people to meet their housing needs Yet the Indicator "Annual affordable housing provision as a % of all house builds" does not relate to need, nor the claimed Target "Increase the level of affordable housing
to meet the identified need."

Objective "To minimise waste" is not covered by the Aims:
Promote the use of secondary resources (e.g. convert existing buildings/reuse materials)
Provide and promote recycling facilities.
Avoid landfill of waste
Moreover "Avoid landfill of waste" is impractical and potentially very costly. It's contrary to sustainability tests as the implied preference for incineration generates maximum CO2 and forgoes the benefits of carbon sequestration and bringing land back to re-use - as the Vale accepted when it permitted the filling of Aberthaw quarry with PFA waste.

The long-accepted measure for waste generation kg/head per year should be one indicator (relating to the target maximum of 300kg/yr). The "Number of new waste
management facilities" is silly when we expect expansion of on-farm composting and AD facilities and a range of local recycling centres in the waste management strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments Noted. The Council will ensure that the monitoring targets are regularly reviewed to reflect local circumstances and accord with national guidance.

Recommendation: No change required.

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Public Representor

Rep No: 170/381/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

No fit to SE Region draft transport strategy, nor to Wales targets for decreasing CO2, including the One-Wales policy on decreasing CO2 by 3%/yr including in transport.

No evidence of flexibility re the St Athan Metrix project that has already been cut down (by ~50%) of the original assumptions. As WAG informs us there will be fewer people based in the St Athan project than when the RAF base was at its height, there is now no justification for the hype and orienting the LDP towards special provisions for Metrix. We note that Metrix are providing nothing for road/transport infrastructure, which if thought necessary, should have been a condition of the Planning Brief.

No evidence of flexibility towards a possible tidal Barrage from Lavernock Point, with the huge construction and ancillary on-land needs. No Metrix or DTA in “Initial Sustainability report”

The Housing figures are inconsistent with affordable housing need set at 652/yr while the housing provision is set at 500 /yr.

The proposed Green Belt is not mentioned, though the UDP Inspector after a full consideration of the pros and cons decided it is important to safeguard the character and conservation interests of the eastern Vale. To ignore such an important decision - without even a review - demonstrates the LDP is unsound for incompleteness.

The business-as-usual approach of the draft amounts to blindness to the IPPC and Stern reports with consequent government policies. Expecting to maintain “growth” and ignore CO2 appraisal and targets is the height of "unsound" irresponsibility.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments Noted. Sustainability and addressing climate change are key issues for the LDP. The Draft Deposit Plan will provide additional detail on the DTA and its implications for the Vale and beyond. Reference to the Severn Barrage will be made under objective 2 in the DPS. Clarification on the affordable housing figure is provided in response to question 8 (CSP 5) and matters such as green belts will be considered as part of the Depsoit Draft Plan.

Recommendation:

Insert new paragraph 12.8 to read:

In addition, Lavernock Point has been identified as one of several potential locations along the Severn Estuary for a tidal barrage with the potential to generate 5% of the UK’s renewable energy requirement. In January 2008 the UK Government commissioned a feasibility study of a barrage within the estuary, which will be completed in 2010. Therefore until such time as sufficient detail is known regarding future options for tidal power generation in the Severn Estuary, the implications for the LDP are unclear. However, should Lavernock Point be identified as the preferred location, the Council shall work in partnership with key stakeholders, including with the Welsh Assembly Government, who are the main landowner around Lavernock Point to identify the extent of the land use implications for the LDP."

Rep No: 170/2326/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Flooding – needs a positive strategy as well as avoiding building on flood-risk areas and housing development that separate rainwater from sewage.

For existing dwellings there should be a requirement on soak-aways rather than discharge to drains/sewers:
added porches, garages, extensions be designed to discharge to soak aways,
where feasible; also any new hard standing have run-off to garden or soak away.

Use Land map data to define area of historical landscape significance
Assess the Wenvoe valley for historical significance re. Norman castles and Roman settlements

Assess the Wrinstone Brook woodland (Cwm Penllwynog) for eco-significance and designation, developing the assessments made over the defunct quarrying proposal.

Assess the implications of the Barry Woodlands SSSI, to develop a management and use strategy. Include the aim to interlink the separated woodlands and protect the whole from highway development etc.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted. However, these are considered to be matters for the draft deposit plan.

Recommendation: No change required.

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Voluntary Bodies Representor

Rep No: 178/2390/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 178/2391/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
Para 8.6 We consider that the SEWSPG apportionment of 8% (7,500) of the SEWSPG regional new dwellings figure for to the Vale of Glamorgan for the 2011-2016 plan period is too high and inconsistent with the Wales Spatial Plan view restated in para 6.4 of the VOG Population and Housing Projections Paper (Dec 2007), that" the Vale is predominantly a rural authority and suffers pressure from housing growth and the need to sustain a rural economy" It continues by advising that" THE IMPORTANCE OF THIS RURAL ENVIRONMENT FROM A LEISURE/TOURISM AND CULTURAL PERSPECTIVE, GIVEN THE ATTRACTIVE HERITAGE COAST AND IMPORTANT LANDSCAPES, CANNOT BE OVERESTIMATED".

This view is also reflected in Planning Policy Wales (March 2002) for example para 2.4.5 "The countryside is a dynamic and multi-purpose resource. In line with sustainability principles, IT MUST BE CONSERVED AND WHERE POSSIBLE ENHANCED FOR THE SAKE OF ITS ECOLOGICAL, GEOLOGICAL, PHYSIOGRAPHIC, HISTORICAL, ARCHAEOLOGICAL AND AGRICULTURAL VALUE AND FOR ITS LANDSCAPE AND NATURAL RESOURCES, BALANCING THE NEED TO CONSERVE THESE ATTRIBUTES AGAINST THE ECONOMIC, SOCIAL AND RESCREATIONAL NEEDSOF LOCAL COMMUNITIES AND VISITORS.
We therefore strongly advise that the number of new dwellings in the Vale in the Plan period should not be more than 6,500 (as in the UDP), which is consistent with our recommendation for the adoption of LDP Strategy Option1, similar to the UDP strategy, which has served the Vale well to meet needs while protecting its rural, landscape, cultural and historic nature. and environment.

While it is true that the Vale is an attractive and sought after place to live, and is therefore especially attractive to property developers, overdevelopment can degrade or destroy those very features which make it so attractive.

We see no compelling reason in the Population and Housing Projections Paper (Dec 2007) to increase the new housing figure above 6500 as in the UDP

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Whilst the existing UDP strategy has allowed for a consistent level of development, much of this has occurred in the south east of the county. Whilst this has proven successful, it has restricted potential growth in larger rural settlements and not sufficiently addressed the social and economic needs of residents in the western Vale. Some additional housing in larger rural settlements will thus support existing and proposed services and facilities.

The Council acknowledges the need to preserve the rural Vale, and has produced a Sustainable Settlements Appraisal to ensure that additional development (particularly housing) is built in settlements that can adequately support new growth. The Draft Preferred Strategy will also ensure that development respects the character and distinctiveness of settlements and their surroundings through Objective 7 and CSP 10.

Finally, it should be noted that whilst the Council committed to the construction of 6,079 homes over the period of the Unitary Development Plan, a proportion of these have not been built, particularly on larger sites such as Barry Waterfront and Rhoose Point. These units are likely to contribute to the new homes proposed over the LDP period.

Recommendation: No change required.

Rep No: 178/2392/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 178/2393/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Voluntary Bodies Representor

Rep No: 178/2394/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:
Objective2 qualification: We would not be in favour of large scale wind farm projects, detracting from the Vale landscape.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed. The suitability of specific wind farm proposals cannot be assessed at this stage given the Draft Preferred Strategy's strategic nature. Council policy on this issue will be informed by the Renewable Energy study to be published in due course.

It should be noted that areas of significant value will be protected by appropriate landscape designations in the Deposit Plan.

Recommendation: No change required.

Rep No: 178/2395/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 178/2396/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:
Objective 4 qualification: (Report para 12.11) . The LDP should discourage the reverse process of approving development proposals mainly in order to provide and finance new or enhanced facilities

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted. The Council will seek S106 contributions for improvements to infrastructure/services/facilities where appropriate (CSP 6 refers).

Recommendation: No change required.

Rep No: 178/2397/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:
Objective 5 qualification: (Report para 12.13) We consider that support for WAG Cardiff International Airport trunk road proposals should be limited to those which minimise agricultural land take and landscape spoliation in the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted. The WAG are currently considering proposals to improve accessibility to the airport and safeguard land as appropriate. The Draft Deposit Plan will therefore take these issues into account.

Recommendation: No change required.

Rep No: 178/2398/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 178/2399/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Voluntary Bodies Representor

Rep No: 178/2400/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 178/2401/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 178/2402/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
Qualification: Para 14.3 should also specify "Outside of these key areas the Draft Preferred Strategy will locate future development within those settlements that have good levels of services and facilities, EMPLOYMENT and transport links as identified in the Council's Sustainable Settlements Study."

The Sustainable Settlements Appraisal (Para 3.5) links Retail Services and Employment as a single criterion with a triply weighted score. This has led to a distorted high sustainability value for those settlements with good retail services but low employment opportunities for a high proportion of the current population, such as Cowbridge and Llantwit Major. This leads to a high level of commuting, which is contrary to sustainability, especially for Cowbridge which has a limited bus service and no railway, leading to the present high level of commuting to Cardiff and Bridgend by single occupancy car travel.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The addition of the word employment is not considered necessary as it is covered under the term 'services and facilities'. Your concerns regarding the combining of the retail and employment services are noted as are the implications on the scoring for Cowbridge and Llantwit Major. Nevertheless both of these towns have important retail roles that also provide significant employment opportunities. The provision of local retail and employment facilities is key in delivering sustainable communities and the Council considers it appropriate to apply triple weighting to this criteria.

Recommendation: No change required.

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Voluntary Bodies Representor

Rep No: 178/2403/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

The basic hierarchy is sound but in Paragraphs 17.1 and17.2, putting Cowbridge and Llantwit Major as Primary Settlements based mainly on their undoubted wide range of services and facilities for the local population, while neglecting their limited employment facilities and in the case of Cowbridge, exaggerating its moderate (1/2 hourly bus) public transport connections and its poor (B road country lane) linkages to the strategic highway M4.

These factors indicate that Cowbridge should be classed as a Secondary Settlement despite its size and facilities..

This distortion is made clear in Table 4 of Appendix 3 (p18) of the Council's Sustainable Settlement Appraisal (December 2007) which gives Cowbridge a score of 3 (weighted X3) for [Community] Retail Services & Employment (the same as Barry !) and a score of 5 (weighted x2) for Transport Services and Accessibility compared with Barry (7 weighted x2) with its excellent bus and rail transport connections.

This distortion is even more marked for Bonvilston which unbelievably also scores 3 (weighted x3) for Retail Services and Employment on the basis of one village shop and a pub !

The Table shows the following weighted overall scores for Barry 37, Cowbridge 33 and Bonvilston 32. Surely something has gone badly wrong with this appraisal ?

Our recommendation is that Cowbridge, Llantwit Major, Rhoose, Llandough (Penarth) and Sully are classed as Secondary Settlements and all the Secondary Settlements are classed as Minor

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of area strategy policy 1: settlement hierarchy are noted. As part of the preparation for the Deposit LDP, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 178/2404/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 178/2405/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 178/2406/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Voluntary Bodies Representor

Rep No: 178/2407/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CSP4 We do not agree with the 7,500 new dwelling total as explained in the response to Question 2 above or aspects of the Strategic Settlement Hierarchy as explained in the response to Question 7 above

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Please refer to comments in response to Questions 2 and 7.

Rep No: 178/2408/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:
CSP5 The Affordable Housing target should be reduced to 2,000, approx 30% of our recommended total (6,500) in Question 2 above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Disagree. The Affordable Housing figure quoted in CSP 5 is in line with the Council's proposed draft housing requirement figure.

Recommendation: No change required.

Rep No: 178/2409/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:
CPS6 qualification: Environmental Protection list should include Flood Protection

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Disagree. The term 'Environmental Protection' includes flood protection. Furthermore, given that this issue is rarely referred to in S106 agreements a specific reference is not considered necessary.

Recommendation: No change required.

Rep No: 178/2411/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 178/2412/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 178/2413/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Voluntary Bodies Representor

Rep No: 178/2414/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 178/2415/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 178/2417/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 178/2418/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 178/414/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Voluntary Bodies Representor

Rep No: 178/2526/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Yes, these are contained in the attached letter and Analysis Table attachment to Mr Rob Thomas from Cowbridge and Llanblethian Residents Group (dated 25th Feb 2008)

Local Development Plan, Draft Preferred Strategy Pre-Deposit Consultation

Dear Mr Thomas,

In reply to your e-mail of January 10th I have attached the completed Comment Form on behalf of this Residents Group, as stakeholders in the LDP consultation process.

We have considered the Draft Preferred Strategy Report mainly as residents of our local community but also as residents of the Vale of Glamorgan.

It was resolved at a prior Committee Meeting on November 27th 2007 (after discussing the issues involved in some detail) to make the attached representation to the Council on the above topic in the form of a table, analysing the impact which each of the proposed Strategic Options would have on our Key Criteria and Concerns in the local community.

We are therefore requesting that you take the attached analysis and comments into account when considering our response to the Draft Preferred Strategy.

In particular it shows our reasoning in opting for Strategic Option 1 as our preferred LDP strategy.

Yours sincerely,

C.A.Pearce (Coordinator)

Attached: CLRG Strategic Options Analysis Table.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The Council considered a number of strategic options during the Draft Preferred Strategy process, some of which were developed following consultation with stakeholders at the workshop in May 2007. The options have all been subject to a sustainability appraisal which was used to assist in selecting the most appropriate strategy for the Vale LDP. It was concluded that option 5 was the most suitable strategy in land use planning terms particularly in terms of addressing the objectives set out in the SA framework.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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House builder Representor

Rep No: 182/311/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

We have no comments to make in respect of future employment growth, save for there needing to be a broad alignment with future levels and location of housing development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The LDP will attempt to promote sustainability and reduce the need to travel between housing and employment facilities. Housing will be located in settlements that can achieve sustainable growth (i.e. those with good access to services, facilities and employment). These settlements are identified in the settlement hierarchy.

Recommendation: No change required.

Rep No: 182/2560/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

We are aware that the HBF have submitted objections to the proposed level of housing on account of the process of apportionment at the sub-regional level, the inevitable implications for higher household growth arising from more up to date population projections, assumptions regarding vacancy and the findings of the Local Housing Market Assessment. The level of housing must therefore be reviewed and accordingly we view the proposed 7,500 dwellings as a minimum.

Population Growth and Housing Provision

We are aware of that the Home Builders Federation have raised objections as to the level of new housing proposed within the Preferred Strategy. These objections stem from:
• the manner and rigor with which the regional apportionment of housing is calculated by SEWSPG;
• The implications of more up to date population projections which when translated to household forecasts will inevitably result in a higher housing requirements than presently estimated;
• The evidence contained in the Local Housing Market Assessment for both Cardiff and the Vale of Glamorgan which suggests demand for over 800 dwellings per annum; and
• The assumptions made in translating household growth to the number of new homes required an account of adjustments to vacancy rates.

Together the reasons point towards a compelling need to review the level of housing proposed for the plan area between 2011 and 2016. Until such a review has been completed and the necessary evidence base put in place, the 7500 dwellings presently set out in the Preferred Strategy must be seen as a minimum level of housing.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments are noted.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan

Rep No: 182/2567/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

We support the Vision Statement set out in Chapter 12, page 19.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 182/2568/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2569/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2570/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2571/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2572/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2573/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2574/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2575/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2576/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2577/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:
Draft Preferred Spatial Strategy
We support Strategic Option 5 and the concentration of development located within the South East Zone. We also support the identification of Llandough within the Settlement Hierarchy, as a sustainable location at which future development will be acceptable.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2578/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:
Settlement Hierarchy

We support the identification of a hierarchy of settlements which identifies broad locations for development and particularly that “the settlements identified within the
hierarchy are to be the main focus of future planned development, the scale and type of which will reflect their individual infrastructures, economies, characters and
constraints, ensuring that future development is guided to the most sustainable locations.”

As indicated we support the identification of Llandough as part of the South East Zone within Spatial Option 5, and the contribution it can make to providing the main focus for
future development. Moreover the Settlement Strategy recognises that Llandough is a Primary Settlement and a sustainable location, with good transport links, employment and community facilities. Llandough can be considered to accord with the notion that “all town centres and areas with a population of more than 1000, benefit from a range of services and facilities more suited to meeting the day to day needs of the local community and can therefore sustain additional growth in the LDP.”

While the principle aim of the Settlement Strategy is to maintain and enhance the role and function of the Settlements in the South East Zone there is no holistic identification in the documentation of their respective roles and functions at the present time.

A better articulation of the roles and functions will assist the distribution of development in future iterations of the plan

While both Barry and St Athan have been highlighted as the key drivers, there will also be a requirement to releases land for development at other Primary Settlements. By the Council’s own admission that Primary Settlements are a combination of both urban and rural settlements and there will be a requirement for the release of appropriate greenfield sites in order to help ‘maintain and enhance their existing roles’ and to ‘accommodate further housing’ in accordance with the Draft Preferred Strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome. The settlement hierarchy identifies which settlements are to be the main focus of future planned development, the scale and type of which will reflect their individual infrastructure, economic characteristics and constraints ensuring that future development is guided to the most sustainable locations. The role of each settlement in the hierarchy will become clearer in the draft deposit plan when specific sites are allocated for development.

The DPS states that the Council will apply a sequential approach to development that will seek the use of previously developed land within and adjoining settlements before the development of greenfield land within and adjoining settlements. All new development whether on Brownfield or Greenfield land will be guided by the Council's commitment to ensure the land is used efficiently through ensuring that development incorporates high quality sustainable design.

Recommendation: No change required.

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House builder Representor

Rep No: 182/2579/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** No

Representation Comments:

CSP 1 – Sustainable Development
As is recognised there will be a need for new development to be accommodated in greenfield land.

Suggested change

The words "schemes along with the use of undeveloped land" be included within the first bullet point so as to read: -
• PROMOTE THE EFFICIENT REDEVELOPMENT OF PREVIOUSLY DEVELOPED LAND OF BUILDINGS, AND HIGHER DENSITY MIXED SCHEMES ALONG WITH THE USE OF UNDEVELOPED LAND IN SUSTAINABLE LOCATIONS

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Disagree. Objective 1 already recognises that there may be instances where greenfield land needs to be developed although preference will always be given to the development of Brownfield sites in sustainable locations in accordance with national planning guidance.

Recommendation: No change required.

Rep No: 182/2580/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** No

Representation Comments:

CSP 2 - Climate Change

We object to this policy approach as it assumes renewable energy production will be required on all development sites, however not all new on site renewable energy technologies are appropriate and achievable in all circumstances.

Suggested change

The words "where appropriate and achievable" should be included after the word "Generation" in the second bullet point so as to read:-
• INCORPORATION OF ON-SITE RENEWABLE ENERGY GENERATION, WHERE APPROPRIATE AND ACHIEVIABLE .

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. CSP2 demonstrates the Council's commitment to tackling climate change and sets out the Councils proposed Energy Hierarchy that will guide detailed LDP policies.

The Renewable Energy Study undertaken by Dulas, which is to be published later this year notes that the draft Climate Change MIPPS gives LPAs significant flexibility in setting policies to reduce demand, achieve efficient supply and encourage on-site generation. In the context of the Welsh Assembly Government aspiration to achieve zero carbon development towards the beginning of the plan period the study recommended that the Council specifically prioritises zero carbon renewables over the energy efficient supply of fossil fuel based energy (via CHP and district heating for example).

This is considered more appropriate to achieve a 'step-change' in approach to carbon reduction required within the 2011-2026 plan timescale. Whilst more efficient fossil fuel based (district heating/ CHP and CCHP) supply is preferred to inefficient centralised energy generation – the scale of carbon reduction is limited by definition of the infrastructure lifetime (perhaps 20 years or more).

In addition, the submission of a design statement is an important part of showing how the energy hierarchy has been considered together with further detailed policies in proposed developments.

The study recommends the LDP's headline policies reflect this and proposes that more detailed LDP policies and SPG should contain specific requirements proportionate to the scale and type of development.

Notwithstanding the above, the Council considers that a change is appropriate to Policy CSP 2 Climate Change.

Recommendation:

Amend Policy CSP2 Climate Change to read:

ALL NEW DEVELOPMENT WILL BE REQUIRED TO DEMONSTRATE THROUGH THE SUBMISSION OF A STATEMENT HOW THE PROPOSAL CONTRIBUTES TOWARDS REDUCING ITS IMPACT ON, AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE. PRIORITY SHOULD BE GIVEN TO THE FOLLOWING MEASURES:
·REDUCING OVERALL PREDICTED ENERGY USE
·INCORPORATION OF ON SITE RENEWABLE ENERGY GENERATION
·SUPPLYING ENERGY EFFICIENTLY

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House builder Representor

Rep No: 182/2581/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2597/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CSP4 - Housing Need
Further to the comments made earlier in the letter regarding the Population Growth and
Housing Provision and taking into account the concerns raised by the Home Builders
Federation we reiterate that until a comprehensive review of the level of housing proposed for the plan area has been completed and the necessary evidence base put in place, the 7500 dwellings must be seen as a minimum level of housing.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments are noted.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 182/2599/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:
CSP5 – Affordable Housing
Whilst we recognise that the provision of affordable housing is a material consideration it is of concern that this policy provides no flexibility to take account of individual sites and the availability to provide the proportions of affordable housing sought (i.e. Minimum 30%).

TAN 2 indicates that a balanced approach is required in setting targets having regard to
site viability. It is necessary for the Policy to be altered so as to enable different site
circumstance to be taken into account at the stage of negotiating level of affordable

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: "Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target" (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site" (paragraph 10.3)

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current draft demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft)).

The threshold requiring affordable housing only on sites above 10 units has been adopted on the basis that smaller sites are less likely to be financially viable to accommodate 30% affordable housing. The policy clearly indicates that a minimum 30% will be sought of allocated and windfall sites and it may well prove appropriate to require a higher percentage where the housing market assessment indicates that this is justifiable.

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House builder Representor

Rep No: 182/2600/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2601/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2602/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:
CSP 8 – Employment
While the protection of existing viable employment site is understandable it is important to note that over the plan period there may be a change in economic circumstances which may make some employment sites redundant. The proposed Policy as it stands sites will reduce any future flexibility for the redevelopment of employment sites.

Suggested Change:

The words “unless there is a demonstrable evidence that the land concerned is no longer required for that purposed” in the third bullet point.
• THE SAFEGUARING OF EXISITING EMPLOYMENT SITES FROM NON – EMPLOYMENT USES UNLESS THERE IS DEMONSTRABLE EVIDENCE THAT THE LAND CONCERNED IS NO LONGER REQUIRED FOR THAT PURPOSED

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
CSP8 identifies how employment needs will be met during the LDP period. The suggested change is considered to be more appropriate for inclusion in the detailed policies in the draft deposit plan and will need further consideration by officers.

Recommendation: No change required.

Rep No: 182/2603/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 182/2604/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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House builder Representor

Rep No: 182/2605/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2606/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2607/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 182/2613/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:
Soundness Tests
Soundness Test C1 – Following the issues raised above regarding the housing
requirements and the discrepancies as a result of the Local Housing Market Assessment and taking into account the comments raised by the HBF we consider that the Council is in breach of the soundness of this test

Soundness Test CE2 – We raise concerns regarding the Council's assessment and regard to housing numbers agree with the HBF that the Council might be in breach of this soundness test.

Soundness Test CE4 – We do not conclude that the Draft Preferred Strategy is sufficiently flexible to deal with changing circumstances, in particular housing requirements.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
C1 - Disagree. The DPS has been prepared within the context of all relevant national, regional and local policy guidance. It has also taken into account cross boundary issues emanating from other relevant LDPs. The LDP Sustainability Appraisal approved scoping report also contains a comprehensive review of plans, policies and programmes which have been considered in the preparation of the LDP.

CE2 - The proposed housing requirement figure was considered to be realistic and appropriate having considered 8 different scenarios based on low, medium and high growths. However. it is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

CE4 - The LDP will be reviewed annually to assess the extent to which the policies are being achieved.

Recommendation: Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

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House builder Representor

Rep No: **182/2614/DPS -1** **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
We have provided more detailed comments in a covering letter.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 182/333/DPS -2 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

Para 7.2 refers to the Employment Land Study undertaken by B.E. Group which forms part of the background evidence to examine the future employment land needed for the LDP. Llandow is recognised in the Employment Land Study as an important rural concentration of employment land, which meets the demand of local businesses from a wide catchment area which includes Cowbridge and Llantwit Major. The Company survey results in the study (table 32) however also bear out the current problems of poor access to the Llandow areas and problems with signage etc. The lack of even basic servicing to substantial parts of the Llandow employment areas is also confirmed in the Employment Land Study (table 35). There is also a problem with the existing sewage treatment works which are at capacity. In paragraph 10.11 of the study it confirms that “the low quality nature of Llandow Industrial Estate requires tackling – it needs better roads, utilities and higher specification premises”. In paragraph 10.28 the study confirmed that there was no need to allocate more land but intensify development on a number of estates including Llandow Trading Estate and Vale Business Park

The only point on Llandow which we do not agree with is the comment in section 7.8 (page 62) of the study that land at “Llandow Trading Estate and Vale Business Park is stymied by developer led proposals for a major housing scheme in the area”. This is incorrect and misleading. It has since been retracted by the consultants responsible for the report and a copy of the letter from B.E. consultants is attached. The reason that this land has not come forward has nothing to do with the Llandow new settlement (Llandow Newydd) proposals. It is because of the lack of infrastructure, the poor environment, the adverse perception all leading to a low level of demand.

If the study had properly reviewed the Llandow Newydd proposals it would have seen that instead of being “stymied” by the development, the overall impact of the development would actually safeguard employment land and the existing employment areas and be a catalyst for land coming forward much more readily than in the past because of the great improvement in road infrastructure and services and the higher quality environment being created. All of this would stimulate demand. Llandow Newydd safeguards existing allocations and will stimulate development on the estate.

An assessment of the employment profile of the Vale Business Park and Llandow Trading Estate in the Llandow area was prepared by the promoters of Llandow Newydd as part of the process of developing their proposal. It reaches similar conclusions to the Employment Land Study. The assessment’s conclusions were that the two areas were in a vulnerable and precarious state with the quality of services in the area and the road infrastructure to access the areas both being poor. The Trading Estate infrastructure is particularly poor and the development in that area is low grade. Although the Vale Business Park has been incrementally developed and is still being developed, the overall servicing and infrastructure problems however leave the perception of Llandow as being a bottom tier industrial area.

Currently the estates total 31.8 hectares and have an estimated employment level of around 1,800jobs. The allocations in the current UDP are for 22.1 hectares which if developed might deliver around 2,800 jobs. Because of the infrastructure problems, the low quality of the industrial environment and the fragmented nature of the development, these UDP figures are highly unlikely to be delivered despite being identified over several cycles of development plans.

The assessment’s conclusion on the contrary was that the impact of the Llandow Newydd development will be of substantial benefit to the employment areas. The development will bring a far better quality of road and service infrastructure to the area and generally improve the image and perception of it by creating a genuine mixed and sustainable community. This climate will then create the real potential for delivery of small to medium scale industrial development and small scale office development in courtyard developments. Much of this could be made available on a freehold or long leasehold basis. The office development would have particular appeal to Vale residents who would otherwise have to commute into Cardiff or Bridgend for such smaller scale office accommodation. The improved climate would benefit from the excellent demographics within a 15-20 minute catchment.

These conclusions (in the assessment carried out for the Llandow Newydd promoters) on the current position and future needs are reflected in the final report of the Employment Land Study prepared for the Vale of Glamorgan Council. In its recommendations in the executive summary, the study encouraged improvement and environmental enhancement of existing industrial estates, supporting rural industrial estates and facilitating an upgrade when necessary; (it specifically mentioned Llandow Trading Estate and the Vale Business Park). It also made recommendations regarding provision of small scale workshops, serviced freehold development plots and addressing the limited existing office market. Llandow Newydd would contribute in part to deliver these overall needs from the Vale and benefit the high quality catchment area of the west Vale. The potential impact in spin off and supply chain work from St. Athan will also benefit Llandow once it has a higher degree of servicing, infrastructure, access and environment.

In every regard therefore, with the exception of the incorrect and miss-formed statement that the development proposals were stymieing release of land (now withdrawn), the findings of the Employment Land Study agree with the assessment which shaped the development of the Llandow Newydd proposal. The general recommendations of the Employment Land study are in line with the assessment made in developing the proposals of Llandow Newydd.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments regarding the employment land study are noted. All sites put forward under the Candidate Site process will be assessed in accordance with Council's agreed Candidate Site Assessment Methodology in due course. A brief overview of this process is contained within section 21 of the DPS.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 182/2635/DPS -2 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

There is a strong objection to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. Paragraph 9.2.1 of the Ministerial Interim Planning Policy Statement 01/2006 Housing identifies a number of factors that local authorities should take into account in planning the provision for new housing including the following:
• Lo cal housing requirements (needs and demands)
• The needs of the local and national economy:
•Social considerations (including unmet need)

Paragraph 9.2.2 of the Statement states the following : "The latest Assembly Government National and Sub-National Household Projections for Wales should form the starting point for assessing housing requirements".

It is therefore quite clear that the regional housing figure is the starting point for consideration of the housing provision for each local authority and not the end point. The justification for the draft strategy dwelling requirement is that the Vale of Glamorgan Council is obliged to use the regional figure – a figure which has not been subject to any independent scrutiny or formal means of challenge and is one that was put forward by the officers of the Vale of Glamorgan to the South East Wales Spatial Planning Group in any event, and thus is self fulfilling.

There is also a discrepancy between the process of agreeing the apportionment of household growth and how the dwelling requirement figure is derived from the increase in households. Normally the dwelling requirement is greater than the increase in households to allow for vacant properties. This is not the case with the Vale of Glamorgan's apportionment. The "agreed" apportionment figure for household growth over the 2003 – 2021 period for the Vale of Glamorgan is 9940 households i.e. 552households per annum. However the proposed dwelling requirement is only 500 dwellings per annum which means that there would be insufficient dwellings built to meet the increase in households.

This anomaly is evident in Appendix 6 of the Population and Housing Projections Topic Paper. In model 5 i.e. the Regional Requirement, the Chelmer Report shows the increase in households over the plan period i.e. 7844 to be greater than the increase in dwellings 7500 and to achieve this the vacancy rate is decreased from 4.4% to 3.35%. In all the other 7 models the increase in dwellings is greater than the increase in households and the vacancy rates remain at 4.4% throughout the forecast period. The anomaly is further illustrated by model 4 which is based on the assumed migration rate from 1995 – 2004 and gives a similar dwelling requirement over the planned period i.e. 7440dwellings yet the vacancy rate remains constant throughout at 4.4% and the forecast increase in households of 7116 is less than the increase in dwellings.

The household apportionment of 9940 households simply will not be accommodated at a build rate of500 per annum. In all of the other 7 Models the relationship between the increase in dwellings and households is 1.045. The average annual increase in households is 552 per annum and when the above ratio is applied the dwelling requirement is 577 per annum. This raises the total dwelling requirement for the plan period to 8655 to accommodate the agreed apportionment of the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006. The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The vacancy rate is 4.42 for the Vale of Glamorgan and the dwelling requirement is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

There is no explanation of how the 500 dwelling per annum requirement has been derived. The Leprosies should be open and transparent and there should be a full and detailed explanation of how the figure has been derived. It should have been derived at a regional level following independent scrutiny. It is not sufficient to merely state that there is reliance on a regional figure which has not been subject to scrutiny and to formal consultation. We consider this to be grounds for the LDP to be unsound.

The Ministerial Interim Statement recognises that the household projections are the starting point forth assessment of household requirements and it is also necessary to take into account the needs of the local and national economy and local housing requirements.

A major economic initiative is due to take place at St. Athan with the £14 billion Defence Training Academy and the Aerospace Centre of Excellence which was announced in 2007 after the household figures had been agreed by SEWSPG in 2006. This area is now recognised in the draft Wales Spatial Plan as one of only three Strategic Opportunity Areas in the whole of South East Wales. The apportionment process therefore cannot have taken into account the impact of these major economic initiatives on the housing market. The draft housing requirement figure of 7500 implies a substantial reduction in net in migration into the Vale. Over the LDP plan period it assumes an average annual net in migration of 694 per annum. Over the period 2001 –2005 the annual average rate of migration into the Vale was 842 per annum. It is inconceivable that these levels of net in migration will reduce with the economic initiatives due to take place. The Development Brief for St. Athan states there will be a total site population of just over 10000 people, of which 6700 people would be living within the site, leaving 3300 people working on site and living outside in the surrounding area. There will also be spin off impact on contractors and suppliers. To ignore this very major impact is again leaving the LDP open to a fundamental challenge of lack of soundness. The Development Brief identifies the requirement for 815 single family accommodation units outside the camp and it is estimated there will be an additional requirement for at least 700 units for staff moving into the area to work at the camp which in total gives a requirement for an additional 1500 units as a direct result of this major economic initiative. Whilst the part 2 proposals for St Athan have not yet been approved we consider that it would be prudent for the LDP to make full provision for the impact of both parts of the Statham project.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that there are major areas where an unsound approach has been taken which cumulatively lead to a

substantial shortfall in the assessment of the dwelling requirements. The areas are:
(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for, and is based on an arbitrary, unchallenged process.
(b) No consideration or allowance has been given to the impact of the major economic investment at St. Athan on the proposed housing requirements and;
(c) No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore a very strong objection raised to the dwelling requirement of 7500 dwellings. It is considered that in order to properly take on board all of these factors a housing requirement of 11000dwellings for the plan period will need to be incorporated into the plan.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this draft topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only and it is anticipated that the deposit plan will contain full details and implications of the DTA proposal including any requirements for additional residential development. Planning applications for the DTA development and associated housing are expected in mid 2009. The development is proposed to open in 2014.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 182/2636/DPS -2 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 182/2637/DPS -2 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** No

Representation Comments:

Paragraph 12.3 – this paragraph does not properly reflect the search sequence as set out in the Ministerial Interim Housing Statement. The search sequence should be: the re-use of previously developed land and buildings within settlements, then settlement extensions and then new development around settlements with good public transport links. Paragraph 12.3 is too loose in referring to previously developed land and greenfield land adjoining settlements. It is suggested that the following wording is included after the second sentence of para 12.3 :-

"Sustainable development means choosing sites where previously developed land has occurred as well as choosing sites which can, with present and /or future infrastructure, help to reduce the need to travel, or to travel as far, by car. PPW advises that the search sequence should be: the re-use of previously developed land and building within settlements, then settlement extensions and then new development around settlements with good public transport links; but that a new settlement on a greenfield site would need particular justification".

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted.

LDP Wales (2005) and the LDP Manual in paragraphs 2.2 and 2.3.5 respectively state that LDPs should be more strategic, concise and distinctive by eliminating unnecessary repetition of national policy. Site allocations will be made in accordance with national guidance contained within MIPPS 01/2006 and PPW following candidate site assessments. Sustainable public transport links are covered under objective 7.

Recommendation: No change required.:

Rep No: 182/2638/DPS -2 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 182/2639/DPS -2 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 182/2640/DPS -2 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 182/2641/DPS -2 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 182/2642/DPS -2 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2644/DPS -2 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2645/DPS -2 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 182/2646/DPS -2 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:

Until now the redevelopment proposals for Llandow Airfield within the new settlement Llandow Newydd that were put forward by Barratt and Persimmon at the Candidate Site stage have not been considered as a strategic option. The terms set by VGC for candidate site submissions specifically excluded supporting information to give a full picture of the proposal. This limit imposed on the level of information has meant that we do not consider that the proposal has been properly considered as part of the Option Appraisal process. The proposals put forward are unique and of such a scale that consideration should have been given specifically to them as a strategic site. Barratt and Persimmon first became involved in the proposals for Llandow Airfield following the comments of the Planning Inspector for the Unitary Development Plan who stated : “I believe the redevelopment should be reviewed later in the plan’s life...to define new settlement at the objection site at this stage would be premature”. This review or consideration of Llandow has not been able to take place so far during the LDP process because of the severe information limits imposed on candidate sites, and yet Llandow is in a league apart from the average candidate site. Llandow will not have been treated fairly if the strategy is adopted in its draft form. This stance is another example of fundamental lack of soundness in the LDP process.

The options for growth which were considered by the Stakeholder Workshop included Option 4 for aural new settlement. However this did not specifically relate to the consideration of the scale of proposals that have been put forward for the redevelopment of Llandow Airfield. The process was that Llandow was one of eight possible locations suggested by officers for a rural new settlement even though Llandow was the only one which had been actually submitted as a Candidate Site. In addition all the other locations identified for a rural new settlement would be located entirely on greenfield land whereas Llandow has long been accepted as being substantially a brownfield site. My clients were not invited to attend the Stakeholder Workshop and the HBF believe that insufficient time or information was given to discuss each option and that their strengths and weaknesses were not really debated. Despite these reservations it is considered that Llandow is the best candidate site for a new settlement and this does not appear to have been denied by the Council.

The Candidate Site submission for Llandow Airfield is for 2750 dwellings. However, when option 4 was considered by the Stakeholder Workshop, officers stated that a new settlement would take up 80% to 90% of the housing allocation for the Vale of Glamorgan which on the basis of the draft dwelling requirement of 7500 would suggest a size of a new settlement of up to 6750 dwellings. As a result, concerns were expressed about Option 4 in that it would take up the majority of the housing allocation, and would not allow potential development in other areas that require improvements in infrastructure and transportation links. However, this perceived disadvantage would not apply to Llandow as the proposed 2750 dwellings would only take 36% of the draft 7500 dwelling requirement which will allow major developments in the remainder of the Vale. With the higher dwelling requirement of 11000 dwellings that should apply, the proposals for Llandow would reduce to only 25% of the dwellings requirement.

There was also some concern by stakeholders that a new settlement may become a commuter settlement. Whilst this might apply to the 7 other suggested locations for a new settlement the Results of Consultations report stated the following in relation to Llandow:-

“At Llandow (including Llandow Trading Estate) as there is already an employment base which requires an improved transport network (expansion to include housing development and associated services etc) would result in a sustainable community where there is already a demand for such improvements. The area also has a number of brownfield sites which could be developed, rather than utilising greenfield sites.

It is therefore clearly recognised that the submitted proposals for Llandow would result in a sustainable community and as such it would protect existing rural communities.

The other disadvantage that was identified with a rural new settlement was it would be likely to be unviable as the resources required would be far too high. Whilst this may be true of the other 7 options identified for a new settlement, this is just not the case for Llandow. Prior to entering into the land agreements with the landowner the developers had discussions with the various Council departments to establish the extent of the new infrastructure that will be required to serve this scale of development. As a consequence all of these costs have been taken into account and are reflected in the land agreements with the landowners. The proposals that have been put forward at Llandow have been fully appraised to take on board the infrastructure requirements and the planning gains that will be provided and the proposals are therefore fully viable. Unfortunately the criteria set by the council for the submission of information at the candidate site submission stage did not allow for supporting information to be submitted and if this information had been supplied earlier in the process officers would have been better informed.

Nevertheless, despite all of these concerns and the way in which the options were presented to exclude the reality of Llandow, the stakeholders meeting suggested three alternative options, two of which involved option 4. They were, a) in combination with option 1 (as option 6), and b) In combination with option 5 (as option 8). The options were then subject to the Sustainability Appraisal.

However, option 8 (combination of 4 & 5) still relates to a large new rural greenfield settlement and not the specific proposals put forward for the former Llandow Airfield (as the only candidate site new settlement).
However even on this basis option 8 scores higher than the Council’s preferred option 5. If option 8 had specifically referred to the proposals for Llandow Airfield then it would score considerably higher than option 5 and the appraisal attached to the Initial Sustainability Appraisal Comment Form carried out by us shows this. However, this exercise has not been undertaken by the Council and we believe that it should be. We have therefore offered our assessment to the Council for validation. Up to now (because of the way officers have proceeded) Llandow has not been subject specifically to a Sustainability Appraisal and it will not be if the draft Preferred Strategy is adopted in its current form. If it was assessed either as part of Option 8 or as part of Option 5 then it is clearly the most sustainable option.

In conclusion the proposals that have been put forward by Barratt and Persimmon at the former Airfield at Llandow are a unique strategic option that has not been considered. The way the options have been formulated Llandow has not been considered and this is unsound.

The Council should carry out a Sustainability Appraisal of option 5 with Llandow or option 8 specifically referring to Llandow.

Officer Recommend: No Change Response Status FINAL DRAFT

Date Printed - March 2009

Delegated Officer Comments:

Comments are noted. The Council did consider options incorporating a new settlement as part of the DPS process (options 4, 6 and 8 refer). The Council has now considered a further option (option 8a) which is a combination of option 5 and a specific new rural settlement at Llandow Newydd. Full details of the SA of this option together with the key strengths and weaknesses will be available in the Council's revised options appraisal report which will include all assessed options and will be published with the Draft Deposit Plan. Having further considered all of the options the Council is still of the opinion that option 5 would provide the most appropriate spatial framework for addressing the economic, social and environmental issues affecting the urban and rural Vale over the LDP period.

Recommendation: No change required.

Rep No: 182/2647/DPS -2 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

The Preferred Strategy should be as follows:

“To concentrate development opportunities in Barry and the South East Zone. The St. Athan area has been identified as a Strategic Opportunity Area (SOA) and is a key development opportunity. Other sustainable settlements including a new settlement at the former Airfield, Llandow, to accommodate further housing and associated development”.

This effectively is a merger of Options 8 and 5 which would have been the proper conclusion of the process if Llandow had been fully included in the option process and not carefully excluded.

It is accepted that development opportunities should be concentrated in Barry and the South East Zone. However in the Western Vale the major economic development initiatives at St. Athan will require a substantial amount of new housing to be located in the area. Llandow Airfield is close to St Athan and on the railway line and major road network and relates well to Cowbridge and Llantwit Major. It is the ideal location to accommodate this new development. It contains brownfield areas, is in a sustainable location being adjacent to a railway line, with the potential for a new station and it already has employment areas thus providing a mixed-use development. It will also provide 2 primary schools, recreation and leisure facilities, and community facilities including health facilities, a library, shops, cafes and restaurants. Full details of the proposal are now included as part of this response as they were precluded at the earlier stage.

The development of Llandow would conform with the Wales Spatial Plan Review which identifies “development in the Vale of Glamorgan linked to the proposed St. Athan Military Training Academy” as one of the three Strategic Opportunity Areas (SOA) in South East Wales. The development of Llandow Newydd would also conform to the advice in the review of WSP as it will allow “public transport links to be strengthened”.

In the draft Preferred Strategy in the Western Vale, Cowbridge, Llantwit Major and Rhoose are identified as primary settlements, and will therefore have to accommodate significant growth. However, these settlements are severely constrained from further development. Cowbridge is surrounded by a Special Landscape Area and Llantwit Major is located close to the coast and development will have a negative effect on the heritage coast. The Area Strategy Policy 1 also guides growth to a further 8 secondary settlements and 13 minor settlements which would not be necessary if Llandow were to be included. Many of these secondary and new settlements are conservation areas and the availability of services to accommodate future growth is limited. The potential for growth in these identified settlements in the Western Vale is therefore limited and will be stressful to those settlements and adversely affect their character and appearance. The amended strategy set out above is the most sustainable, logical and least contentious solution to the various growth needs.

The Key Diagram should be amended to conform with the Review of the Wales Spatial Plan i.e. Barry should be identified as a “Primary Key Settlement” and St. Athan as a “Strategic Opportunity Area”.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. In light of the representations on the DPS, the Council has now considered a further option 8a. (Please refer to response to rep No. 182/2646/DPS-2). However option 5 is still considered to be the most appropriate strategy for the LDP.

In relation to housing requirements deriving from the DTA St Athan proposal no firm figures are available regarding the impact of current proposal however it is expected that most of the housing needs will be met on site. Further details will be given in the Draft Deposit Plan. It is considered that there is sufficient flexibility within the draft preferred strategy to accommodate potential housing needs within the settlements outlined within the settlement hierarchy.

Comments relating to the identification of St Athan as a Strategic Opportunity Area are noted and it is proposed to re-describe St. Athan as a Strategic Opportunity Area in line with the Wales Spatial Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 182/2648/DPS -2 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Paragraphs 15.1 – 15.3

The settlement hierarchy has been derived from a Sustainable Settlement Appraisal of the existing settlements within the Vale of Glamorgan. This automatically precludes the option of a new mixed use community at the former Llandow Airfield. If an appraisal had been carried out of the submitted proposal for the Llandow Airfield then it would have scored highly and as well as many of the Primary Settlements. We have carried out our own assessment and it scores 36. A copy of this assessment is attached to this response. Paragraph 2.5.3 of Planning Policy Wales recognises that local authorities should adopt policies to locate major generators of travel demand such as housing, employment, retailing, leisure, recreation and community facilities within existing urban areas or in other locations which can be well served by public transport. The former Llandow Airfield already has an employment base with two industrial estates and allocations for additional employment in the current UDP which cannot be implemented because highway infrastructure improvements are required. It is also adjacent to a railway line with the potential for a station to be opened in the future. It would also be provided with approximately 17 hectares of recreation open space, leisure, health and community facilities including a library, 2 primary schools and a village centre containing shops and restaurants.

Area Strategy Policy 1 : Settlement Hierarchy

The policy does not conform to the 1st Review of the WSP which identifies Barry as a primary key settlement and St. Athan as a Strategic Opportunity Area. It is therefore suggested that the Area Strategy Policy 1 is re-worded as follows:

"Future development will be guided towards the St. Athan Strategic Opportunity area including a new settlement at Llandow and the following settlements which maximise social and economic benefits, reduce the need to travel, and minimise the loss of greenfield sites:
•Key Settlements : Barry
•Primary Settlements : Cowbridge, Dinas Powys, Llantwit Major, Penarth, Rhoose, Sully, Llandough (Penarth) and Wenvoe.
•Secondary Settlements : (List)
• Minor Settlements : (List)

The draft settlement strategy guides development to key, primary, secondary and minor settlements. It is considered that a significant apportionment of the new dwelling requirement should be directed towards the Western Vale so that it can be linked to the St Athan Strategic Opportunity Area (SOA). If it were to be distributed on the basis of the distribution of population then approximately a third would go to the rural Vale but with the identification of St Athan as a SOA in the Wales Spatial Plan there should be a higher proportion allocated in the Western Vale to ensure that housing and the new employment are in close proximity.

The draft proposed settlement strategy would direct housing growth in the Western Vale towards St.Athan (key settlement), Cowbridge, Llantwit Major and Rhoose (primary settlements), all of the eight identified secondary settlements and some of the minor settlements where development is considered appropriate. The alternative strategy being proposed would reduce the need to allocate new development in all the identified settlements in the Western Vale, and instead it could be located at the former Llandow Airfield.

Development would still be concentrated in Barry and the South East Zone but in the Western Vale growth would be concentrated at the former airfield. It is considered that this alternative settlement strategy would provide a more sustainable option for growth than is contained in the Draft Preferred Strategy.

Llandow Newydd will sit high in the settlement hierarchy at no cost to the public purse. It has the potential to deliver large scale public gains such as the Council identified B4268/B4270 highway improvements including the Llysworney Bypass and the Pentre Meyrick junction which small developments pepper potted around just cannot deliver. It will be a major gain for the settlement hierarchy.

16 Key Settlements (para's 16.1 – 16.2)

These paragraphs do not conform with the current review of the WSP and should be amended accordingly. In addition the plan on page 30 is not the same plan as in the current review of the WSP. St. Athan is identified as a Strategic Opportunity Area and Barry is a key settlement. The statement in para 16.2 that "both Barry and St. Athan are identified as being one of only three Strategic Opportunity Areas……..." is therefore incorrect. Paragraph 16.6 should also be amended to conform with the 1st WSP Review which identifies St. Athan as a SOA and not a key settlement. This paragraph should also refer to the Llandow new settlement as being linked to the St. Athan SOA.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

The sustainable settlement appraisal examined the level of services and facilities in each of the Vale's existing settlements and informed the settlement hierarchy. Following consideration of the DPS representations the Council has examined a further strategy option (option 8a) which combines option 5 with a new rural settlement at Llandow Newydd. However option 5 was still considered to be the most appropriate strategy option for the LDP. Accordingly it would be illogical to include Llandow Newydd in the settlement hierarchy.

The comments made in respect of the importance of St Athan are noted however the Council has amended paragraphs 16.2 and 16.6 to reflect the Wales Spatial Plan 2008 Update and to provide greater clarification of the role of key settlements in relation to Strategic Opportunity Areas. Further amendments to the Draft Preferred Strategy are therefore not considered necessary. Additional information on the role of St Athan will be provided in the draft Deposit Plan.

Recommendation:

No change required.

Rep No: 182/2649/DPS -2 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2650/DPS -2 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2651/DPS -2 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2652/DPS -2 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CPS4

We strongly object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also strong objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have bee unallocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of1810 units. On the basis of the current build rate it is likely that these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

It is suggested that the phasing requirements of the policy should be removed.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments are noted.

The Council’s topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this draft topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 182/2653/DPS -2 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP5

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites (i.e. sites less than 10 units) which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 unit. If the small sites allowance is deducted from the 7500 dwelling requirement then 2500 affordable houses would have to be provided from the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation to the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft))

It should be noted that the housing figures cited in your representation have been taken from a working draft version of the Council's Local Housing Market Assessment, and as such the accuracy of the balanced housing market element of the assessment cannot be relied upon at this time. However, the affordable housing figures that the Council reference within paragraph 9.3 of the Draft Preferred Strategy, and have been used to inform Affordable Housing Policy CSP5 are derived from the Welsh Assembly Government's methodology for assessing affordable housing need. Whilst this may change when the final balanced housing market assessment is finalised, it does nevertheless identify an affordable housing need within the Vale of Glamorgan. Consequently, the affordable housing requirement contained within the Core Strategic Policy 5 of a minimum 30% reflects the level of new affordable housing provision the Council can realistically achieve in relation to the overall allocation of new dwellings for the LDP.

Rep No: 182/2654/DPS -2 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 182/2861/DPS -2 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 182/2890/DPS -2 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 182/2891/DPS -2 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2892/DPS -2 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2893/DPS -2 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2894/DPS -2 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2896/DPS -2 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 182/2897/DPS -2 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

As you will gather from these comments we strongly contend that the process has lacked soundness for several fundamental reasons.

P1 - We are aware that the Home Builders Federation has submitted detailed concerns about the consultation process undertaken by the Council during the preparation of the Preferred Strategy. These concerns are shared by Persimmon and Barratt who fully support the HBF's submission. Up to now Persimmon and Barratt have been excluded from attending the Stakeholders Workshops and were restricted from submitting further details of the Llandow proposals at the Candidate Site stage. The process which has been undertaken by the Council prior to the publication of the Draft Preferred Strategy does not conform with the advice in the Local Development Plan Manual which advises engagement with developers and landowners at an early stage in the process (para 5.4.4).

C1 –The Draft Preferred Strategy does not take into account the full impact of the major economic development initiatives proposed at St Athan particularly in relation to the impact of these proposals on the housing requirement. The draft housing requirement was agreed with the South East Wales Spatial Planning Group prior to the St. Athan announcement and therefore does not allow for additional housing arising directly and indirectly from these proposals.

C2 – It is considered that the plan does not have due regard to national policy in relation to assessing the housing requirement. National policy states that in planning the provision for new housing local planning authorities should take into account, inter alias, local housing requirements (needs and demands) and the needs of the local and national economy. Both these elements have been ignored in the draft strategy. It has been a fundamentally unsound process arriving at these conclusions.

C3 –The Draft Preferred Strategy conflicts with the review of the Wales Spatial Plan which identifies St. Athan as a Strategic Opportunity Area and not a key settlement.

CE2 – One of the key questions identified in the Planning Inspectorate Wales document "A Guide to the Examination of Local Development Plans" is the following :-

"Is it clear that the LPA considered the relevant options and alternatives in preparing the plan? LPAs will not be expected to deal with every possible alternative or option but they will be expected to consider those put to them during the process of preparation and engagement".

Up to now Llandow has not been considered specifically as a strategic site and by the option parameters defined by officers it has been excluded from consideration. The UDP Inspector stated that the site should be reviewed later on in the plan's life. When option 4 was discussed at the Stakeholders Workshop, Llandow was suggested by officers as one of 8 options for a rural new settlement. The disadvantages that were identified related to a rural new settlement in general rather than Llandow in particular. In the Initial Sustainability Appraisal Option 8 refers to a new rural settlement and not Llandow. The proposals submitted for Llandow should be considered as part of Option 8 or as part of a modified option 5 and this should be subject to a sustainability appraisal. We consider that such an option would be the strongest sustainable option. Even in the Initial Sustainability Appraisal Option 8 comes out stronger than Option 5 but does not form the basis of the preferred strategy.

We also consider that the Draft Preferred Strategy is not founded on a robust evidence base. In particular the draft housing requirement of 7500 dwellings has not been substantiated by the evidence base as set out in our response to Question 2.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

P1 - The DPS has been prepared in accordance with the Council's approved delivery agreement and LDP regulations. A workshop was held for relevant stakeholders in May 2007 which examined the strengths and weaknesses of the Council's initial options and resulted in the identification of new options. The HBF attended this workshop and represented the views of home builders in the local area.

C1 - With regard to the DTA St Athan proposal, the Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

C2 - The draft housing requirement figure does take into account local housing needs. The Council has prepared a population and household background paper which provides more detailed information on this matter. However, it should be noted that this will be reviewed as part of the draft deposit plan stage.

C3 - The draft housing requirement figure is considered to be in accordance with the Wales Spatial Plan, however, it should be noted that this will be reviewed as part of the preparation of the Draft Deposit Plan. St. Athan will be re-described as a strategic opportunity area in line with the Wales Spatial Plan in the draft deposit plan.

CE2 - Following consideration of the DPS representations, Llandow Newydd has been further considered and specifically identified as an additional option in conjunction with option 5 (option 8a refers). The DPS is still considered to be the most appropriate strategy for the LDP.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 182/2898/DPS -2 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

21 NEXT STEPS – CANDIDATE SITE ASSESSMENT

Paragraph 21.3 refers to the Candidate Site Methodology which was reported to Cabinet on 20th June 2007. This methodology has not been subject to consultation and we have serious concerns about it. We consider that the scoring system is too simplistic, contains errors, for example see scoring criteria to Question 4 and would not provide an appropriate assessment of the benefits and planning gains that would be derived for a new settlement at Llandow.

It is therefore suggested that the Candidate Site Methodology is revised and subject to consultation before it is used to assess sites.

Finally, we enclose with this submission an Appraisal Report of Llandow to provide you with more detailed information about the proposal and a summary of the baseline investigations that have been carried out to date.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. However the LDP regulations do not require LPAs to consult on the Candidate Site assessment methodology. The Council believes that the methodology provides a robust assessment of the suitability, availability and deliverability of land for particular uses and assesses whether sites promoted for development accord with the Council's preferred strategy for the LDP. The site appraisal process also considers the Council's requirement for undertaking a Strategic Environmental Assessment as part of the LDP process.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 182/2899/DPS -3 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2905/DPS -3 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
The proposed housing requirement of 7,500 new dwellings has been based on the SEWSPG figure for the Vale of Glamorgan. However, The SEWSPG figures are provided not as a target, but as a working hypothesis. It is considered that there is potential for an additional housing requirement over and above this figure during the plan period. This is evidenced by the rate of completions to April 2005 and the average medium and short- term build rates for the area.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments are noted.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 182/2906/DPS -3 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2907/DPS -3 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2908/DPS -3 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2909/DPS -3 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2910/DPS -3 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2911/DPS -3 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2912/DPS -3 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2913/DPS -3 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2914/DPS -3 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2915/DPS -3 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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House builder Representor

Rep No: 182/2916/DPS -3 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2917/DPS -3 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2918/DPS -3 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** No

Representation Comments:
CSP 1 states that future development will be guided by the principles of sustainable development and that proposals will be favoured where they promote the efficient redevelopment of previously developed land and higher density mixed use developments in sustainable locations. This approach is supported, but CSP1 and the draft Preferred Strategy do not preclude the development of greenfield land, subject to the application of a sequential approach to development and the principles of sustainable development. CSP1 should be amended to allow for the sustainable development of greenfield land in appropriate locations within or adjoining settlements.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Objective 1 already recognises that there may be instances where greenfield land needs to be developed although preference will always be given to the development of Brownfield sites in sustainable locations in accordance with national planning guidance.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 182/2919/DPS -3 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** No

Representation Comments:

CSP2 requires a statement to demonstrate how new development will contribute to reducing its impact on and adapting to the effects of climate change. No guidance on the nature of such a statement, its status or evaluation in the determination of planning applications for new development is provided. The draft Preferred Strategy should provide more information on the nature of this requirement in order to provide certainty in the development process.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. CSP2 demonstrates the Council's commitment towards tackling climate change through the proposed LDP Energy Hierarchy that will guide future development and detailed LDP policies.

The Renewable Energy Study undertaken by Dulas, which is to be published later this year, notes that the draft Climate Change MIPPS gives LPAs significant flexibility in setting policies to reduce demand, achieve efficient supply and encourage on-site generation. The submission of a design statement is an important part of showing how the energy hierarchy has been considered together with further detailed policies in proposed developments.

The study recommends headline policy development should clearly set out the Council's energy hierarchy and the requirement for an energy design statement. As part of the ongoing work on the climate change agenda in Wales the Welsh Assembly Government are currently undertaking further consultations on the draft Climate Change MIPPS which looks set to be formally adopted and issued together with a composite update of PPW towards the end of 2008/early 2009. Therefore, further detailed policies and any specific requirements will be contained within the deposit draft LDP. It is the Council's intention to produce an updated Sustainable Development/Climate Change SPG to be issued together with the deposit plan or prior to the formal adoption of the LDP.

One of the key aims of CSP2 is to encourage the consideration of reducing energy demand and CO2 emissions of proposed development at an earlier stage in the site analysis and design process as described in the draft Climate Change MIPPS in paragraph 1.4.14. In addition, the draft Climate Change MIPPS in paragraph 2.9.4 states that a design statement should demonstrate the 'staged approach to climate responsive development, including location, density, layout, built form and ensuring inbuilt flexibility for varying uses over the lifetime of the development will be an appropriate way of contributing to the achievement of sustainable development'. In addition, paragraph 2.9.12 states 'design and access statements should include energy advice reports where relevant (as described in TAN 8) applicants should take an integrated and inclusive approach to sustainable design, proportionate to the scale and type of development proposals'.

Recommendation:

Amend 2nd second sentence of paragraph 12.6 in the supporting text to make reference to the use of design statements and the possible content of them by adding "the use of design statements that consider" following "this could include" to read:

"For example this could include the use of design statements that consider reducing energy demand by designing more energy and resource efficient buildings or by utilising sustainable energy technologies. "

Rep No: 182/2920/DPS -3 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 182/2921/DPS -3 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

The proposed housing requirement of 7,500 new dwellings referred to in CSP4 has been based on the SEWSPG figure for the Vale of Glamorgan. However, The SEWSPG figures are provided not as a target, but as a working hypothesis. It is considered that there is potential for an additional housing requirement over and above this figure during the plan period. This is evidenced by the rate of completions to April 2005 and the average medium and short-term build rates for the area.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments are noted.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 182/2922/DPS -3 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP5 refer to the provision of affordable housing and states that a minimum of 2500 affordable dwellings will be secured within the plan period. However, the draft Preferred Strategy and its supporting background papers do not provide justification on how this figure has been calculated. In the interests of clarity, the draft Preferred Strategy should explain the proposed affordable housing requirement. In addition, CSP5 should be amended to include the phrase "Where there is a demonstrable local need" in order to comply with national planning guidance on this matter.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: "Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target" (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site" (paragraph 10.3)

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft))

It should be noted that the housing figures cited in your representation have been taken from a working draft version of the Council's Local Housing Market Assessment, and as such the accuracy of the balanced housing market element of the assessment cannot be relied upon at this time. However, the affordable housing figures that the Council reference within paragraph 9.3 of the Draft Preferred Strategy, and have been used to inform Affordable Housing Policy CSP5 are derived from the Welsh Assembly Government's methodology for assessing affordable housing need. Whilst this may change when the final balanced housing market assessment is finalised, it does nevertheless identify an affordable housing need within the Vale of Glamorgan. Consequently, the affordable housing requirement contained within the Core Strategic Policy 5 of a minimum 30% reflects the level of new affordable housing provision the Council can realistically achieve in relation to the overall allocation of new dwellings for the LDP.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 182/2923/DPS -3 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** No

Representation Comments:

CSP6 states that planning obligations will be sought where "appropriate" and "appropriate to the scale, type and location of the proposed development". However, the drafting of CSP6 does not reflect the key tests for planning obligations as set out in Welsh Office Circular 13/97 and PPW. CSP6 should therefore be amended to reflect the requirements of national planning guidance.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. Further detailed LDP policies and SPG relating to planning obligations will reflect government guidance contained with Welsh Office Circular 13/97 and PPW.

Recommendation: No change required.

Rep No: 182/2924/DPS -3 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 182/2925/DPS -3 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:

CSP8 states that employment needs will be met through the enhancement and improvement of existing employment sites and suitable extensions to existing employment sites. However, Paragraph 7.5 in the chapter on employment need states that there is a need to overcome development constraints at key sites in Barry and at Cardiff International Airport, and to provide serviced, freehold development plots in Barry, including the provision of a new 10ha should any existing sites be de-allocated due to constraints. In addition, the BE Employment Land Study Final Report (October 2007) confirmed that Barry lacks a good quality business park for B1 and light industrial uses to the north of the town, well connected to strategic transport routes. It suggested that a site of 5-10ha is required and that this could be achieved by re-allocating land "lost" at Pencoedtre and Rhoose Point. CSP8 should, therefore be amended to include the allocation of new development land in north Barry.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The DPS is a strategic document and site specific allocations will form part of the draft deposit plan.

Recommendation: No change required.

Rep No: 182/2926/DPS -3 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 182/2927/DPS -3 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 182/2928/DPS -3 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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House builder Representor

Rep No: 182/2938/DPS -3 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 182/2940/DPS -3 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
The majority of the criteria listed in the draft Preferred Strategy are listed in the table as having no target. In order for the monitoring process to be meaningful, the draft Preferred Strategy should be amended to include measurable and realistic targets.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Given the strategic nature of the document, it is not possible for the Council to include measurable targets for all indicators.

Rep No: 182/2942/DPS -3 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:
C3 in the section on consistency tests states that the draft Preferred Strategy has been prepared in accordance with the Wales Spatial Plan (2007). In addition, throughout the document, the draft Preferred Strategy refers to the Wales Spatial Plan First Review (2007). However, it is understood that the Welsh Assembly Government issued an interim statement on the Wales Spatial Plan in 2007 and that this did not constitute a formal review of the WSP. The draft Preferred Strategy should be amended to reflect this. Its should also be noted that the Welsh Assembly Government is currently consulting on a 2008 update of the WSP and that the Preferred Strategy should be updated to reflect the latest guidance on the WSP.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. At the time of drafting the Preferred Strategy the WSP 2007 first review was the most up to date version of the WSP which reflected regional work undertaken by Local Planning Authorities through SEWSPG. The Draft Deposit Plan will take account of all relevant guidance available at the time of its preparation.

Recommendation: No change required.

Rep No: 182/2943/DPS -3 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
The overall emphasis of the draft Preferred Strategy and the focus of development on Barry, St.Athan and the South-East Zone is supported. Persimmon Homes (Wales) Ltd would welcome further discussion with the Council in respect of site specific issues and Candidate Sites within the context of the draft Preferred Strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Business Groups Representor

Rep No: 195/419/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3052/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3053/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3054/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/5811/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/5812/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/5813/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/5814/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/5815/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/5816/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/5817/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3055/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3059/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3060/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Business Groups Representor

Rep No: 195/3061/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3062/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3063/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3066/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3067/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3068/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3070/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3071/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3072/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** No

Representation Comments:
1. In policy CSP9 there is no reference to how the 10 year landbank will be calculated, maintained or achieved. There should be a reference to the South Wales Regional Technical Statement and any other information that might be used to calculate landbank.

2. The word “extended” should be deleted from Policy CSP9. The requirement in M TAN at paragraph 49 is for a minimum 10 year landbank of crushed rock. The distinction between a “current” landbank and a “future” or “extended” landbank is explained in paragraph 45.

Policy CSP9 should refer to the current landbank reserves, which already have planning permission.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. The South Wales Regional Aggregate Technical Statement is referred to in section 10 of the DPS which explains the policy context. Work is currently ongoing on the aggregate land bank issue and a minerals background paper will be published in conjunction with the draft deposit plan consultation. The Council disagrees that the word 'extended' should be deleted from CSP 9. The landbank in the draft deposit plan will include existing and if necessary additional allocations.

Recommendation: No change required.

Rep No: 195/3080/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3081/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/6024/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3084/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Business Groups Representor

Rep No: 195/3085/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 195/3086/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 231/486/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Recommendation: No change required

Rep No: 231/3087/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
More houses should be built into existing aging community central to M4 with community views to NSE and West. No fear ever of flooding central to many industries. Bryn Hawddyar Ruthin, Vale of Glamorgan being an ideal site easy commuting to major centres, not enough choice regarding executive homes in exclusive areas such as above mentioned.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. All Candidate Sites will be assessed in accordance with the Council's approved Candidate Site Methodology in due course.

Recommendation: No change required.

Rep No: 231/3088/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Recommendation: No change required

Rep No: 231/3089/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/3090/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/3091/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/3092/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/3093/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/3094/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/3118/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/3119/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/3120/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/3121/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Recommendation: No change required.

Rep No: 231/3125/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/3126/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/5818/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/5819/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/5820/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/5821/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/5822/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/5823/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/5824/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/5825/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/5826/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/5827/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/5828/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 231/3127/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Recommendation: No change required.

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Rep No: 231/3128/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Recommendation: No change required.

Rep No: 231/3129/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

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Voluntary bodies Representor

Rep No: 365/413/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3218/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3219/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3220/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3221/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3222/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Voluntary bodies Representor

Rep No: 365/3223/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3224/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3225/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3226/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3227/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3228/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Rep No: 365/3229/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Don't Know

Representation Comments:

The Barry and South East Zone contains a number of important environmental assets (e.g. Barry Woodlands SSSI - missing from the SA) which are likely to come under pressure and fail Strategic Objective 7 if most of the development is focused in this area.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. All of the strategic spatial options have been subject to a sustainability appraisal which includes an objective to protect and enhance the built and natural environment. The Council is aware of the Barry Woodlands SSSI and this matter will be considered in more detail when assessing the candidate sites and at the deposit plan stage.

Recommendation: No change required.

Rep No: 365/3230/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 365/3231/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 365/3232/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 365/3233/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 365/3234/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

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Voluntary bodies Representor

Rep No: 365/3235/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3236/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3237/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3238/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3239/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:
There is an obvious problem with the juxtaposition of limestone mineral reserves and important biodiversity habitats, and any future land bank should be planned to avoid the latter.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. CSP 9 – The Mineral Technical Advice Note (M TAN) states that mineral extraction can be undesirable or inappropriate in areas of significant environmental, amenity or natural heritage value. Any site put forward as a mineral reserve would be assessed against all M TAN criteria prior to inclusion in the LDP.

Recommendation: No change required.

Rep No: 365/3240/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Voluntary bodies Representor

Rep No: 365/3241/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3242/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3243/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
It does not contain any biodiversity targets with the exception of a passing reference to delivering habitat creation and restoration which will be found in the S106 database, but whether it is monitored as a success or otherwise does not seem to be considered. See additional attached table of the Vale of Glamorgan's targets for some S42 habitats by 2015. If development is considered a threat to the Vale's biodiversity resource and as there are UK targets for no loss/no net loss of priority S42 habitats, the planning department is in the ideal place to monitor such losses as they arise.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. However the biodiversity indicator is considered to be appropriate for a strategic document such as the DPS. Additional indicators in respect of biodiversity will be developed as part of the later stages of the LDP process including the SA.

Recommendation: No change required.

Rep No: 365/3244/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 365/3245/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Professional bodies Representor

Rep No: 492/3247/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3248/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3249/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:
The Vision, detailed in 12.1, and elaborated in 12.2, provides the framework for developing policies and how the LDP will deliver the Vision. However, the Vision and the Objectives given in the preferred strategy do not coincide. In particular we note the there are clear objectives in the preferred strategy for sustainable land use, sustainable transport, sustainable management of resources and sustainable development of the economy, however the Vision does not refer to sustainability at all. Likewise there is an objective to reduce the impact of climate change but no reference to this is the vision. As it is clear that the sustainability is at the heart of the preferred strategy there is a need for the Vision to reflect this.. We therefore recommend that the Council revisits the wording of the Vision in order that it and the objectives reflect more closely the preferred strategy of the LDP.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. The LDP vision is derived from the community strategy and is appropriate for the Vale given its diverse nature and characteristics. However clearer links will be shown in the draft deposit plan as to how the vision relates to the objectives and in turn the policies.

Recommendation: No change required.

Rep No: 492/3250/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3251/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3252/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3253/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3254/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3255/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3256/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3257/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Rep No: 492/391/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3287/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3288/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3289/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** No

Representation Comments:
CSP1 There is no clear statement in regard to the protection of the Historic Environment in this policy. It appears logical for the Historic Environment to be added to the 3rd part of this policy so that it reads "Protect and enhance the countryside, coast and the natural, historic and built environment" This would meant that this CSP was in accord with all of Objective 7.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. However the historic environment is considered to be covered under the existing wording of the built environment. Objective 7 reconfirms this by referring specifically to the historic environment. National planning guidance also seeks to protect and enhance the historic environment and the draft deposit plan will contain more detailed policies on this issue.

Recommendation: No change required.

Rep No: 492/3290/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Rep No: 492/3291/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3292/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3293/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3294/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3295/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3296/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3297/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3298/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3299/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3300/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3301/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 492/3302/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Rep No: 492/3303/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Voluntary bodies Representor

Rep No: 576/340/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

The St Athan DTA is too big for the Rural Vale. This would cause serious over-development of the area, with loss of open space and tranquillity and result in increased traffic congestion, making a further contribution to climate change. The employment benefit to Vale residents would be limited due to an influx of job seekers from outside the region.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The decision to provide a new DTA facility in St. Athan was made by the MOD and not by the Council. Following the announcement, the Council has prepared and consulted on a development brief which will be a material consideration in the determination of any future planning applications for the site. The brief states that the DTA will result in approximately 4000 jobs of which about 2300 will be civilians employed as the Academy plus a further 1500 jobs being created out the site as a result of indirect or induced employment. The DPS and settlement hierarchy recognises the future role of St. Athan within the context of the WSP. The draft deposit plan will contain more detail on the DTA and its implications both locally and regionally.

Rep No: 576/3304/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

The Vale as well as the whole S.E. Wales Region and large areas of the UK, is becoming over populated and congested, with loss of open space, countryside, agricultural land, attractive landscape and wildlife. This works against the efforts to increase biodiversity. The whole area is being converted from a rural green lung of S.E. Wales to an urban metropolis. We have to think what will it be like after two more LDPs?

Population growth figures, arising from expansion and immigration policies are being passed on to the Vale by Central Government Guidance, implying that there is no escape. Alternative approaches are needed to accommodate population pressures.

See attached press cutting with rep form.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. National planning guidance requires LPAs to assess local housing needs and allocate appropriate sites for new housing. The Council has produced a population and housing projections topic paper which considered 8 different options including low, medium and high growth. However, The Council intends to review the population and housing requirement figures in light of the WAG trend based population projections published in September 2008 when the new household projections are release in spring 2009. The draft deposit plan will therefore take account of these.

Recommendation: No change required.

Rep No: 576/3305/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 576/3306/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** No

Representation Comments:

Agree with some of this objective but with reservations that there is too much emphasis on maximising development. Any development on Greenfield sites should be an absolute minimum. Also necessary to minimise need for mineral extraction and development of infrastructure to minimise causes of climate change.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. However the objective refers to maximising opportunities for new sustainable development not development per se. It also favours the development of brownfield sites over greenfield sites but at the same time recognises that it is inevitable that some greenfield development will occur, particularly for development such as quarrying, new infrastructure etc. Nevertheless, other LDP objectives e.g. 2 & 7 will seek to ensure that the impacts of any necessary development will be minimal.

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Rep No: 576/3307/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 576/3308/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 576/3309/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 576/3310/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** No

Representation Comments:
This is too open-ended and could lead over-use of land and loss of countryside. Should be changed to: "The LDP will ensure etc.-subject to the need to protect the countryside."

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. However Objectives 1 & 7 and CSP 10 will seek to ensure that development has a minimal impact on the natural environment.

Recommendation: No change required.

Rep No: 576/3311/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 576/3312/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Rep No: 576/3313/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 576/3314/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
All involve too much development for the Vale. Should be revised in the light of a reduced house building plan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The spatial options examined the areas for further growth .The Council's population and housing projections paper examines housing need. The Council proposes to review this figure in light of the WAG trend based population projections published in September 2008 when the new household projections are released in spring 2009. Accordingly the draft deposit plan will take account of these revised calculations.

Recommendation: No change required.

Rep No: 576/3315/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 576/3316/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
The historic town of Cowbridge and the small villages and hamlets, all with their own character and interest should all be protected from development. Barry and St Athan would be acceptable as Key Settlements, without DTA, with careful planning to avoid over development, thus keeping the main development to the south east.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The settlement hierarchy was informed by an assessment of the existing services and facilities contained within each of the Vale's settlements. Future development will be focused in the settlements identified in the hierarchy but the scale and type of development will reflect their individual infrastructures, economies, characters and constraints. Furthermore Objective 7 and CSP 10 will seek to ensure that appropriate development will not detract from the Vale's built and natural environment.

Recommendation: No change required.

Rep No: 576/3317/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Rep No: 576/3318/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 576/3326/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 576/3327/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
Too much development with loss of countryside. The Strategic Settlement Hierarchy will spoil the character of the Rural Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The housing requirement figure is considered to meet the needs of the Vale over the LDP period. However this figure will be reviewed in light of the WAG trend based population projections published in September 2008 when the new household projections are released in Spring 2009. The draft deposit plan will also take account of these. Objective 7 and CSP 10 will seek to ensure that appropriate development will not retract from the Vale's built and natural environment.

Recommendation: No change required.

Rep No: 576/3328/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:
This exceeds the capacity of the land and will result in loss of countryside.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
In respect of land capacity, the Council has received a significant number of candidate sites for consideration, and in this regard it is considered that there is suitable land available to meet housing need requirements identified within the Draft Preferred Strategy.

The affordable housing figure is based on the findings of the draft LHMA and will need to be reviewed when the housing requirement figure is re-examined in 2009. Objectives 1 & 9 will seek to ensure that new development has a minimal impact on the countryside.

Rep No: 576/3329/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Rep No: 576/3330/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 576/3331/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:
This would involve undesirable new development outside settlement boundaries. Farm diversification should not be encouraged. Farms may be needed again someday.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. CSP 8 - Whilst no sites have been allocated at this stage for employment purposes, it is likely that the existing supply of employment land will be sufficient to meet the Vale's future employment needs. The BE Employment Land Study (2007) provides further advice and guidance on this issue.

Agriculture is experiencing increasingly severe economic pressure and the continued viability of significant numbers of farm businesses depends on diversifying enterprises including development of non agricultural enterprises. Accordingly it is considered appropriate to favour farm diversification in CSP 8.

Recommendation: No change required.

Rep No: 576/3332/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 576/3333/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 576/3334/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:
This would use up too much countryside. New roads would open up new development areas and result in more congestion. Greenfield sites would be used.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. The two road schemes referred to in CSP 11 are considered to be necessary to meet the economic and social needs of the Vale. LDP objectives 1 and 7 will seek to ensure that the countryside is protected against unjustified development.

Recommendation: No change required.

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Rep No: 576/3335/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 576/3336/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 576/3337/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 576/3338/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
It is necessary to pick up on the proposal for Green Belt scheduling as proposed by the Inspector at the last UDP. This was also proposed by SEWSPG. The Campaign for the Protection of Rural Wales suggested that the area from the Cardiff border to the Thaw Valley should be scheduled as Green Belt.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted. Matters such as the designation of a green belt will be considered as part of the draft deposit plan.

Recommendation: No change required.

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Rep No: 654/487/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Recommendation: No change required.

Rep No: 654/3451/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 654/3452/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 654/3453/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 654/3454/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 654/3455/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 654/3456/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 654/3457/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 654/3458/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 654/3459/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 654/3464/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 654/3467/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Rep No: 654/3468/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

Insufficient emphasis is given to impact that Defence Training Academy will have on the development of the environs of RAF St Athan. Your key diagram shows a blue star centred on the existing St Athan Village when proposals show more development to north and west of the RAF camp itself. In reality this will merge the existing village settlements of St Athan (including Eglwys Brewis, Flemingstone, East and West Camp into an urban conurbation with Llantwit Major (including Boverton and Llanmaes).

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted. The blue star on the key diagram is indicative and it is considered that there will be development opportunities in the St. Athan area and not just in the village as a result of the major planned investment at St. Athan. For the draft deposit plan, more detail will be provided on the DTA and its implications for the Vale and beyond.

Recommendation: No change required.

Rep No: 654/3473/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 654/3474/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 654/3475/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 654/3476/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

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Rep No: 654/3478/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 654/3479/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 654/3481/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** No

Representation Comments:
Whilst the development of "Affordable Housing" is mentioned at this strategic level, there is also the need to mention "Accessible Housing" (in section 20: CSP6 - Planning Obligations). Both the Background Documents and the Draft Sustainability Appraisal have identified existing and projected population growth in relation to (I) Older people, both "baby boomer" group (55-65yrs) and the frail elderly (75yrs+) and also (ii) the inward migration of primary school age children, a proportion of which could be families with disabled children who move into the area to access the specialist educational facilities in the Penarth area.

An overt acknowledgement of the potential housing needs of these population groups at a strategic planning level would ensure relevant priority and emphasis is given to the design and development of appropriate housing stock (e.g., Lifetime Homes), thus reducing the need for the Local Authority community services to effect and fund adaptation of existing housing. This also recognises the WAG performance indicator that "enables such client groups to remain in their own homes as long as possible (as opposed to entering long term care).

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. LDP objective 3 seeks to ensure that the LDP delivers an adequate supply of housing to meet the changing needs of the Vale's existing and future population. This issue will be considered in more detail at the draft deposit stage.

Recommendation: No change required.

Rep No: 654/3482/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 654/3483/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Rep No: 654/3484/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 654/3485/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 654/3486/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 654/3487/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 654/3492/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 654/3493/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Rep No: 654/3494/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Other Comments on the Strategy

1. Whilst there is evidence that partner local authorities and various community groups have been consulted as stakeholders, we do not feel that the impact of the provision of health and other emergency services provided by non LA agencies has been included in the Strategy. Reference is made to "some health services for Vale residents are provided outside the Authority's boundary". However we could not find any reference in the LDP to ensure that commendable aspiration of the Vale of Glamorgan Council are being acknowledged reciprocally by "central government/WAG funded Health Care Trusts that serve Vale residents. Of particular significance as the development area around St Athan, which falls within the hospital catchment for Bridgend NHS Trust being west of the River Thaw. Will the Authority be sharing its LDP Strategy with relevant agencies to reverse the downgrading or closure of police station and ambulance station in Llantwit Major at a time when it is promoting major development in the locality? Whilst such localised issues may be inappropriate for the Strategic Development Plan, it is important that there is "joined-up thinking" to show that the Authority is acting reciprocally as a stakeholder in the planning mechanism of outside agencies who serve Vale residents.

2. We do have concerns about potential re-designations of various parcels of land that are currently included in the list of Candidate Sites within this consultation. Whilst we acknowledge that and assessment will be carried out subsequently, we would like the opportunity to comment on sites that you take forward. We have particular interest in fluvial flooding risks and the impact that the DTA development at St Athan will have ion the integrity of local transport services which link the communities of St Athan Village, Eglwys Brewis, Llanmaes, Boverton and Llantwit Major. Therefore we would be grateful if you would continue to include us on you LDP circulation list for the foreseeable future.

Martin and Sonja Booy
25th February 2008.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The issues that you raise such as the closure of police stations and ambulance stations is not considered to be appropriate for inclusion in the DPS which is a strategic level document. The retention of community facilities will be considered in more detail at the draft deposit plan stage. There is no guarantee that any of the candidate sites will be included in the draft deposit plan. These will be assessed in due course by the LPA using the Council's approved candidate site assessment methodology.

Recommendation: No change required.

Rep No: 933/5895/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5896/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5897/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5898/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5899/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5900/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5901/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5902/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5903/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5904/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5905/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5906/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5907/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5908/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5909/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5910/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5911/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5912/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5913/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5914/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5915/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5916/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5917/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5918/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5919/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5920/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5921/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 933/5922/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

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Rep No: 933/5923/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

1) Hensol Site 2296 - CS1 Community use to residential. Concern about the new siting of future ambulance station. Is there to be one ? If so where ?
2) Gwern-y-steeple fields 2386 - CS1. How big a development ? Concern about safety of access on to Gwern-y-steeple lane.
3) Opposite Morlanga - safety of access onto Peterston lane, as it is already on a dangerous bend.
4) Rectory field - Residential development ? Field liable to flood.
5) Fields behind Pwll-y-Min Farm - size of residential development ?

We are concerned about the future residential developments within the Peterston-Super-Ely area. We are not objecting to all future residential developments within the village, but have reservations. We acknowledge that future residential development will take place, but we think that these need to be very closely considered and monitored, as we do not want to lose all our green belt and change the environment of our village. We think that future housing should include homes for first time buyers and smaller bungalows for the older generation who wish to downsize, but remain within the village.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted. However your representation refers to candidate sites submitted for consideration as part of the Local Development Plan process. The Council cannot comment on the merits of individual sites at this stage. Each site will be assessed against the Council's approved Candidate Site assessment methodology in due course, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Rep No: 1046/3818/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/3819/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/3820/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/3821/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/5829/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/5830/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/5831/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/5832/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/5833/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/5834/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/5835/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/3822/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
The Council has not considered appropriate strategy options and have not considered the option for a new village at former Llandow airfield.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. The Council has considered a total of ten strategic options as part of the DPS process. Options 4, 6 and 8 included a new settlement and since consulting on the DPS the Council has considered Llandow Newydd as a further strategy option (option 8a). All of the options have been subject to a sustainability appraisal which examined the environmental, social and economic benefits of each option. However the sustainability appraisal demonstrated that option 5 had the most overall benefit for residents across the Vale and thus option 5 was adopted as the Draft Preferred Strategy.

Recommendation: No change required.

Rep No: 1046/3823/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
Far better to locate new development at Llandow Airfield rather than existing towns and villages in the western Vale which would have an adverse effect on their character and setting.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. However the concentration of a large number of dwellings in the rural vale would not address housing needs where they occur or where anticipated growth is required. This could also be detrimental to the vitality of smaller settlements and also maintain the relatively high house prices in the rural Vale which in turn will create affordability issues within specific settlements. Fuller details on the benefits of the Draft Preferred Strategy over a new settlement option can be found in the Draft Strategy and accompanying Documents. More detail will also be included in the Draft Deposit Plan.

Recommendation: No change required.

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Rep No: 1046/3824/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

The Council has not considered appropriate strategy options and have not considered the option for a new village at former Llandow airfield.

Far better to locate new development at Llandow Airfield rather than existing towns and villages in the western Vale which would have an adverse effect on their character and setting.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The Council has considered a number of strategic options as part of the DPS process. Options 4, 6 and 8 included a new settlement and since consulting on the DPS the Council has considered Llandow Newydd as a specific further strategy option (option 8a). All of the options have been subject to a sustainability appraisal which examined the environmental, social and economic benefits of each option. However the Council considers that option 5 has the most overall benefit for residents across the Vale and thus option 5 was adopted as the Draft Preferred Strategy. The concentration of a large number of dwellings in the rural vale would not address housing needs where they occur or where anticipated growth is required. This could be detrimental to the vitality of smaller settlements and also maintain the relatively high house prices in the rural Vale which in turn will create affordability issues within specific settlements. Fuller details on the benefits of the Draft Preferred Strategy over a new settlement option can be found in the Draft Strategy and accompanying Documents. More detail will also be included in the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 1046/3825/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Recommendation: No change required.

Rep No: 1046/5836/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Recommendation: No change required.

Rep No: 1046/5837/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Recommendation: No change required.

Rep No: 1046/5838/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Recommendation: No change required.

Rep No: 1046/5839/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Recommendation: No change required.

Rep No: 1046/5840/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/5841/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/5842/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/5843/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/5844/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/5845/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/5846/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

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Public Representor

Rep No: 1046/3826/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/3851/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Rep No: 1046/3852/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 1165/3853/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

I would stress that the Vale of Glamorgan council should make every effort to limit the availability of land to its current supply and to preserve the rural nature of the Vale wherever possible by limiting the development of current green field sites. Development of existing brown field sites and preservation of the green field sites will maintain the character and value of this area, but less discriminate development will result in its downgrading.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. The DPS states that the Council will apply a sequential approach to development that will seek the use of previously developed land within and adjoining settlements before the development of greenfield land within and adjoining settlements (Objective 1 refers)

Recommendation: No change required.

Rep No: 1165/3854/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Your supporting paper:

www.valeofglamorgan.gov.uk/living_menu/planning/planning_policy/local_development_plan.aspx

is not available via this link and so I cannot review the evidence that this is the requirement. I think that every effort should be made to minimise the number of new dwellings required as these opportunities should be used to spread prosperity into the valleys and objective one areas and out of the overheated local economy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The population and housing projections topic paper explores 8 different options including low, medium and high growth and explains the rationale for the option chosen. A review of that paper is to be undertaken and the findings of that review will be incorporated into the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 1165/3855/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 1165/3856/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 1165/3857/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 1165/3858/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3859/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3860/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3861/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3862/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3863/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 1165/3864/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3865/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
The Key Diagram indicates a Key Transport link as being required between Cardiff airport and the A48. Journey times to and from the airport and access to the airport are not problematic.

The key link that is required is one that links Barry more effectively with the Motorway network.

Unless new WAG moneys should be forthcoming to build a dedicated link from the St Athan area to the M4, then an improved link between the A4050 (Port Road) and the A4232 so as to by pass the existing bottleneck at Culverhouse Cross would seem to be the better option to spend any available money on.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. The WAG is currently looking at a number of options which will improve road access to the airport. The Draft Deposit Plan will consider this issue in more detail.

Recommendation: No change required.

Rep No: 1165/3866/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3867/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:
Apart from the above comments regarding housing and transport.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome. Please refer to previous comments.

Recommendation: No change required.

Rep No: 1165/3868/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3869/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3870/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3871/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3872/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3873/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3874/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3875/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3876/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3877/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3878/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3879/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1165/3880/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Rep No: **1165/3881/DPS -1** **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No comment required.

Recommendation: No change required.

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Public Representor

Rep No: 1216/310/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1216/3882/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
Whilst I agree with the proposed requirement of 7,500 new dwellings, I do not accept that this figure can be used in isolation - there must be a structured view of how such figures can be achieved - in what numbers and where. The benefit of a major site (s) cannot be underestimated - see also comment at Q6.

See also additional comments at Q11.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. The capacity of individual settlements will be established once candidate sites have been assessed in accordance with the approved candidate site methodology. The Draft Deposit Plan will identify the location and capacity of sites.

Recommendation: No change required.

Rep No: 1216/3883/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1216/3884/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1216/3885/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1216/3886/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1216/3887/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1216/3888/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1216/3889/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1216/3890/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1216/3891/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** No

Representation Comments:
Objective 8 - too wide, not specific and therefore not measurable.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. The objectives stem from the vision and are meant to be overarching and strategic. More detail is provided in the CSPs and these will be monitored closely by the LPA as set out in the DPS.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 1216/3892/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:

Covering letter clearly states the "Council has NOT considered appropriate strategy options"!!

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The Council considered a number of strategic options during the Draft Preferred Strategy process. All of the options were subject to a Sustainability Appraisal and it was established that option 5 would provide the most appropriate spatial framework for addressing the economic social and environmental issues facing both the urban and rural vale over the LDP period.

Recommendation: No change required.

Rep No: 1216/3893/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

A new development would provide opportunity for the Council to require the developer to provide/fund improvements to the road network, amenities and facilities development of Llandow airfield site clearly provides the Council with this opportunity.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The new settlement option was discounted by the Council for a number of reasons. Details on the reasoning for the chosen Draft Preferred Strategy can be found in the Draft Preferred Strategy and accompanying documents. The Draft Deposit Plan and accompanying documents will provide further detail on this.

Recommendation: No change required.

Rep No: 1216/3894/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No comment required.

Recommendation: No change required.

Rep No: 1216/3895/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 1216/3896/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No comment required.

Recommendation: No change required.

Rep No: 1216/3897/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1216/3898/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
Do not accept the use of "a range of strategic sites". Housing needs to be provided.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. CSP 4 - The Development of a range of Strategic Sites for housing and employment is necessary to deliver the DPS.

Recommendation: No change required.

Rep No: 1216/3899/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1216/3900/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1216/3901/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1216/3902/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1216/3903/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1216/3904/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1216/3905/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1216/3906/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1216/3907/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
Too many are shown as having "no target" - so what is being monitored?

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Many of the indicators are outside the control of the Local Planning Authority and it is not possible to provide specific targets for these. Measurable targets are likely to be included in the Draft Deposit Plan in due course.

Recommendation: No change required.

Rep No: 1216/3908/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:
CE3 - accept monitoring is important, but do not accept section 23 adequately provides such a framework.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The indicators and targets set out in section 23 of the DPS will provide a basis for the annual monitoring report which examines whether the policies are being achieved.

Recommendation: No change required.

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Rep No: 1216/3909/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Additional to Question 2.

There is a definite requirement for the Council to adopt a policy on the use of the settlements identified to ensure maximisation of social and economic benefits and minimisation of the loss of greenfield sites. In my view future development should be confined to key, and to a lesser extent, the primary settlements already identified. Great care must also be taken to ensure land owners/developers do not use the LDP as a means of "beating" the planning process.

A classic example is applications for change from existing agriculture to classification as residential.

In this context I quote site ID2409/CS1 the owner has clearly stated that success in reclassification of this land to residential will lead to a grant of planning permission for build of residential properties.

This should not be permitted. The site has no access. The current owner (house no.16) normally parks 2 cars, frequently 3, 4 and 5 cars, on site of potential access point, creating a road safety/obstruction change, which will only be aggravated by any future residential development. A classic example of something which does not accord with the Draft Preferred Strategy as documented in the LDP.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. All candidate sites will be assessed in accordance with the Council's approved Candidate Site Assessment Methodology in due course.

Recommendation: No change required.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1445/5695/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5696/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5697/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5698/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5699/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5700/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5701/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5702/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5703/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5704/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5705/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5706/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5707/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5708/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5709/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5710/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5711/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5712/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5713/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5714/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5715/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5716/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5717/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5718/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5719/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5720/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5721/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1445/5722/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: **1445/6113/DPS -1** **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Site ID No. - 2549/CS1
Ward - Rhoose
Site - Land to the west of Rhoose Point.

Rhoose is overpopulated for the amenities it has, also the roads out and in are not good enough for any more developments with at least 2 - 3 cars per household. The road on to Font-y-gary road from the Bay (under the bridge) is not suitable for extra traffic even though there are traffic lights at this spot.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council cannot comment on the merits of individual sites at this stage. Each site will be assessed against the Council's approved Candidate Site assessment methodology (an overview of which is provided at section 21 of the Draft Preferred Strategy) in due course.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1490/4805/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/3910/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
We disagree with Site I.D. No. 2409/CS1 being included within the Regional Housing Requirement Figure identified in paragraph 8.3. The reasons for this are as follows:
1) such site, at present has no direct access whatsoever.
2) if the owner of this site, at present resident at 16 Meadow Court, were to create access e.g. by relocating his garage, any access so created could be very narrow (i.e. a single lane) and pass between his relocated garage and an electricity sub-station.
3) there are already severe parking problems at this end of Meadow Court - already a cul-de-sac.
4) any development of this site would lead to an unacceptable increase in traffic density in what is a quiet residential road.
5) any buildings developed on the site would be directly overlooking and in unacceptable close proximity to the houses and bungalows on Ewenny Road.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. All Candidate Sites will be assessed in accordance with the Council's approved Candidate Site Methodology (an overview of which is contained within section 21 of the DPS) in due course.

Recommendation: No change required.

Rep No: 1490/3911/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/3912/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5877/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5878/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5879/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5880/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5881/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5882/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5883/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/3913/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/3914/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/3915/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/3916/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5884/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5885/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5886/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5887/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5888/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5889/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5890/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5891/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5892/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5893/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/5894/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/3917/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/3918/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1490/3919/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1526/353/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1526/3920/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The “agreed” apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006.The appendix to the report contains a table which calculates each local authority’s dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:
(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
c) No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments are noted.

The Council’s topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Comments regarding the effects of the DTA St. Athan development on the housing requirement figure are noted. The Council understands that the DTA scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 1526/3921/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 1526/3922/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 1526/3923/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 1526/3924/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 1526/3925/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 1526/3926/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 1526/3927/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 1526/3928/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 1526/3929/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 1526/3930/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 1526/3931/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 1526/3932/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
It is considered that East Aberthaw should be identified as a Secondary Settlement in the Settlement Hierarchy. The settlement performs well in terms of services, facilities and transport and accessibility and is capable of accommodating a higher level of development.

Table 2 of the Sustainable Settlements Appraisal, which ranks settlements according to the services and facilities available, shows that East Aberthaw scores 19: this is higher than Ogmore by Sea, Corntown, Southerndown and Ystradowen, all of which as categorised as Secondary Settlements.
East Aberthaw should be re-categorised as a Secondary Settlement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of area strategy policy 1: settlement hierarchy are noted. As part of the preparation for the Deposit LDP, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 1526/3933/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1526/3934/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 1526/3935/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 1526/3936/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CPS4

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 – 2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments are noted and will be considered as part of the preparation of the deposit draft plan.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5-year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies is maintained throughout the Plan period.

Planning Policy Wales (PPW 2002) also indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale during parts of the UDP process the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate mechanism,

It is the Council's intentions to clearly define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1526/3937/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP5

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.
It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft))

In relation to small housing allowances, the threshold requiring affordable housing only on sites above 10 units has been adopted on the basis that smaller sites are less likely to be financially viable to accommodate 30% affordable housing. The policy clearly indicates that a minimum 30% will be sought of allocated and windfall sites and it may well prove appropriate to require a higher percentage where the housing market assessment indicates that this is justifiable.

Rep No: 1526/3938/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Rep No: 1526/3939/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No comment required.

Rep No: 1526/3940/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: Bo change required.

Rep No: 1526/3941/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1526/3942/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1526/3943/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1526/3944/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1526/3945/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1526/3946/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 1526/3947/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

It is considered that East Aberthaw should be identified as a Secondary Settlement in the Vale of Glamorgan settlement hierarchy.

East Aberthaw benefits from a number of local facilities including a public house and a church. Local job opportunities exist at the nearby power station and cement works. An additional range of facilities, community services and employment opportunities, including those at Cardiff International Airport is available in Rhoose, which is about 2 kilometres away. The site is served by regular bus services including the X45, X91, X5 and the 145/146 which provide links between East Aberthaw and Cardiff, Llantwit Major, Rhoose, St Athan and Bridgend. The development of this site would comply with the principles of sustainable development.

It is considered that the candidate site is a logical location for development and would be well related to settlement form.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. Please see response to Q7 in regard to East Aberthaw. The Council cannot comment on the merits of candidate sites at this stage. These will be assessed in accordance with the Councils approved Candidate Site Assessment Methodology in due course (an overview of which is provided in section 21 of the DPS)

Recommendation: No change required.

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Public Representor

Rep No: 1585/6025/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/6026/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:
Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The “agreed” apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006.The appendix to the report contains a table which calculates each local authority’s dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:
(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
c) No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments are noted.

The Council’s topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Comments regarding the effects of the DTA St. Athan development on the housing requirement figure are noted. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 1585/3949/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3950/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3951/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3952/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3953/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3954/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3955/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3956/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3957/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3958/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3959/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3960/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Rep No: 1585/3961/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3962/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3963/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Public Representor

Rep No: 1585/3964/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

CPS4

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments are noted and will be considered as part of the preparation of the emerging deposit draft plan.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5-year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies is maintained throughout the Plan period.

Planning Policy Wales (PPW 2002) also indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale during parts of the UDP process the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate mechanism,

It is the Council's intentions to clearly redefine the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

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Public Representor

Rep No: 1585/3965/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP5

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Rep No: 1585/3966/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 1585/3967/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 1585/3968/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3969/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3970/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3971/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3972/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3973/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Rep No: 1585/3974/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3975/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
The identification of Sully as a Primary Settlement in the Draft Preferred Strategy is supported.

The settlement performs well in terms of access to services, facilities, employment opportunities and public transport as indicated in Table 2 of the Sustainable Appraisal where it scores 28 points. Sully is well served by buses.

It is considered that the Candidate Site on the eastern fringes of Sully comprises a suitable location for expansion which would be well related to existing and proposed settlement form. The proposal would allow for development to extend up to logical boundaries in association with land to the south, upon which separate submissions have been made. The proposed development would accord with the principles of sustainable development. The allocation of the site would help meet housing needs in this part of the Vale and would be compatible with the Draft Preferred Strategy.

It would be possible for a comprehensive scheme incorporating this site, together with land to the south to be undertaken.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council welcomes support for the LDP Settlement Hierarchy.

The Council cannot comment at this stage on the merits of individual candidate sites. Candidate sites will be assessed in due course against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

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Rep No: 1585/3976/DPS -2 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/3977/DPS -2 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/3978/DPS -2 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/3979/DPS -2 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5924/DPS -2 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5925/DPS -2 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5926/DPS -2 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5927/DPS -2 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5928/DPS -2 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5929/DPS -2 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5930/DPS -2 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/3980/DPS -2 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/3981/DPS -2 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/3982/DPS -2 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/3983/DPS -2 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5931/DPS -2 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5932/DPS -2 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5933/DPS -2 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5934/DPS -2 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5935/DPS -2 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5936/DPS -2 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5937/DPS -2 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5938/DPS -2 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5939/DPS -2 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

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Rep No: 1585/5940/DPS -2 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/5941/DPS -2 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/3984/DPS -2 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1585/3985/DPS -2 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1585/3986/DPS -2 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
An impressive comprehensive futuristic plan, not "carved in stone" but flexible, adjustable and "fine tuned", particularly when unperceived changes occur.

Extremely well presented and interesting, informative and easy to read document.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1775/3987/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/3988/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
Paragraph 8.3
I wish to strongly object to any housing development. It would alter the character of this rural village and put enormous stress on the already busy main road through the village. We are a close village community and further housing would alter this. The school is not equipped to take more children and there are no amenities to support such housing development. Villages like ours are dying out due to the influx of housing and I would urge you to consider the detrimental effect it would have on our village community.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. The Sustainable Settlements Appraisal (SSA) has determined that some settlements in the rural Vale have the ability to expand given their access to services and public transport. The Council believes that small-scale growth, which respects the character and distinctiveness of rural settlements, will support existing services and encourage the development of further facilities in the area. The character and distinctiveness of settlements will be protected through Objective 7 and CSP 10. Furthermore the Council will consider the imposition of planning obligations to seek appropriate improvements to existing services and facilities if required (Policy CSP 6 refers)

Recommendation: No change required.

Rep No: 1775/3989/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/3990/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5971/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5972/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5973/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5974/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5975/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5976/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5977/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

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Public Representor

Rep No: 1775/3991/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/3992/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/3993/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/3994/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5978/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5979/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1775/5980/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5981/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5982/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5983/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5984/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5985/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

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Public Representor

Rep No: 1775/5986/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5987/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/5988/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/3995/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/3996/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

Rep No: 1775/3997/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Recommendation: No change required.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1813/5167/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5168/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5169/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5170/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5171/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5172/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5173/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5174/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5175/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5176/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5177/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5178/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5179/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5180/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5181/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5182/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5183/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5184/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5185/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5186/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5187/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5188/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5189/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5190/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5191/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5192/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5193/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 1813/5194/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

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Public Representor

Rep No: 1813/5195/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Site ID number 2549/CS1 'land to the west of Rhoose point'. As do many other people in Rhoose, we walk our dog in these fields every day this area must remain recreational.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

This representation was late and therefore not duly made. Recommendation: No response required.

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Public Representor

Rep No: 1877/213/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:
Providing it does not have an adverse effect on the rural community.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome. Research conducted on behalf of the Council has concluded that no additional employment land is required over the LDP period, beyond what is already identified in the existing Adopted Unitary Development Plan (173 Hectares). Objectives 1, 5 & 8 and CSPs 1 and 10 will guide employment needs over the Plan period.

Recommendation: No change required.

Rep No: 1877/214/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
8.4 The future employment surely would come from the present workforce who already live in the Vale and the un-employed in the area. There has been a huge increase in houses built in the Vale in the last 10 years.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. The proposed housing requirement figure over the plan period is considered to meet the needs of the Vale and the guidance offered by the Wales Spatial Plan. However, a review of this figure will be undertaken as part of the Draft Deposit Plan process.

Recommendation: No change required

Rep No: 1877/215/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1877/216/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1877/217/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1877/218/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:

Objective 3. Extra housing in the rural Vale is going to spoil the outstanding area of unspoilt natural beauty, village life as well as natural habitat for wildlife will become non-existent.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council will apply a sequential approach to development that will seek the use of previously developed land within and adjoining settlements before the development of greenfield land within and adjoining settlements. The character and distinctiveness of settlements will be preserved through objective 7 and CSP 10.

Recommendation: No change required.

Rep No: 1877/219/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** No

Representation Comments:

Objective 4. Most parts of the rural Vale should be left alone not talk about increasing the size of small villages. These villages and green fields are what makes it an attractive place for tourism.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The settlement hierarchy has been informed by an assessment of the existing services and facilities contained in each of the Vale's settlements. In terms of rural villages, the settlement hierarchy only includes those that have sufficient population to sustain additional services and facilities required for them to grow.

Recommendation: No change required

Rep No: 1877/220/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

Rep No: 1877/221/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** No

Representation Comments:

Objective 6. I find this talk of public transport just does not ring true. So far to date this policy of getting people out of cars into public transport has failed totally. For every house you allow to be built in the rural Vale there will be two or more cars at least on the overcrowded roads. The only sensible way forward is to build where the jobs i.e.. the likes of Barry, Penarth, Dinas Powys, and Sully.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. As stated in objective 6, one of the main ways planning can achieve sustainable development and minimise the effects of climate change is to ensure that future development is located close to a range of existing services and facilities including employment opportunities thereby reducing the need to travel. The DPS and Settlement Hierarchy reflects this approach.

Recommendation: No change required

Rep No: 1877/222/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcome.

Recommendation: No change required.

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Public Representor

Rep No: 1877/223/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1877/224/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
I believe more local people should have been consulted, after all these are the people who live in the rural Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. All stages of the LDP process are set out in the Council's LDP Agreement which was consulted on in March/April 2006. The Delivery Agreement states who, when and how stakeholders will be consulted at specific stages of the LDP process in line with National Planning Guidance. The Council has produced a spatial options background paper which sets out how the spatial options were developed and refined by the Council. The consultation held in January/February 2008 gave all stakeholders the opportunity to comment on the Councils DPS and suggest alternatives if required.

Recommendation: No change required.

Rep No: 1877/225/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
I agree with most of the spatial strategy draft until you start talking of allowing houses to be built in rural villages, this is back to my argument that for every house you allow to be built there will be at least two cars added to the roads. You only have to look at areas such as Broadlands in Bridgend and Miskin where there has been huge developments of housing, and the amount of traffic generated on the roads. Drive around these estates on a weekend to see how many cars are outside the houses you haven't convinced these people to use public transport.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Please refer to the Council's response to question 4, Objective 6.

Recommendation: No change required.

Rep No: 1877/226/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
I can agree with the Key and Primary settlements, but the Secondary and Minor settlements bring up my arguments about traffic pollution because of travelling to work and the wildlife that these green fields support.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Please refer to the Council's response to question 4, Objective 6.

Recommendation: No change required.

Rep No: 1877/227/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

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Public Representor

Rep No: 1877/228/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1877/229/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1877/230/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CSP4. The need to build so many houses over the next 10 years seems to me to be way above requirements We have a large stock of houses for sale at the moment and with interest rates high the need for new build seems to be of a low need. In fact agricultural land prices are rising faster than residential land price, meaning there is a need of agricultural land.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments are noted.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1877/231/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:
CSP5. As CSP 4.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: "Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target" (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site" (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 1877/232/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1877/233/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1877/234/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1877/235/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1877/236/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1877/237/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1877/238/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1877/239/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1877/240/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

I believe that the one element missing is that the local residents who already live in the Vale are not being consulted until the plan has been finalised. This should be addressed as a matter of urgency.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. All stages of the LDP process are set out in the Council's LDP Delivery Agreement which was consulted on in March/April 2006. The delivery agreement states who when and how stakeholders will be consulted at specific stages on the LDP process in line with National Planning Guidance. The preparation of the LDP to date has been carried out in accordance with the delivery agreement.

Recommendation: No change required.

Rep No: 1877/3998/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1878/5051/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5052/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5053/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5054/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5055/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5056/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5057/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5058/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5059/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5060/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5061/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5062/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5063/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5064/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5065/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5066/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5067/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5068/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5069/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5070/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5071/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5072/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5073/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5074/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5075/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5076/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5077/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 1878/5078/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1878/5079/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

We object to the proposal in relation to all of the identified plans for the Ystradowen and immediate surrounding areas on the following grounds.

1) The existing infrastructures (sewage, drainage etc.) will not be able capable of supporting such a significantly large increase in the number of proposed additional houses and residents.

2) The existing main road system in the Ystradowen area - which already carries a high volume of traffic (including large numbers of heavy goods and agricultural farm vehicles) would need to be upgraded to be able to deal with the resultant increase in additional traffic volume, especially to ensure safe and clear access / exit routes to new housing locations.

3) The lack of suitable facilities for such a large increase in housing and residents in this village area - specifically in respect of requirements for:
a) Nursery / Primary / Secondary school (Cowbridge is already full to capacity)
b) Medical facilities (Doctors in Cowbridge already fully committed)
c) Dental facilities
d) Increase in police manpower etc. to provide suitable patrols / support to enlarged rural residential communities

4) These proposals will significantly impact on the visual structure of the rural area as they include building on prominent positions surrounding the village.

5) We object to this proposal as it includes building on existing greenfield sites.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Ystradowen is identified within the Draft Preferred Strategy as a Secondary Settlement, and as such has been identified as a location where additional development that is appropriate to the character of the area and local infrastructure is considered appropriate. The emphasis will be on development that will support the wider rural area or contribute to building sustainable rural communities. Issues associated with infrastructure capacity and/or provision will be considered when the Council undertakes detailed assessment of the submitted Candidate Sites in due course. Should additional infrastructure requirements be considered necessary, this will be highlighted in the Deposit Draft LDP and secured through a section 106 agreement.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1892/304/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1892/3999/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
This is likely to be insufficient over the plan period.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments are noted.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Recommendation: No change required.

Rep No: 1892/4000/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4001/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4002/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4003/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4004/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4005/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4006/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4007/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4008/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1892/4009/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1892/4010/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4011/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4012/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4013/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4014/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4015/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4016/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4017/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4018/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4019/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4020/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4021/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4022/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4023/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Recommendation: No change required.

Rep No: 1892/4024/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Rep No: 1892/4025/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1892/4026/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The principle of a new settlement at Llandow (Llandow Newydd) is supported, given that it meets the criteria for sustainability and will provide a much needed choice of housing for the Vale of Glamorgan.

It will also provide a bypass for the village of Llysworney which is very much welcomed, subject to it not resulting in any additional development of any scale in Llysworney itself.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. A new settlement was considered by the Council in a number of options (option 8a refers) but was discounted for a number of reasons in favour of the Draft Preferred Strategy. The Draft Preferred Strategy and accompanying documents provide further details on the rationale for the Draft Strategy. The Deposit Draft Plan will expand further on these reasons. Notwithstanding the above, the DPS recognises the importance of the Llysworney bypass and CSP11 safeguards land for this scheme.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1898/384/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/488/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/490/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/492/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** No

Representation Comments:
Objective 1: It is insufficient to talk about managing the land "effectively and efficiently" without acknowledging the need to protect the nature of the Vale and all that goes with it. The Vale of Glamorgan is rightly and justifiably considered to be a beautiful part of the world. Managing the land "effectively and efficiently" could still ruin it!

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Strategic Objective 1 is specific to the effective and efficient use of land and the promotion of the sustainable use and management of natural resources. Its primary objective is to ensure that a sequential approach is applied to the use of land, ensuring that wherever feasible, previously developed land is utilised before greenfield land. The protection and enhancement of the natural environment along with the protection and enhancement of the historic and built environment is one of the primary objective of Strategic Objective 7 which recognises the natural and built qualities of the Vale of Glamorgan and seeks to protect and enhance them. This is further evidenced in Core Strategic Policy 10 - Built and Natural Environment, which seeks to protect and where possible enhance the Vale of Glamorgan's built and natural assets.

Recommendation: No change required.

Rep No: 1898/493/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/494/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/495/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/496/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/497/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/498/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/499/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** No

Representation Comments:
Objective 2: It may be semantics but whilst all communities need "sustaining", there are many that do not need "furthering" if that requires enlargement or a change to their very essence. It is a shame that the word "enhance" was not used instead.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:
The use of the word "further" within Strategic Objective 8 is meant to convey improvement or enhancement for example, by way of additional services or facilities. In some instances, this may mean that development is allowed as it will help sustain existing services or facilities. Replacing the word "further" with "enhance" is not considered to be contrary to the overall objective.

Recommendation:

Replace "further" with "enhance" in Objective 8 to read "To sustain and enhance the development of sustainable communities within the Vale of Glamorgan, providing opportunities for living, learning, working and socialising for all."

Rep No: 1898/500/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/505/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/506/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1898/509/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/510/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/511/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:
CSP 3: I agree but wind power is a sensitive issue and needs to be handled carefully and with full consultation.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. CSP3 supports the principle of renewable energy schemes in the Vale. Any site specific proposals should be assessed against the other relevant CSPs e.g.. CSP10 and detailed policies in the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 1898/512/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/513/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/514/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/516/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/518/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/520/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/522/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/524/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/526/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1898/528/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/530/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1898/532/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
I have two observations that I believe the planning process should address sooner rather than later viz.

- the LDP candidate site register makes it clear than any applications made are at this stage, consultative only. From my knowledge of the Vale and its topography, the applications range from the sensible to the hopeful and finally to the frivolous but they all will have to be considered and judged by the Council's stated criteria. In the meantime, people who live adjacent to these ear-marked plots are understandably worried about what the future holds. It could be said that such residences (and there are many of them, given that there are over 300 applications) are now blighted until the Council says "no" to a particular application! For anyone wishing to move, that could be a financial worry of significant proportions. Cannot a rough-sort be done quickly to identify those plots of land that the Council would not wish to proceed with and the results published? This would at least let some people rest more easily.

- Why have you allowed late submissions. The final date for submissions was clearly set as the 31st January. The LDP Site Register acknowledges that late submissions will not necessarily be taken forward. Why make a rod for your own back. If the date was missed, then that should be the end of the matter. After all, there are, I would have thought, more than enough pieces of land that were submitted on time to more than satisfy the Council's sustainable housing ambitions as laid out in the LDP!

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council has approved a Candidate Site Assessment methodology the first stage of which tests the Candidate Sites submitted against the Preferred Strategy. Such a test is seen by the Council as being a reasonable and pragmatic first stage "rough-sort" as suggested. Therefore, until the Preferred Strategy has been finalised, no such assessment can be undertaken. Notwithstanding the above, the Candidate Sites detailed within the Candidate Site Register and the subsequent Candidate Site Register Addendums have no status and should not be considered as "applications".

While Late Candidate Site submissions have been accepted, the individuals or agencies that submitted the sites have been advised that there is no guarantee that they will be considered as part of the Candidate Site Assessment process.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1960/565/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

Many of the jobs forecast for the Vale over the coming decade or so were dependent on winning 2 contracts from the MOD at RAF St Athan. Apparently very recently MATRIX has been ruled out as the preferred bidder for the second contract which puts this contract for St Athan in doubt. Bearing these and other uncertainties in mind I think your estimates for jobs are questionable.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No estimates of jobs are included within the Draft Preferred Strategy (DPS). While the Employment Needs section of the DPS includes details of the Defence Training Academy (DTA) proposal at St. Athan, this is in the context of the obvious investment opportunity that the proposal presents and the employment land requirement that might be required as a result of the proposal. Similarly, while job numbers at DTA St Athan are mentioned within the background Employment Land Study that accompanies the DPS, these are again included in the context of the employment land need. While it is accepted that the final details of the DTA proposal have yet to be released, it will undoubtedly have implications for the Vale of Glamorgan and should form an integral part of the Council's strategy for its Local Development Plan (LDP). The recent announcement referred to in the representation in respect of the involvement of the METRIX consortium in the second round of bidding, has little bearing on the first contract which has already been confirmed. Should the DTA proposal change significantly during the LDP preparation stages the employment land requirement figure will be reviewed as part of the LDP review mechanism.

Recommendation: No change required.

Rep No: 1960/575/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

My representation relates to Paragraph 8.3 Population 8.3 Population and Housing projections. If the jobs do not arrive at St Athan then the inward migration of people will be fewer in number and the need for housing less also.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's Population and Housing Projections Topic Paper that accompanies the Draft Preferred Strategy as a background paper includes figures for the Council's population and housing projections over the Local Development Plan period 2011 – 2026 rather than for specific sites such as St Athan. The Supply and need for housing will be reviewed in accordance with LDP Guidance.

Recommendation: No change required.

Rep No: 1960/576/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Your vision for the Vale appears to be first rate, BUT I think your objectives will not be achieved if you adopt the preferred strategy you have set out.

I am all for sense of community. This is why I strongly object to parts of your preferred strategy; by making small villages the target for more than minor further development you will change their character and spoil the sense of community they may have developed. We do not have sufficient facilities in Ystradowen for a large influx of extra residents. Our youth have little to do at present and our long awaited open space amenity (which was due from the last round of development here) will be inadequate if a lot more dwellings are put up. The sewage pipeline built for the village after the last big extension cannot, we were told some time ago, cope with a further 10 houses. This was when a developer put in plans to build this number of new houses next to Highgrove. Therefore it will certainly not cope with "Secondary Settlement" additional housing and we do not want to go through the process of having another new sewage pipe installed. This disrupted the village streets for months. Neither does the village want to become a building site again. We are fed up with being unfairly picked up on by your planning department. I think you should take note of the letters you have already received following the publication of Vale Candidate sites. I have raised this matter with Jane Hutt AM and hope you will take note.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support on the Council's Vision is welcomed.

Ystradowen is identified within the Draft Preferred Strategy as a Secondary Settlement, and as such has been identified as a location where additional development that is appropriate to the character of the area and local infrastructure is considered appropriate. The emphasis will be on development that will support the wider rural area or contribute to building sustainable rural communities. Issues associated with infrastructure capacity and/or provision will be considered when the Council undertakes detailed assessment of the submitted Candidate Sites following the finalisation of the Preferred Strategy. Should additional infrastructure requirements be considered necessary by the statutory providers, their provision will be included within any site allocations included within the Deposit Draft LDP and secured through a section 106 agreement.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1960/578/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Whilst I might agree with your objectives, please read what I have to say below as I think that your preferred strategy is flawed and will not help achieve them.

I do not believe that you will achieve objective No.1 by your preferred strategy. The objective is fine, but you are not in my opinion using land effectively or in a sustainable manner. Effective and efficient land use would utilise brown-field sites in preference to green field ones. Why have you not taken up the option to use land at Llandow?

Sustainable growth would not include more than minor development in small villages like Ystradowen. Any new residents will behave in much the same manner as the present one. If they need to get to work or the shops or take the children to a school a very rare percentage will jump in their car to do so. A free school bus to the local primary school (Llansannor Primary) would reduce home-to-school car use, but the Vale of Glamorgan refuses to run one which is another story, but impacts greatly on the car use issues for Ystradowen.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The supporting text to Objective 1 of the Draft Preferred Strategy clearly states that the Council will apply a sequential approach to development that will seek the use of previously developed land before the development of greenfield land. While this does not exclude the use of greenfield land, it clearly demonstrates the Council's commitment to reducing the level of greenfield land utilised. To deliver the Draft Preferred Strategy, the Council has identified a hierarchy of settlements that will be the focus of future planned development, the scale and type of development varying accordingly to the characteristics and facilities available within each settlement. While no assessment has been made of the level of brownfield land available at each settlement, the Candidate Site methodology that has been adopted by the Council considers the use of previously developed land as set out in National Planning Policy (Planning Policy Wales 2002 (PPW)) which emphasises the importance of re-using Brownfield sites, in order to minimise the take-up of Greenfield land. Previously developed land will therefore normally rank higher than Greenfield sites in any Candidate Site assessment however, this will not necessarily be the main determining factor in whether a site is suitable for allocation.

A new settlement at Llandow however was one of the ten spatial strategy options considered by the Council in developing the Draft Preferred Strategy. However the option was discounted as it was contrary to national planning policy and considered to not address issues across the wider Vale community.

Recommendation: No change required.

Rep No: 1960/589/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Again I agree strongly with Objective No.2 on climate change, but do not believe you will achieve it be placing lots more people in Ystradowen. As stated in my above paragraph, new residents in this village will use cars to shop and to transport children to school.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Objective 2 of the Draft Preferred Strategy acknowledges that human activities contribute towards climate change in numerous ways. The objective therefore seeks to improve energy and resource efficiency, waste minimisation and management as well as transportation issues associated with the location of development. With regard to the specific transportation issue raised, development proposals can contribute to the provision of alternative modes of transport through Section 106 contributions. Such contributions can assist in providing real alternatives to the private car that might otherwise not exist. While the choice of mode remains with the individual, the Council can seek to ensure that the opportunity for a reasoned choice to be made exists.

Recommendation: No change required.

Rep No: 1960/592/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1960/593/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Your objective 4 is great, but I was under the impression that section 106 type agreements with developers to obtain off-set arrangements of planning gain were now more or less taboo. I do not believe that our facilities would be improved to keep pace with increased numbers of villagers. We have had promises before and there is never enough money to help achieve these aims. And for example, we had to wait years and years to receive an open space for older children to play in Ystradowen. It may at last come this year. With regard to the "Vales" retail centres these are not the main ones for Ystradowen for food shopping. A very large number of those in Ystradowen go to Tesco in Talbot Green for their main food shopping.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Local Planning Authority may seek planning obligations under section 106 of the Town and Country Planning Act, 1990 (as amended). Welsh Office Circular 13/97 on Planning Obligations remains the national planning policy framework for seeking planning obligations. Under this framework, the Council is able to seek planning obligations in respect of community facilities, amongst others things, provided they satisfy the following tests of the circular. Planning obligations must be: Necessary; Relevant to planning; Directly related to the proposed development; Fairly and reasonably related in scale and kind to the proposed development; and Reasonable in all other respects. The Council has established protocols to ensure planning obligations are effectively monitored and implemented in accordance with the planning policy framework. The Draft Preferred Strategy seeks to create an attractive, balanced retail environment within the Vale of Glamorgan that provides for the needs of Vale residents and visitors. A vibrant and attractive retail centre is one element that contributes towards the well being of town and village centres. While the Council accepts that it cannot control where people choose to shop, it can through the planning system, seek to provide a range and choice of retail outlets that cater for a variety of needs and peoples ability to access them.

Recommendation: No change required.

Rep No: 1960/597/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 1960/600/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Objective 6 is great, but you are running counter to this by planning to enlarge Ystradowen. You would have to run a 15 minute free bus service to Cowbridge and Talbot Green and to the schools to have a modest impact on car usage. It is just to easy to jump in the car. Ystradowen is like a lot of other villages; car orientated. Consider going to work by public transport, it would involve for most people at least 2 busses/one bus and one train followed by a short walk or yet another bus. Then of course coming home you are certain to have missed the last bus from Cowbridge (see later for time of cessation). Going shopping on the bus is of course possible, but TESCO and the other money saving super-stores are geared up for cars, they have big free parks and they even sell petrol. Lugging the family weekly shop back home by bus and on foot would be impossible even for Tarzan and his wife. I have already mentioned the school run. I have been at Llansannor School and counted 66 cars outside at 3.30 when it is time to pick up the children. This creates dangerous traffic mayhem. If we had a large population in Ystradowen it would become seriously dangerous traffic mayhem.

If you make this village larger, the simple result is predictable, car user numbers will increase proportionately.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Objective 6 seeks to reduce the need for Vale residents to travel to meet their daily needs and to enable them greater access to more sustainable modes of transport in support of reducing the impact on climate change. While the Council accepts that it cannot control where people choose to shop, the planning system can facilitate easier access to a range of services and facilities, including employment opportunities, by ensuring that future development is located in appropriate, accessible locations. While individual choice should not be prejudiced, the provision of viable alternatives may change attitudes and actions.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1960/606/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1960/609/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1960/643/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
I would like to have seen a strategy which adds only a small amount of development in the rural villages of the Vale. I feel that you will spoil the character of the Vale by attaching large chunks of new development to many of our villages, also you will not help the environment since more rural housing will equate, as mentioned already, to greater reliance on cars. One has to live in a Town to have adequate economic and sustainable public transport links to the outside world.

Secondly I feel you should have placed more emphasis on using up existing brown-field areas in preference to green field ones. I am in favour of more housing at the Llandow Industrial area. It is at present a blot on the landscape and doing no one favours, least of all visitors to the area except those coming for the go-cart track which should be enhanced and developed further. I cannot understand your hesitance to place housing and schools etc at that site.

I am also very unhappy that you have picked on Ystradowen for the second time in a row for larger than "Minor" development. We were a village of 86 houses in 1990, now thanks largely to your predecessors and their local plan we are now a village of 194 houses. I feel that we have had more than our fair share of development already and should be allowed a decent period for the dust to settle and the community to rebuild. I feel it is most unfair of the Vale of Glamorgan to pick on this, still moderately small village, a second time in a row for moderate to large scale development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Draft Preferred Strategy identifies a range of sustainable settlements throughout the Vale of Glamorgan where it is considered that development can be accommodated. The scale and type of development to reflect the individual economies, characters and constraints of each settlement. While the settlement hierarchy contained in the Draft Preferred Strategy identifies those settlements that are considered to be sustainable and able to accommodate additional development, the level or type of that additional development has yet to be identified. The Draft Preferred Strategy stems from the approved Vision and is supported by objectives and core strategic policies. Together these seek to ensure that the character and integrity of the Vale, its towns and villages and rural settlements is maintained. While the Council accepts that it cannot impose its aspirations on its residents, the planning system can ensure that future development is located in appropriate, accessible locations and through Section 106 agreements, provide viable alternatives to the private car.

The supporting text to Objective 1 of the Draft Preferred Strategy clearly states that the Council will apply a sequential approach to development that will seek the use of previously developed land before the development of greenfield land. While this does not exclude the use of greenfield land, it clearly demonstrates the Council's commitment to reducing the level of greenfield land utilised. To assist in the delivery of the Draft Preferred Strategy, the Council has identified a hierarchy of settlements that will be the focus of future planned development, the scale and type of development varying accordingly to the characteristics and facilities available within each settlement. While no assessment has been made of the level of brownfield land available at each settlement, the Candidate Site Assessment methodology that has been adopted by the Council considers the use of previously developed land as set out in National Planning Policy (Planning Policy Wales 2002 (PPW)) which emphasises the importance of re-using Brownfield sites, in order to minimise the take-up of Greenfield land. Previously developed land will therefore normally rank higher than Greenfield sites in any Candidate Site assessment however, this will not necessarily be the main determining factor in whether a site is suitable for allocation.

The Council has undertaken a Sustainable Settlement Appraisal in support of its Draft Preferred Strategy, the study looks at a range of services and facilities that contribute to the sustainability of the settlement. The study has identified Ystradowen as a secondary settlement capable of accommodating some additional growth that would facilitate improvements to existing services and facilities. While the comment is therefore noted, the Council is of the view that the sustainable settlement study is a sound basis on which to apportion new development.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1960/1071/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

I believe that the Council's Sustainable settlement study has produced a misinformed view about Ystradowen and its facilities. Our facilities are not good, we have a good road connection to the outside world being on an A class road, but this just helps us to drive to our destinations that much quicker. We have no shops, the primary school is well out of the village, busses are infrequent and don't run after 4.40pm. Try going on an evening out by public transport?

I do not believe that many of the medium sized or any of the smaller villages should have been given the "Secondary Settlement" designation. Your present spatial strategy selecting medium and small villages for sizable growth will inevitably result in more people using cars.

If you feel there is a need for more houses in the general area north of Cowbridge. There has already been a massive amount of development just 2- 3 miles up the road from Ystradowen at Pontyclun and at Miskin. If people wish to live in this general area there is already plenty of scope for house purchase.

If you have to put houses anywhere in the Vale please put them on the brown-field site at Llandow. You appear to have completely ruled out developing this brown-field site. You are going against long standing government guidelines.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

The sustainable settlement appraisal looks at a range of social, retail and employment, transport and community services and facilities within each of the identified settlements. Ystradowen is identified within the Draft Preferred Strategy as a Secondary Settlement, and as such has been identified as a location where additional development that is appropriate to the character of the area and local infrastructure is considered appropriate. The emphasis will therefore be on development that will support the wider rural area or contribute to building sustainable rural communities including the provision of additional services and facilities.

The comment in respect of private car use is noted however, development proposals can contribute to the provision of alternative modes of transport through Section 106 contributions. Such contributions can assist in providing real alternatives to the private car that might otherwise not exist. While the choice of mode remains with the individual, the Council can seek to ensure that the opportunity for a reasoned choice to be made exists.

The issue of housing in the general area north of Cowbridge has not formed a part of the Council's consideration on the location of any new development.

The supporting text to Objective 1 of the Draft Preferred Strategy clearly states that the Council will apply a sequential approach to development that will seek the use of previously developed land before the development of greenfield land. While this does not exclude the use of greenfield land, it clearly demonstrates the Council's commitment to reducing the level of greenfield land utilised. To assist in the delivery of the Draft Preferred Strategy, the Council has identified a hierarchy of settlements that will be the focus of future planned development, the scale and type of development varying accordingly to the characteristics and facilities available within each settlement. While no assessment has been made of the level of brownfield land available at each settlement, the Candidate Site Assessment methodology that has been adopted by the Council considers the use of previously developed land as set out in National Planning Policy (Planning Policy Wales 2002 (PPW)) which emphasises the importance of re-using Brownfield sites, in order to minimise the take-up of Greenfield land. Previously developed land will therefore normally rank higher than Greenfield sites in any Candidate Site assessment however, this will not necessarily be the main determining factor in whether a site is suitable for allocation. With regard to utilising land at Llandow, this was one of the ten spatial strategy options considered by the Council in developing the Draft Preferred Strategy. The option was discounted as it was contrary to national planning policy and considered not to address issues across the wider Vale community.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1960/1072/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

You state that the hierarchy has been informed by an assessment of the existing services and facilities contained within each of the Vale's settlements e.g. primary schools, day to day food shopping, or access to medical services as well as assessment of the level of public transport provision. You claim to have identified the most sustainable settlements that provide a greater range of facilities for residents who do not have a car and are therefore were less reliant on larger settlements for their day to day needs. By identifying Ystradowen as having any degree of similarity with a village having these features you are completely miss-informed. No one can meet their day to day shopping needs in Ystradowen. If you think that the local garage supplies a sufficient range of foods to live off you should go there and see what they have in stock. It consists of sandwiches and sweets for passing motorists and just a few tins of things like beans. There is no meat, fish, fruit or vegetables worth talking about. The primary school is over one and a half miles up narrow hazardous lanes, ditto the nursery (at Llansannor Primary School). There is no free bus to this school from Ystradowen. As described earlier there is traffic mayhem outside the school at drop-off and pick up times because so many parents drive their children up there by car. This is hardly finding school facilities on the door-step. Medical facilities are 3 miles down the road in Cowbridge or 2 miles away at Pontyclun. Most people go to these locations by car, despite having a bus service of sorts. I can count the number of houses in Ystradowen on the fingers of one hand where there is no car. These belong to elderly pensioners. Not the type of people who buy newly constructed houses when they are built in the village. Most families in the village own 1 or 2 cars at least. We are a village lacking resources and peopled by car orientated villagers and nothing is likely to alter this in a significant manner. Ystradowen should not have been placed in your hierarchy as a "Secondary Settlement".

In conclusion, we do not fit your described criteria, we in Ystradowen are car orientated and have no on-the-door-step facilities apart from one. This is our garage very handy for keeping all the village cars running smoothly - I rest my case!

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of area strategy policy 1: settlement hierarchy are noted. As part of the preparation for the Deposit LDP, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 1960/1073/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

I agree with the principles which you set out under CSP1, but you are ignoring some of them in your preferred strategy. PROMOTE EFFICIENT REDEVELOPMENT OF PREVIOUSLY DEVELOPED LAND. You are actually using green-field sites in preference to some brown - field land which is available.

I think you should also have in your wish list - "PROTECT THE CHARACTER OF VALE VILLAGES" - they are the gems of the rural Vale and your plans are bound to spoil the character of many villages. These are to a large extent what characterise the Vale along with the ancient towns of Cowbridge and Llantwit Major. Llantwit has already been badly spoilt and Cowbridge is likely to be under your plans.

I agree with your statement REDUCE THE NEED TO TRAVEL BY CAR. Your strategy sadly will not do this, developing in villages will equate to creating more car users as explained earlier.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The supporting text to Objective 1 of the Draft Preferred Strategy clearly states that the Council will apply a sequential approach to development that will seek the use of previously developed land before the development of greenfield land. While this does not exclude the use of greenfield land, it clearly demonstrates the Council's commitment to reducing the level of greenfield land utilised. While no assessment has been made of the level of brownfield land available at each settlement, the Candidate Site methodology that has been adopted by the Council considers the use of previously developed land as set out in National Planning Policy (Planning Policy Wales 2002 (PPW)) which emphasises the importance of re-using Brownfield sites, in order to minimise the take-up of Greenfield land. Previously developed land will therefore normally rank higher than Greenfield sites in any Candidate Site assessment however, this will not necessarily be the main determining factor in whether a site is suitable for allocation.

The Draft Preferred Strategy contains Objectives and Core Strategic Policies that have been developed to guide the direction of the Local Development Plan (LDP) and to meet the agreed Vision. Objective 7 of the Draft Preferred Strategy seeks "To protect and enhance the Vale of Glamorgan's historic, built, and natural environment" and the supporting text to this objective outlines the importance that is placed on the built heritage qualities of the Vale of Glamorgan. Core Strategic Policy 10 supports this objective and similarly seeks to "protect and enhance" the Vale of Glamorgan's built and natural environmental assets. The concerns expressed in the representation are therefore considered to be adequately addressed within the strategy.

With regard to the specific transportation issue raised, development proposals can contribute to the provision of alternative modes of transport through Section 106 contributions. Such contributions can assist in providing real alternatives to the private car that might otherwise not exist. While the choice of mode remains with the individual, the Council can seek to ensure that the opportunity for a reasoned choice to be made exists.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 1960/1074/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

CSP2 Climate Change - I strongly agree with doing things to reduce man's effect on the climate. I have installed solar panels on my house and I have downsized my car, but again I disagree with your preferred strategy of building in villages to more than a minor extent.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. The role of the development plan is to facilitate development in a managed and sustainable manner, seeking to locate well designed and sustainable development in appropriate locations. The Draft Preferred Strategy contains objectives and policies that seek to reduce man's effect upon climate change and the environment by way of design, construction and location and by encouraging alternative and sustainable energy technologies. The Local Development Plan is required to guide future development and to accommodate future growth. To deliver the Draft Preferred Strategy, the Council has identified a hierarchy of settlements that will be the focus of future planned development and the Council is of the view that the assessment methodology used to identify the settlements that appear in the settlement hierarchy is sound. It should be noted that no assessment has yet been made of the level or type of development that could be accommodated within each of the identified settlements.

Recommendation: No change required.

Rep No: 1960/1075/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

CSP2 Climate Change - I strongly agree with doing things to reduce man's effect on the climate. I have installed solar panels on my house and I have downsized my car, but again I disagree with your preferred strategy of building in villages to more than a minor extent.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. The role of the development plan is to facilitate development in a managed and sustainable manner, seeking to locate well designed and sustainable development in appropriate locations. The Draft Preferred Strategy contains objectives and policies that seek to reduce man's effect upon climate change and the environment by way of design, construction and location and by encouraging alternative and sustainable energy technologies. The Local Development Plan is required to guide future development and to accommodate future growth. To deliver the Draft Preferred Strategy, the Council has identified a hierarchy of settlements that will be the focus of future planned development and the Council is of the view that the assessment methodology used to identify the settlements that appear in the hierarchy is sound. It should be noted that no assessment has yet been made of the level or type of development that could be accommodated within each of the identified settlements.

Recommendation: No change required.

Rep No: 1960/1076/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

CSP4: Your housing need figures may need revising downwards if St Athan Phase 2 does not materialise.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's Population and Housing Projections Topic Paper that accompanies the Draft Preferred Strategy as a background paper includes figures for the Council's population and housing projections over the Local Development Plan period 2011 - 2026. The figures and projections contained within the background paper are independent of any population or housing increases associated with the St Athan proposal.

Recommendation: No change required.

Rep No: 1960/1077/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 1960/1078/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 1960/1079/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1960/1080/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1960/1081/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:
CSP9 Minerals: We have a quarry on the boundary of Ystradowen and RCT and we are unhappy with the way they have put in some very tall buildings and not put enough effort into screening them from the road with soft landscaping. Much more control over how they operate is needed in future.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
While the comments in respect of the quarry are noted, this is essentially a development control matter that will be addressed through the Council's Development Control function and not a matter for the Draft Preferred Strategy.

Recommendation: No change required.

Rep No: 1960/1082/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1960/1083/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1960/1084/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:
CSP12: The Llandow Waste facility needs radically updating, it can be an awful place to visit to dispose of wastes.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Noted. The issue of waste management will be considered in more detail in the later stages of the Local Development Plan. However matters associated with the general condition of waste collection facilities are not relevant to the Draft Preferred Strategy but are management issues for the Council's Visible Services Department.

Recommendation: No change required.

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Public Representor

Rep No: 1960/1085/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 1960/1086/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

I do not believe self-assessment is very effective. A realistic assessment of "self" should be undertaken by an impartial outside body.

I do not agree that the way you have proceeded is sound. You claim to have run workshops with interested bodies. You did not include the Penllyn Community Council for example in these. They would have been an interested party.

Finally I do not agree it is a sound approach when collecting information on your proposals to ignore correspondence which is not placed on the correct forms and which may have come in to you slightly early. Your attitude concerning matter is unreasonable and unsound. I know that you will have received a number of letters from residents of Ystradowen giving their views on developing around this village connected to the publication of the candidate site maps.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Submitting the Local Development Plan (LDP) for independent examination involves sending the Deposit LDP and accompanying documents to the Welsh Assembly Government (WAG) and to the Planning Inspectorate (PINS) in accordance with LDP Regulation 22, to ensure that that is has complied with the tests of soundness and to ensure that the plan is consistent with and has regard to other local and national plans and strategies. The Self Assessment Soundness Test has been included in the Draft Preferred Strategy as good practice and the LDP will be independently assessed by the WAG and the PINS when the Draft Deposit Plan is submitted for examination in due course.

All Community Council's within the Vale of Glamorgan are included on the Council's LDP database and have been informed of all stages of the LDP process to date and have received an invitation to all relevant LDP workshops. Details of the attendees at each workshop are included within the subsequent workshop reports that are available on the Council's web site.

The Draft Preferred Strategy response form has been devised to assist respondents to make clear and specific comments on the Draft Preferred Strategy. Guidance issued by the Welsh Assembly Government clearly indicates that the use of such a form is considered appropriate. The general correspondence referred to in the comments was received by the Council outside the specified consultation dates set for the Draft Preferred Strategy consultation (16th January to 27 February 2008) and was therefore dealt with in accordance with the Council's standard procedure for general mail. Further, in general the letters made specific reference to Candidate Sites that has been included within the Candidate Site Register. The Candidate Site Register has been published for information purposes only and does not form part of the recent Draft Preferred Strategy consultation, which has been widely publicised and open for any interested party to make comment.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 1960/1087/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

To summarise, I feel that your preferred strategy is based on a reasonable vision statement and good principles, unfortunately I feel that the preferred strategy you have outlined is badly flawed and will not realise your objectives. I disagree strongly with your intentions to make large additions to selected villages. In particular I object to Ystradowen having been selected as a "Secondary Settlement". It is a fairly small village poorly provided with services and facilities. By increasing its size significantly you will create a lot more car users who's "big shop" of the week will be at the super stores, the closest of which are at Talbot Green. People will continue to drive to work from this village since for the majority, public transport to their places of work would require use of at least 2 bus routes or one bus and one train route plus some walking and would therefore take much longer than by car. The local primary school (Llansannor) has no free bus service consequently we have at present about 66 mums/dads driving to the school morning and night. Cowbridge Comprehensive is falling apart and the date for a re-build keeps being put back.

Secondly your preferred strategy is flawed because you choose to build on green-field sites in preference to the brown-field one at Llandow. I would like the Welsh Assembly Government to call in your "Preferred Strategy" for a thorough re-examination. Finally I consider Ystradowen has already had more than its fair share of large-scale development under the present Local Development Plan. This village has increased in size by 125% since the early 1990s. Ystradowen should have been given "Minor Settlement" status at most within your preferred strategy for the period 2011-2026.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

The sustainable settlement appraisal undertaken in support of the Draft Preferred Strategy looks at a range of key social, retail and employment, transport and community services and facilities within each of the identified settlements. While no assessment of the level of development that each settlement might accommodate has yet been undertaken, the emphasis will be on development that will support the wider rural area or contribute to building sustainable rural communities including the provision of additional services and facilities. The adoption of a hierarchical settlement strategy will therefore ensure that development is targeted at settlements building upon their particular strengths and opportunities. Ystradowen has therefore been identified within the Draft Preferred Strategy as a Secondary Settlement, and as such has been identified as a location where additional development that is appropriate to the character of the area and local infrastructure is considered appropriate. Core Strategic Policy 6, Planning Obligations, will capitalise on future development and seek to secure improvements in infrastructure, facilities and services appropriate to the scale, type and location of the development proposed.

With regard to the specific transportation issue raised, development proposals can contribute to the provision of alternative modes of transport through Section 106 contributions. Such contributions can assist in providing real alternatives to the private car that might otherwise not exist. While the choice of mode remains with the individual, the Council can seek to ensure that the opportunity for a reasoned choice to be made exists.

The supporting text to Objective 1 of the Draft Preferred Strategy clearly states that the Council will apply a sequential approach to development that will seek the use of previously developed land before the development of greenfield land. While this does not exclude the use of greenfield land, it clearly demonstrates the Council's commitment to reducing the level of greenfield land utilised. To assist in the delivery of the Draft Preferred Strategy, the Council has identified a hierarchy of settlements that will be the focus of future planned development, the scale and type of development varying accordingly to the characteristics and facilities available within each settlement. While no assessment has been made of the level of brownfield land available at each settlement, the Candidate Site methodology that has been adopted by the Council considers the use of previously developed land as set out in National Planning Policy (Planning Policy Wales 2002 (PPW)) which emphasises the importance of re-using Brownfield sites, in order to minimise the take-up of Greenfield land. Previously developed land will therefore normally rank higher than Greenfield sites in any Candidate Site assessment however, this will not necessarily be the main determining factor in whether a site is suitable for allocation. With regard to utilising land at Llandow, this was one of the ten spatial strategy options considered by the Council in developing the Draft Preferred Strategy. The option was discounted as it was contrary to national planning policy and considered not to address issues that had been identified across the wider Vale community.

Recommendation: No change required.

Rep No: 1960/4856/DPS -2 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1960/4857/DPS -2 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1960/4858/DPS -2 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/4859/DPS -2 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/5489/DPS -2 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1960/5490/DPS -2 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1960/5491/DPS -2 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1960/5492/DPS -2 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1960/5493/DPS -2 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1960/5495/DPS -2 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1960/5500/DPS -2 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1960/4860/DPS -2 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/4861/DPS -2 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

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Rep No: 1960/4855/DPS -2 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Document: SUSTAINABLE SETTLEMENTS APPRAISAL DEC2007

Appendix 3 Table 4

SCORES FOR SERVICES AND FACILITIES AVAILABLE

I strongly believe your assessment of the score for services and facilities in Ystradowen is misinformed. The score you have given to this village is, too high with an overall total of 11. Looking at Appendix 3 the problem area appears to be "Community Facilities" From your list of facilities considered in paragraph 3.12 we only have the following;

1. Post box
2. Public House
3. Place of worship
4. Village Hall
5. Outside play area

This adds up to 5 points for facilities and not the 7 as given for this feature by VoG.

There is no school in the village, the nearest is over 1.5 miles distant along narrow windy country lanes. The nursery is at the same location as the school. (Llansannor Church in Wales Primary School). As described in my comments on the Draft Preferred Strategy LDP, a large number of parents take their children to school by car (66 cars were counted a end of school time 3.30pm on a randomly selected afternoon.

There is a "toddler Group" in the village held for half a day on Thursdays only, in Ystradowen. You cannot count this as a nursery.

We are due to have an open space playing field area this year but you could not call this a "formal playing field".

If we add the scores for Community and Employment plus Transport and Accessibility of 1+1 our total score should be 1+1+5=7

CONCLUSION: The Overall Total score given to Ystradowen has been significantly overestimated according to your own criteria; it should be 7 and not 9.

For this reason Ystradowen should not have been placed at the "SECONDARY SETTLEMENT" level in your hierarchy of settlements within your LDP Draft Preferred Strategy 2011-2026.

Another point worth making is that the placement of villages in your hierarchy in your LDP Draft Preferred Strategy does not match the scale of services and facilities as determined by your sustainability scoring. Some villages with higher scores than Ystradowen have been placed lower in the hierarchy than Ystradowen. Your planning policy therefore seems rather inconsistent. For example Peterston Super Ely and Colwinston in your tables 2 and 4 have a higher scores than Ystradowen but are only placed at the "Minor Settlement" level in your hierarchy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The correct scoring for Ystradowen should read as follows:

•A single score each for Post Box, Public House, Place of Worship, Village Hall and Outside Play Area (Total: 5).

•The column in appendix 3 labelled ‘Community and Employment’ is incorrectly labelled and should read ‘Retail/Employment Services’. Ystradowen has a General Store/Petrol station and therefore scores 3 as this criteria is triple weighted.

•Finally, Ystradowen has relatively poor public transport facilities and therefore scores 2 as this criteria is doubled weighted.
Ystradowen should therefore be awarded a total score of 10. The Council is aware that the scoring system in the Sustainable Settlements Appraisal (Dec 07) is incorrect however this inaccuracy was common to all of the settlements and did not have any effect on the overall ranking of the settlements. A revised document is will be published in due course

For the purposes of this assessment, the population of Ystradowen is calculated to be 420. The population figures for Peterston-Super-Ely and Colwinston are 276 and 187 respectively. Population has a huge impact on the viability of local services and facilities. Therefore it is necessary to concentrate new development in the secondary settlements that have sufficient population to sustain both the existing and additional services / facilities required for them to grow. Ystradowen is also located on a strategic route between Cowbridge and Talbot Green and as such there is scope for public transport services to be expanded in response to population increases. It is for these reasons that Ystradowen has been placed higher on the settlement hierarchy than the above mentioned settlements.

Recommendation: No change required.

Rep No: 1960/4862/DPS -2 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/4863/DPS -2 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/4864/DPS -2 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/4865/DPS -2 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/4866/DPS -2 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/4867/DPS -2 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/4868/DPS -2 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/4869/DPS -2 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/4870/DPS -2 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/4871/DPS -2 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/4872/DPS -2 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/4873/DPS -2 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/4874/DPS -2 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 1960/4893/DPS -2 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

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Rep No: 1960/4894/DPS -2 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1977/657/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/662/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/674/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/676/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/677/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/678/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/679/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1977/680/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/681/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/682/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/683/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/684/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1977/685/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

The Draft Preferred Spatial Strategy omits any utilisation of the Llandow Ind. Est. This development is predominantly derelict and largely unoccupied, as such it is a brown-field site that the present government. claim to be favouring in respect of future development. Whilst it is accepted that there are numerous occupants on the existing site, the majority of these could be easily located in the many vacant properties spread over the many local industrial estates. For this reason, we regard the omission of any allocation of housing to the huge Llandow site as a major policy error.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The supporting text to Objective 1 of the Draft Preferred Strategy clearly states that the Council will apply a sequential approach to development that will seek the use of previously developed land before the development of greenfield land. While this does not exclude the use of greenfield land, it clearly demonstrates the Council's commitment to reducing the level of greenfield land utilised. To assist in the delivery of the Draft Preferred Strategy, the Council has identified a hierarchy of settlements that will be the focus of future planned development, the scale and type of development varying accordingly to the characteristics and facilities available within each settlement. While no assessment has been made of the level of brownfield land available at each settlement, the Candidate Site methodology that has been adopted by the Council considers the use of previously developed land as set out in National Planning Policy (Planning Policy Wales 2002 (PPW) which emphasises the importance of re-using Brownfield sites, in order to minimise the take-up of Greenfield land. Previously developed land will therefore normally rank higher than Greenfield sites in any Candidate Site assessment however, this will not necessarily be the main determining factor in whether a site is suitable for allocation. With regard to a new settlement, this matter was considered as part of several of the considered Strategy Options. In addition as a result of this consultation process Llandow was specifically further considered as a separate option. Details of the reasons for the Draft Preferred Strategy can be found in the Draft Preferred Strategy and accompanying documents. Further detail will also be included in the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 1977/686/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

We object on the following grounds:

(1) Para 14.4 refers to "spread the benefits of development more evenly across the V of G". The hierarchical approach does just the opposite by virtue of concentrating development into the already more developed areas; and

(2) We totally disagree with your definitions of the hierarchal levels, in as much that at least 23 villages have been omitted from your minor settlements, Para 15.3. It is some years since Ystradowen was increased by approx 3-fold due to your last planning strategy and now features in secondary developments. At the same time, the 23 villages we refer to were left totally untouched and continue to be so. We believe that a fairer and more sustainable approach would be to disperse additional housing across all villages in the Vale. To class such villages as "open countryside" (Para. 19.1) is ridiculous.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

(1) The sustainable settlement study undertaken in support of the Draft Preferred Strategy looks at a range of key social, retail and employment, transport and community services and facilities within each of the identified settlements. The study identifies settlements where additional development will support the wider rural area or contribute to building sustainable rural communities. The adoption of a hierarchical approach based on the sustainability criteria identified within the Sustainable Settlement Study is considered to be an appropriate approach to accommodating future development within identified settlements that have some level of existing service provision.

(2) The sustainable settlement study undertaken in support of the Draft Preferred Strategy looks at a range of key social, retail and employment, transport and community services and facilities within each of the identified settlements. Many of the settlements within the Vale of Glamorgan are little more than small hamlets or isolated houses or farm houses with no access to basic services or facilities and therefore incapable of accommodating additional development. These settlements have therefore been excluded from the settlement hierarchy and classified as being within the open countryside with future development proposals being restricted to that associated with agriculture or forestry activities. In developing the Draft Preferred Strategy, the Council considered ten spatial strategy options. Option 2b dispersed development throughout the Vale of Glamorgan based on the current population of each settlement and applied a sustainability test, whereby land allocated for development would only be within those settlements with good levels of services and facilities. Overall while it was felt that this option offered some benefits, it was generally considered that by dispersing development in this manner, opportunities for securing the improvement of infrastructure or facilities would be diluted.

Recommendation: No change required.

Rep No: 1977/687/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1977/706/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/707/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/708/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
We do not agree to CSP4 because we believe that the hierarchal allocation of development does not spread benefits evenly across the Vale. Furthermore, to not include Llandow in the S.D.P allows the continuation of an eyesore site and does not utilise brown-field sites as required by government policy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The sustainable settlement appraisal undertaken in support of the Draft Preferred Strategy looks at a range of key social, retail and employment, transport and community services and facilities within each of the identified settlements. While no assessment of the level of development that each settlement might accommodate has yet been undertaken, the emphasis will be on development that will support the wider rural area or contribute to building sustainable rural communities including the provision of additional services and facilities. The adoption of a hierarchical settlement strategy will therefore ensure that development is targeted at settlements building upon their particular strengths and opportunities.

Core Strategic Policy 6, Planning Obligations, will capitalise on future development and seek to secure improvements in infrastructure, facilities and services appropriate to the scale, type and location of the development proposed. The supporting text to Objective 1 of the Draft Preferred Strategy clearly states that the Council will apply a sequential approach to development that will seek the use of previously developed land before the development of greenfield land. While this does not exclude the use of greenfield land, it clearly demonstrates the Council's commitment to reducing the level of greenfield land utilised. While no assessment has been made of the level of brownfield land available at each settlement, the Candidate Site methodology that has been adopted by the Council considers the use of previously developed land as set out in National Planning Policy (Planning Policy Wales 2002 (PPW) which emphasises the importance of re-using Brownfield sites, in order to minimise the take-up of Greenfield land. Previously developed land will therefore normally rank higher than Greenfield sites in any Candidate Site assessment however, this will not necessarily be the main determining factor in whether a site is suitable for allocation. With regard to a new settlement, this matter was considered as part of several of the considered Strategy Options. In addition as a result of this consultation process Llandow was specifically further considered as a separate option. Details of the reasons for the Draft Preferred Strategy can be found in the Draft Preferred Strategy and accompanying documents. Further detail will also be included in the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 1977/4266/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1977/4267/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/4268/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/4269/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/4270/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/4271/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/4272/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/4273/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 1977/723/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 1977/732/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1977/741/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
In respect of our own particular area of Ystradowen/Trerhyngyll we feel the proposed developments would further exacerbate the problems we are already experiencing:-

1. The local primary school in Llanharan is already stretched to breaking point

2. The extra traffic that these houses would create on unsuitable roads would become a serious hazard

3. The public transport is limited to two destinations and not very frequent

4. A public open space providing a safe place for children to play has been promised to us since the last planning development over 8 years ago, still has not materialised.

We trust these objections will be kept on record for any future references.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Ystradowen is identified within the Draft Preferred Strategy as a Secondary Settlement, and as such has been identified as a location where additional development that is appropriate to the character of the area and local infrastructure is considered appropriate. The emphasis will be on development that will support the wider rural area or contribute to building sustainable rural communities. Trerhyngyll has been identified as one of the Vale's smaller villages and hamlets as has therefore been classed as being within the open countryside where any new development would be restricted to that associated with agriculture or forestry activities. As no development sites of any kind have yet to be considered and identified the impact upon local service provision cannot be considered within the Draft Preferred Strategy. Should new development result in the need for additional services or infrastructure this will be considered as part of the normal planning process.

Ystradowen is served by public transport and this fact has been recognised within the Sustainable Settlement Appraisal undertaken in support of the Draft Preferred Strategy. While it is accepted that the level of service provision reflects the rural location of Ystradowen, Section 106 agreements secured on development proposals could contribute to improving public transport facilities and infrastructure either through supporting additional services or routes or through the provision of additional or improved infrastructure.

The provision of play space associated with previous developments is not an issue that can be addressed within the Draft Preferred Strategy. However, any future development proposal located where there is an identified deficiency in public open space would be required to contribute towards reducing that deficiency or improving or upgrading existing facilities.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Local Business Representor

Rep No: 1982/16/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Lafarge support the principles of this objective. Paragraph 12.4 of the supporting text to this objective states that the Plan will set out the need for the sustainable management of mineral resources by ensuring the potential for the reuse of secondary aggregates. Whilst secondary aggregates have an important role to play it must be stressed that they are not always appropriate to replace primary aggregate due to their inferior quality and the consistency of supply available.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Comments in respect of secondary aggregates are noted. Paragraph 12.4 seeks the reuse of secondary aggregates, however, it is accepted that in some instances this may not be appropriate.

Recommendation: No change required.

Rep No: 1982/4292/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 1982/4293/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 1982/4294/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 1982/4895/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 1982/4896/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 1982/4897/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4898/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4899/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4900/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4901/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4295/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4296/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4297/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4298/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4299/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4300/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4301/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4302/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4303/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Local Business Representor

Rep No: 1982/4304/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4305/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/18/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:
Whilst this policy is supported there is no clear indication within the document of the current position of the landbank or what the annual apportionment is proposed for the Vale of Glamorgan.

In addition, we would recommend that the safeguarding of minerals policies make reference for the need to ensure that adequate buffer protection or standoff's are provided to such resource. Minerals Planning Policy Wales (MPPW), para 13, page 6, recognises the importance that access to mineral deposits which society may need is safeguarded. MPPW recommends that areas to be safeguarded should be identified on proposals maps and policies should protect potential mineral resources from other types of permanent development which would either sterilise them or hinder extraction, or which may hinder extraction in the future as technology changes. These recommendation are supported by Minerals Technical Advice Note 1, with a buffer zone of 200m recommended for hard rock quarries.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Draft Preferred Strategy is a strategic document that outlines a range of key issues affecting the Vale of Glamorgan. It identifies the general location of development, sets objectives and establishes policies that seek to guide future growth and development. The detail suggested by Larfarge Aggregates is considered by the Council to be unwarranted in such a document and is more appropriate within the Deposit Draft Local Development Plan that will be produced as the next stage of the LDP process.

Strategic policy as drafted clearly safeguards existing mineral resources from development that would prejudice its future extraction. While the Council accepts that MPPW identifies buffer zones of 200m, it is considered that this level of detail is not required within a strategic policy and is more suited for the more detailed development control policies that if appropriate will be included within the Draft Deposit Local Development Plan.

Recommendation: No change required.

Rep No: 1982/4306/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4307/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Local Business Representor

Rep No: 1982/4308/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4309/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4310/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 1982/4311/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2007/746/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2007/777/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2007/778/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2007/781/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2007/782/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** No

Representation Comments:
Objective 2: Development is probably going to hinder reduction of CO2 emissions' so development should itself be minimised.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
In developing the Draft Preferred Strategy there is an inherent recognition that the Vale of Glamorgan will need to accommodate additional development during the period 2011 - 2026. The Draft Preferred Strategy therefore outlines a range of key issues affecting the Vale of Glamorgan which will need to be addressed and defines a vision of how the Vale should develop. Objective 2 is therefore in line with national guidance and seeks to ensure that new development minimises its impact upon the causes of climate change for example by utilising resource efficient buildings or by utilising sustainable energy technologies. The aspirations of Objective 2 to minimise the impact of the anticipated development upon climate change is therefore considered appropriate.

Recommendation: No change required.

Rep No: 2007/783/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:
Objective 3: This needs to recognise that market pressure will not allow even modest homes in the rural villages to remain "affordable"

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The definition of "affordable housing" for the purpose of the land use planning system is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for some subsequent occupiers (Technical Advice Note 2: Planning and Affordable Housing). Core Strategic Policy 5 is specifically included to ensure that a minimum of 30% (2,500) affordable housing will be secured during the plan period. The inference therefore that properties in rural locations cannot remain affordable is not accepted.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2007/786/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2007/788/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2007/790/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2007/791/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2007/793/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** No

Representation Comments:
Objective 8: Should read "to sustain, by preventing further development of, sustainable communities…"rural villages will be made less attractive places to live if they grow. New housing in rural villages must be very modest in scale, and must be sited sensitively. New housing in the rural vale will increase road traffic and deter walkers, cyclists and horse riders.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
To assist in the delivery of the Draft Preferred Strategy the Council has identified a hierarchy of settlements that builds upon the LDP Vision. Within the smaller secondary and minor settlements identified within the hierarchy the emphasis will be on development that supports the wider rural area, building sustainable rural communities providing local employment, supporting agriculture and reusing existing rural buildings. The Settlement Hierarchy will therefore ensure that development within each settlement whether large or small, reflects their individual infrastructures, economies and characters and constraints. The comments made are therefore considered to be fully addressed by the settlement hierarchy.

Recommendation: No change required.

Rep No: 2007/795/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2007/796/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

As someone who lives in a small village (Wick) that is designated a "secondary settlement" I am very worried comments like "focusing development in the larger rural towns and villages". A few extra houses located sensitively would be fine, but any significant expansion of our village (and others I imagine) would be a catastrophe. We need assurance NOW that we will see only very modest development in rural settlements"

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

To assist in the delivery of the Draft Preferred Strategy the Council has identified a hierarchy of settlements that builds upon the LDP Vision. Within the hierarchy, Wick has been identified as secondary settlement where the emphasis will be on supporting the wider rural area and building rural communities. Accordingly any development will focus on the needs of that community and in particular, affordable housing, encouraging opportunities for recreation and tourism, community services and facilities and other employment. Similar levels of growth may not be appropriate in all secondary settlements as any development will be of a scale that is appropriate to the character of the area and the local infrastructure. The comments expressed are therefore considered to be appropriately covered by the settlement hierarchy within the Draft Preferred Strategy.

Recommendation: No change required.

Rep No: 2007/804/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Future development should be guided towards what you refer to as "Key Settlements" and "Primary Settlements" which already have good local facilities.

The "secondary settlements" have poor shopping opportunities and little employment, and should not be a focus for development - unless your aim is to generate more road traffic.

Paragraph 18.1 makes the mistake of assuming that it is possible to build "affordable housing" in the "secondary settlements". Market forces will always push rural house prices beyond "affordable" (unfortunately). But I like the assurance that "development will be of a scale that is appropriate to the character of the area"

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Section 15 of the Draft Preferred Strategy clearly outlines how the settlement strategy for the Draft Preferred Strategy has been developed and identifies the role of the Key, Primary, Secondary and Minor Settlements contained within the hierarchy. The hierarchy also includes details on how future development will vary depending upon the role and needs of each settlement. The settlement hierarchy has been informed by an assessment of the existing services and facilities contained within each of the Vale's settlements e.g. schools, transport services etc. and the strategy clearly states that "the settlements identified within the hierarchy are to be the main focus of future planned development, the scale and type of which will reflect their individual infrastructures, economies and characters and constraints, ensuring that future development is guided to the most sustainable locations." Therefore, while "Key" and "Primary" settlements form a major element of the Council's settlement strategy, other settlements are also considered suitable for future development. Core Strategic Policy 10 (CSP10) is included in the Draft Preferred Strategy to ensure that new development respects its location and seeks to reinforce local distinctiveness.

The definition of "affordable housing" for the purpose of the land use planning system is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for some subsequent occupiers (Technical Advice Note 2: Planning and Affordable Housing). Core Strategic Policy 5 is specifically included to ensure that a minimum of 30% (2,500) affordable housing will be secured during the plan period. The inference therefore that properties in rural locations cannot remain affordable is not accepted.

Recommendation: No change required.

Rep No: 2007/840/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2007/842/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2007/843/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** No

Representation Comments:
CSP3-This is good as far as it goes, but needs an extra condition - such installations must not be allowed without due consideration for their impact on neighbours and on the landscape.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
CSP 3 is a strategic policy that seeks to support small scale, community based renewable energy schemes. While the comments made are noted, they are not considered to be relevant to the strategic policy and are more appropriate for more detailed development control polices that will be developed as part of the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2007/845/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2007/847/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2007/849/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2007/850/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2007/851/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2007/852/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2007/853/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2007/854/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2007/856/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2007/857/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2007/859/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2007/860/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The Preferred Strategy, in essence is a sound piece of work, and it has my support.

Like most people, I worry most about my own community, but I think that all new development should be sited with sensitivity towards the needs of existing residents. I don't want any new homes in my village (Wick) but I recognise that if there is a housing shortage we should all be willing to make a small sacrifice. My village could take 20 or so new homes, but only if they are positioned where they will not upset existing residents. I believe we should say clearly that small settlements are attractive because they are small-and they should stay small.

Finally, the "secondary settlements" are (and will remain) dormitory villages for people who (if not retired) commute to Bridgend, Barry, Cardiff and so forth. New housing in these villages will mean extra road traffic. Public transport (even if it were free and frequent) could only make a small dent in this. Real journeys to work involve stopping of at the child minder's, and so on, and cannot be done by bus, and all the extra road traffic will make roads more hostile for cyclists. More homes mean more cars and less cycling, horse riding and walking.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The sustainable settlement study looks at a range of social, retail and employment, transport and community services and facilities within each of the identified settlements. Wick is identified within the Draft Preferred Strategy as a Secondary Settlement, and as such has been identified as a location where additional development that is appropriate to the character of the area and local infrastructure is considered acceptable in principle. While no assessment has been undertaken of the level of development that will be accommodated by each settlement within the settlement hierarchy, the emphasis will be on development that will support the wider rural area or contribute to building sustainable rural communities including the provision of additional services and facilities. While the comments made in respect of the impact of new development upon existing properties are noted, they are not considered to be relevant to the Draft Preferred Strategy as no assessment of Candidate Sites has yet taken place.

The comment in respect of private car use is noted however, development proposals can contribute to the provision of alternative modes of transport through Section 106 contributions. Such contributions can assist in providing real alternatives to the private car that might otherwise not exist. While the choice of mode remains with the individual, the Council can seek to ensure that the opportunity for a reasoned choice to be made exists.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2075/916/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/919/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:
Unsure as I have no expertise and am assuming the Vale Council has to meet targets for 2011-2026 set down by the Welsh Assembly Government.

It seems sensible to focus house building at settlements on the main roads across the Vale, including my own Ystradowen.

Whilst having no brief for the wishes of developers, it does seem to be reasonable to expect the Vale Council to give serious consideration to the Llandow Village scheme as a way of easing the scale of new house building in a number of Vale villages facing the most extensive growth in 2011-2026.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The option of a new settlement was considered in several of the spatial strategy options by the Council in developing the Draft Preferred Strategy. As a result of this consultation exercise a further option specifically identifying Llandow Newydd as an Option (8a refers) was considered. It is the view of the Council that for a number of reasons the Draft Preferred Strategy should remain and further details on the reasons for deciding on that particular Strategy can be found in the Council's Draft Preferred Strategy and accompanying Documents. Further detail will also be provided in the draft deposit plan.

Recommendation: No change required.

Rep No: 2075/926/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/927/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4433/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4434/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4435/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4436/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4437/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4438/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4439/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/929/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/931/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/933/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4441/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/935/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4442/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4443/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4444/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4445/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4446/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4447/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4448/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4449/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4450/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/4451/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2075/936/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2075/938/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2075/939/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

This is a most unhelpful form for the ordinary layperson who lacks the expertise or even time to master a plan of this scale and complexity. Those who feel able only to comment on their own immediate area of the Vale of Glamorgan can only use this section. Hence I shall offer comment just at the Ystradowen area where I live and have some familiarity.

1. Size of Village
in view of the housing requirements of the greater Cardiff region it is not unreasonable for the Council to propose further residential development given the villages proximity to the M4 and A48. Hence I don't think a wholesale rejection of the plan as it affects Ystradowen is reasonable.

2. Pattern of development in the village
The plan shows some considerable sensitivity in building immediately adjacent to existing housing, by utilising the barrier to the former railway line and several fields as a green space. However, the High Grove will be almost surrounded by new development. In order to reduce this "encirclement", the site development 359/CS1 should be withdrawn-in this way the policy of green space breaks between existing housing blocks and new residential development would be retained.

3. Site of Historic Importance 2491/CS1
Apart from the extensive recreational use by villagers, including children, this is a site of historical consequence, namely an unidentified twelfth century Norman Motte associated with the expression of Norman control in the Lordship of Talyfan. Using such a site is destructive of the villages history and would remove a critical part of the villages character. Planners who propose the expansion of this village on the scale set out in the LDP should show sensitivity and understanding of such a site. This is a really stupid proposal and is guaranteed to alienate a lot of village residents.

4. Communications/Environment
This plan, if all the main sites are to be developed, will lead to a major expansion of traffic within the village and on roads leading away from it. There are several problems which are going to rise:

1. The road between Sandy Lane and Highgrove will have to be widened, thus removing an important hedgerow (we need the retention of as many hedgerows and copses as possible for various ecological and scenic purposes: careless clearance for road-building and house building would be unforgivable. When developers are given planning permission we need proper conditions laid down so that such ecological benefits we currently enjoy are not lost)

2. There will be a very considerable increase in traffic using the existing road between Sandy Lane and Highgrove as a result of traffic exiting from the land to the south of Ystradowen shown in 359/CS1. The only exit point from this site will have to be onto this road as the proposed site does not abut on to the A4222 south of the abandoned railway line. Consequently the junction between Sandy Lane and St Owains Crescent will be under much greater pressure. This could constitute a very serious traffic hazard for children, as there is a children's playground located just above this junction, adjacent to Badger's Brook Drive.

3. Much greater density traffic will build up along St Owains Crescent, between Sandy Lane junction and the A4222 junction by the post box. As residents in St Owains Crescent have no garages, they have to park their cars adjacent to their homes, this stretch of St David's Crescent is in practice a single lane road.

4. Expansion of the village on this proposed scale will greatly increase traffic on the minor road from Sandy Lane, running past the Highgrove estate to the A48 via St Donats. This is going to cause serious congestion at certain peak travelling times of the day and inevitable accidents, notably in the very narrow stretch between Sandy Lane and Bwlch Gwyn Farm. There is no prospect of road widening along this stretch. It isn't acceptable to concentrate development between 2011-26 in villages located on major roads through the Vale when this will lead to major increases in traffic volume on minor roads linking these communities to other major roads some distance away. The problem of the Sandy Lane- Highgrove-Bwlch Gwyn Farm minor road stretch is a serious weakness in this LDP.

5. As it seems there are no plans to build a primary school in Ystradowen, there will be heavy pressure on Llansannor Primary School. Is the Council aware of the current density of "school run" traffic from Ystradowen to Llansannor Primary and back via the roads running past Ash Hall, Tymaen and Ystradowen Church. This will greatly increase if development on this scale proceeds.

Overall I feel that this scheme is too great a burden on existing facilities . The Council has a responsibility not to undermine the Vale villages like Ystradowen in their character and safety. People in such villages which are located on major vale roads cannot take a NIMBY approach to housing needs in the Vale but equally the Council should not foist on them development which simply cannot be tolerated and safely accommodated by a network of roads within the village unsuitable for such an enhanced density of traffic.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy Response Form has been designed to assist respondents to relate their comments to specific sections of the strategy document. It is regrettable that difficulties have been encountered by the respondent, however the Council feels that this was the most appropriate format for this consultation.

The above comments relate to sites that have submitted as Candidate Sites and which have been included within the Candidate Site Register and Addendums. The Council cannot comment at this stage on the merits of individual sites. Each candidate site will be assessed against the Council's approved Candidate Site Assessment Methodology in due course, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

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DETAILS OF REPRESENTATIONS - March 2009

Professional bodies Representor

Rep No: 2163/325/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1088/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006. The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:

(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.

(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;

(c) No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments are noted.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Comments regarding the effects of the DTA St. Athan development on the housing requirement figure are noted. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Professional bodies Representor

Rep No: 2163/1089/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1090/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1092/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1094/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1096/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1100/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1102/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1108/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1116/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1119/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1125/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1126/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1134/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1155/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Professional bodies Representor

Rep No: 2163/1169/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1171/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CPS4

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council’s topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5-year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies is maintained throughout the Plan period.

Planning Policy Wales (PPW 2002) also indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale during parts of the UDP process the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate mechanism,

It is the Council's intentions to clearly redefine the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Professional bodies Representor

Rep No: 2163/1173/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP5

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced.

The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Rep No: 2163/1174/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2163/1176/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2163/1177/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Professional bodies Representor

Rep No: 2163/1179/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1180/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1181/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1183/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1192/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1194/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Professional bodies Representor

Rep No: 2163/1195/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Barry as a Key Settlement in the Draft Preferred Strategy is supported.

Barry benefits from an extensive range of services, facilities and employment opportunities which are accessible by public transport, foot and cycle. The settlement is well served by frequent bus and rail services linking to other regional settlements and beyond. Barry is the highest scoring settlement in Table 2 of the Council's Sustainable Settlements Appraisal scoring a total of 37 points.

It is considered that the Candidate Site off Weycock Road comprises a logical location for development which would relate well to existing and proposed settlement form. The development of this previously developed site would accord with the principles of sustainable development and would be in accordance with the provisions of the Draft Preferred Strategy.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council cannot comment at this stage on the merits of individual candidate sites. Each candidate site will be assessed against the Council's approved Candidate Site Assessment Methodology in due course, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Rep No: 2163/326/DPS -2 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1200/DPS -2 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1201/DPS -2 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1202/DPS -2 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1230/DPS -2 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1231/DPS -2 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1232/DPS -2 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1233/DPS -2 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1234/DPS -2 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1235/DPS -2 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1236/DPS -2 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1237/DPS -2 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1238/DPS -2 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1239/DPS -2 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Professional bodies Representor

Rep No: 2163/1240/DPS -2 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1241/DPS -2 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1242/DPS -2 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1243/DPS -2 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1244/DPS -2 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1246/DPS -2 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1247/DPS -2 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1248/DPS -2 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1249/DPS -2 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1250/DPS -2 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1251/DPS -2 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed

Rep No: 2163/1252/DPS -2 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1253/DPS -2 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2163/1254/DPS -2 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Professional bodies Representor

Rep No: 2163/1256/DPS -2 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Barry as a Key Settlement in the Draft Preferred Strategy is supported.

Barry benefits from an extensive range of services and facilities and employment opportunities which are accessible by public transport, foot and cycle. The settlement is well served by frequent bus and rail services linking to other regional settlements and beyond. Barry is the highest scoring settlement in Table 2 of the Council's Sustainable Settlements Appraisal scoring a total of 37 points.

It is considered that the Candidate Site off Weycock Road comprises a logical location for development which would relate well to existing and proposed settlement form. The development of this previously developed site would accord with the principles of sustainable development and would be in accordance with the provisions of the Draft Preferred Strategy.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council cannot comment at this stage on the merits of individual candidate sites. Each candidate site will be assessed against the Council's approved Candidate Site Assessment Methodology in due course, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: **2175/351/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

My Clients support the Draft Preferred Strategy's approach for further employment growth.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2175/1285/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

8.1 to 8.7 (see attached submission document) The Regional apportionment has been carried out without sufficient consultation.

WAG projections for the SE region indicate that high rates of growth are anticipated - 22% higher than the average annual rate of housing completions 1996 - 2005, during which time the Vale experienced an annual rate of 510 per annum. Annual completions between 2001 to 2006 averaged 568 dwellings.

The anticipated annual completion rate of 500 dwellings per annum from the proposed housing requirement of 7,500 is therefore inadequate.

My Clients object on the grounds that the issues identified below should also be considered and included in Chapter 8 of the draft Strategy document.

The apportionment referred to in the Area Work on the WSP (paragraph 8.5 refers) has been agreed without sufficient consultation and there is consequently a soundness issue (See Question 10). The statistical basis for the SEWSPG apportionment has not been the subject of public consultation or Examination in Public, thus it can not be relied upon. Reference to this part of the framework in the context of soundness and sustainability is therefore misleading. The Strategy document must be revisited to ensure that it correctly reflects the status of background strategies.

Annual completions of new dwellings in the Vale of Glamorgan from 2001 to 2006 averaged 568 (2006 Agreed JHLA Study). WAG projections for the SE Wales region indicate that high rates of growth are anticipated 22% higher than the average annual rate of house completions in the period 1996 to 2005, during which the Vale experienced an annual rate of 510 per annum.

The proposed housing requirement of 7,500, resulting in an anticipated annual completion rate of 500 dwellings per annum is therefore inadequate to cater for the assumed general growth and does not match previous completion rates. Figures were derived mainly from a brief assessment of urban capacity in each area and on the aspirations for growth or containment of individual local authorities. Broadly it was agreed on a sub regional basis that the Valley areas of South Wales could accommodate the additional growth in order that areas such as the Vale, Cardiff and Monmouthshire could adopt comparatively low growth strategies.

Although it is acknowledged that the South Wales Valleys should be regenerated by appropriate levels of development, there is a major question mark as to whether growth can take place in these less marketable areas to offset development pressure in the Vale and other popular areas along the M4 corridor. The valley areas where a large amount of growth is proposed have major infrastructure and topographical constraints. Yet in the next 15 years it is assumed that through this process, i.e. by restricting development in the south, significant growth will take place in the valley areas to the extent that previous trends will be reversed, albeit that this would result in more commuter travel and further congestion around Cardiff and the M4.

Consequently no methodology has been applied which could establish whether the apportionment of the regional household projections is actually deliverable within the respective local authorities. It does not take into account market conditions which will be the key to realising household growth, and fails to examine economic forecasts and other trends to show how realistic the proposed amount of housing growth is within each local authority. In doing so there is a failure to recognise the central importance of growth in Cardiff and the coastal region to the development of an economically successful and sustainable 'City Region'.

The aforementioned exercise was also based on 2003 – based population and housing projections from the Welsh Assembly Government. Since there have been two other sets of national population projections for Wales, 2004 and 2006 based projections, which both show a significantly higher population growth compared with the 2003 based projections and this is likely to be reflected in the higher household forecasts.

It is also noted that the Vale of Glamorgan's LDP period is 2011 to 2026, rather than 2006 to 2021 as adopted by other local authorities in SE Wales. The SEWSPG apportionment figures do not therefore bear comparison with the timescale of the Vale's Local Development Plan. Moreover new projections emerging from WAG are likely to show a more pronounced increase in household numbers, which has implications in the Vale, particularly in the latter part of the Plan period.

On the above basis my Client is of the view that a higher housing requirement figure needs to be incorporated in the draft Strategy to reflect housing completion rates over the previous 5 year period, to allow for a more realistic apportionment of regional needs, and to address higher anticipated projections of household growth. In this context a housing land target in the region of 10,000 new dwellings during the Plan period together with a 10% flexibility allowance would be appropriate as advocated by the Homebuilders Federation.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Regional Housing Apportionment exercise was carried out by SEWSPG in accordance with the advice contained in the MIPPS 01/2006 (Housing) and TAN 1 (JHLAS) 2006. Key stakeholders attended the SEWSPG meetings and seminars where the housing apportionment process was discussed in detail and their views were taken into account.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Officer Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2175/1401/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:
My Client supports the vision

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1402/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:
My Client supports the objectives

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1403/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1404/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1405/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1406/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2175/1407/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1408/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1409/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1410/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:
My Client generally supports the strategy options identified

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1411/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
My client considers that a strategy combining Option 2a and Option 5 would allow for some further dispersed growth in settlements which meet accepted sustainability criteria.

My Client objects on the grounds that Option 7 (a combination of Option 2b and Option 5) should be adopted, i.e.;
“Concentrate development opportunities in Barry, and the South East Zone. The St Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test.”

My Client is of the view that a Strategy combining the two options will allow for some further dispersed growth in settlements which meet accepted sustainability criteria.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Option 2b includes the dispersal of development on a pro rata basis based on the current population of each settlement assessed against the Council's sustainability criteria. It is the Council's view that the future planning of the Vale on a simple pro rata basis would not take account of the capacity and character of the settlements. The preferred option 5 draws upon the sustainability assessment of each settlement but allows development to be planned in a flexible manner, taking account of capacity issues as well as the role and function of each settlement (including employment opportunities e.g. DTA St Athan, Cardiff Airport and Barry).

Recommendation: No change required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2175/1412/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:
My client welcomes the identification of Sully as a primary settlement.

My Clients in general support the settlement strategy hierarchy and welcome the categorization of Sully as a Primary settlement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1413/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** No

Representation Comments:
My client objects to Policy CSPI on the grounds that Criterion 1 should be expanded to state :

"…particularly where firm boundaries exist for containing development."

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
While the comment is noted, the policies contained within the Draft Preferred Strategy (DPS) are strategic level policies. Paragraph 20.2 of the DPS states that more detailed planning policies or site specific policies will be developed later in the Local Development Plan process and published in the Deposit Draft LDP. Where appropriate these will be supported by a series of supplementary planning guidance notes. The inclusion of additional or expanded criteria in respect of boundaries or site specific matters is considered to be more appropriate for these later stages and more detailed policies and/or guidance are not appropriate to the strategic policies contained within the DPS.

Recommendation: No change required

Rep No: 2175/1414/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1415/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2175/1416/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

My Client in general supports the policies, however he objects to Policy CSP4 for the reasons given in response to Question 2.

8.1 to 8.7 (see attached submission document) The Regional apportionment has been carried out without sufficient consultation.

WAG projections for the SE region indicate that high rates of growth are anticipated - 22% higher than the average annual rate of housing completions 1996 - 2005, during which time the Vale experienced an annual rate of 510 per annum. Annual completions between 2001 to 2006 averaged 568 dwellings.

The anticipated annual completion rate of 500 dwellings per annum from the proposed housing requirement of 7,500 is therefore inadequate.

My Clients object on the grounds that the issues identified below should also be considered and included in Chapter 8 of the draft Strategy document.

The apportionment referred to in the Area Work on the WSP (paragraph 8.5 refers) has been agreed without sufficient consultation and there is consequently a soundness issue (See Question 10). The statistical basis for the SEWSPG apportionment has not been the subject of public consultation or Examination in Public, thus it can not be relied upon. Reference to this part of the framework in the context of soundness and sustainability is therefore misleading. The Strategy document must be revisited to ensure that it correctly reflects the status of background strategies.

Annual completions of new dwellings in the Vale of Glamorgan from 2001 to 2006 averaged 568 (2006 Agreed JHLA Study). WAG projections for the SE Wales region indicate that high rates of growth are anticipated 22% higher than the average annual rate of house completions in the period 1996 to 2005, during which the Vale experienced an annual rate of 510 per annum.

The proposed housing requirement of 7,500, resulting in an anticipated annual completion rate of 500 dwellings per annum is therefore inadequate to cater for the assumed general growth and does not match previous completion rates. Figures were derived mainly from a brief assessment of urban capacity in each area and on the aspirations for growth or containment of individual local authorities. Broadly it was agreed on a sub regional basis that the Valley areas of South Wales could accommodate the additional growth in order that areas such as the Vale, Cardiff and Monmouthshire could adopt comparatively low growth strategies.

Although it is acknowledged that the South Wales Valleys should be regenerated by appropriate levels of development, there is a major question mark as to whether growth can take place in these less marketable areas to offset development pressure in the Vale and other popular areas along the M4 corridor. The valley areas where a large amount of growth is proposed have major infrastructure and topographical constraints. Yet in the next 15 years it is assumed that through this process, i.e. by restricting development in the south, significant growth will take place in the valley areas to the extent that previous trends will be reversed, albeit that this would result in more commuter travel and further congestion around Cardiff and the M4.

Consequently no methodology has been applied which could establish whether the apportionment of the regional household projections is actually deliverable within the respective local authorities. It does not take into account market conditions which will be the key to realising household growth, and fails to examine economic forecasts and other trends to show how realistic the proposed amount of housing growth is within each local authority. In doing so there is a failure to recognise the central importance of growth in Cardiff and the coastal region to the development of an economically successful and sustainable 'City Region'.

The aforementioned exercise was also based on 2003 – based population and housing projections from the Welsh Assembly Government. Since there have been two other sets of national population projections for Wales, 2004 and 2006 based projections, which both show a significantly higher population growth compared with the 2003 based projections and this is likely to be reflected in the higher household forecasts.

It is also noted that the Vale of Glamorgan's LDP period is 2011 to 2026, rather than 2006 to 2021 as adopted by other local authorities in SE Wales. The SEWSPG apportionment figures do not therefore bear comparison with the timescale of the Vale's Local Development Plan. Moreover new projections emerging from WAG are likely to show a more pronounced increase in household numbers, which has implications in the Vale, particularly in the latter part of the Plan period.

On the above basis my Client is of the view that a higher housing requirement figure needs to be incorporated in the draft Strategy to reflect housing completion rates over the previous 5 year period, to allow for a more realistic apportionment of regional needs, and to address higher anticipated projections of household growth. In this context a housing land target in the region of 10,000 new dwellings during the Plan period together with a 10% flexibility allowance would be appropriate as advocated by the Homebuilders Federation.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Please see response to Question 2.

Rep No: 2175/1417/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1418/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1419/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1420/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1421/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1422/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1423/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2175/1424/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1425/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:
My Client generally supports the indicators and targets.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2175/1427/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
The regional apportionment exercise from which the housing figures were derived was not transparent and not conducted in a sound manner. It therefore fails the consistency tests, particularly Test CE2. , i.e. “The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base.”

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The regional housing apportionment exercise was carried out by SEWSPG in accordance with the advice contained in the MIPPS January 2006 (Housing) and TAN 1 (Joint Housing Land Availability Study) 2006. Key stakeholders attended SEWSPG meetings and seminars where the housing apportionment process was discussed in detail and their views were taken into account.

Recommendation: No change required.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2175/1455/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

My Client is promoting the release of land on the edge of the village of Sully (candidate site ref 2175/CS1)

He is generally supportive of the candidate site methodology but suggests that additional wording is included to favour sites which are contained by established physical boundaries.

Additional supporting document:

My Client wishes to comment on the Candidate Site Assessment, as it applies to the site at Swanbridge Road which he is promoting in Sully.

My Client is promoting the release of additional land on the edge of the village of Sully for residential development. The site in question, i.e. the Field adjacent to 'Longmeadow' (Ref: 2175/CS.1) is closely related to the existing form of the village and has well defined boundaries in the form of a disused railway line embankment to the north and the B4261, Lavernock Road to the south.

My Client generally supports the Candidate Site Assessment methodology but would suggest that paragraph 21.6 is expanded to read: "This will involve the Council assessing potential sites in terms of their suitability and deliverability, as well as criteria relating to site accessibility and location, environmental impact, physical site constraints, infrastructure issues and site availability, together with the extent to which they are contained by established physical boundaries……..."

Conclusion

This Statement is submitted as a response to the Draft Preferred Strategy (January 2008), which forms part of the Pre – Deposit Consultation stage in the preparation of the Vale of Glamorgan Local Development Plan, following which a full Deposit Plan is expected to be issued by the Council.

My Client is promoting a candidate site for residential development, i.e. the field adjacent to 'Longmeadow', Swanbridge Road, Sully. In this respect he welcomes the identification of Sully as a Primary Settlement in the draft Strategy. He also generally supports the Candidate Site Assessment methodology included, subject to additional provision for sites where firm boundaries exist for containing development. This is also reflected in his objection to Policy CSPI.

My Client has considered the Preferred Strategy and questions how the housing target figures were derived and the regional apportionment process, which without adequate consultation was not carried out in a sound and transparent manner. Consequently the housing targets identified are low and do not reflect higher future household projections and the scale of recently experienced building rates. He suggests that a total housing requirement figure of 10,000 units would be appropriate.

The draft Preferred Strategy Option has been considered and My Client is of the view that a Strategy combining two options which allows for some further dispersed growth in settlements which meet accepted sustainability criteria would be appropriate.

In light of these points my Clients have objections and the Council is requested to make revisions to the Preferred Strategy document.

My Client urges the Officers and Members of the Vale of Glamorgan Council to give careful consideration to his representations. He would be happy to provide further information and attend any meeting in order to pursue these proposals.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council cannot comment at this stage on the merits of individual candidate sites. Candidate sites will be assessed in due course against the Council's approved Candidate Site Assessment Methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2177/1456/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2177/1457/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

This requirement is based on the VoG providing 8% of the SEWSPG regional figure. This proportion is too high given-

-The rural character of much of the authority
-The roads and infrastructure levels of provision and constraints on development within the VoG
-There are authorities north of the M4 in the valleys with towns where the population (particularly of working age) is falling and which should take a larger proportion of development to safeguard the sustainability of those communities.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments are noted.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The Draft Preferred Strategy contains Objectives and Core Strategic Policies that have been developed to guide the direction of the Local Development Plan (LDP) and to meet the agreed Vision. Objective 7 of the Draft Preferred Strategy seeks "To protect and enhance the Vale of Glamorgan's historic, built, and natural environment" and the supporting text to this objective outlines the importance that is placed on the protection of the Vale's natural assets. Core Strategic Policy 10 supports this objective and similarly seeks to "protect and enhance" the Vale of Glamorgan's built and natural environmental assets. The concerns expressed in the representation are therefore considered to be adequately addressed within the strategy.

Where development is proposed that could impact upon existing services or infrastructure, planning obligations will be sought that are appropriate to the scale, type and location of the proposed development to mitigate against any adverse impact that the develop might have.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2177/1458/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

There is also a need to value and safeguard the natural environment of much of the Vale by protecting the countryside. This should be recognised in the vision as well as in Objective 7.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Vision contained within the Draft Preferred Strategy (DPS) has been adopted from the Vale of Glamorgan's Community Strategy as it accords with the requirements set out in Local Development Plan Manual (2006) for the LDP vision to be based on an up to date vision that has wide spatial relevance, provides a clear view of what kind of place the Vale of Glamorgan aspires to be and balances economic, social and environmental objectives. While protection of the countryside is not specifically included within the Vision, the protection and enhancement of the historic, built and natural environment is included within the objective 7 of the eight objectives within the DPS and within Core Strategic Policy 10 that have been developed to guide and deliver the vision and aims of the LDP.

Recommendation: No change required

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Public Representor

Rep No: 2177/1459/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2177/1460/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2177/1461/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:
Provision of housing should not simply be demand led. People will continue to want to move to the Vale from outside.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
In determining housing requirements, the Council is guided by National Planning Guidance issued by the Welsh Assembly Government. This dictates that the provision of housing as detailed within the Draft Preferred Strategy is based on recent demographic trends. In assessing the need for housing within the Vale of Glamorgan it should be noted that demand differs considerably from need. Many individuals may hold aspirations to reside within a certain locality, however only a proportion of them may need to. Assessing housing provision on a need basis and in accordance with accepted guidance is therefore considered appropriate.

Recommendation: No change required

Rep No: 2177/1462/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2177/1463/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2177/1464/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2177/1465/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2177/1466/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2177/1467/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2177/1468/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:
N.B Preferred Option 5 should include the caveat as per option 7 "Based on a sustainability test"

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Draft Preferred Spatial Strategy already states that other sustainable settlements will accommodate further housing and associated development. The Council has undertaken a sustainable settlements appraisal and the results of this study were used to inform area strategy policy 1: settlement hierarchy. Accordingly, only the towns and villages listed in this policy are considered to have a sufficient level of services and facilities to sustain further growth. Accordingly the suggested caveat is considered to be unnecessary.

Recommendation: No change required

Rep No: 2177/1469/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2177/1470/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2177/1471/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2177/1472/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2177/1473/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
Provision of 7500 dwellings- this number is too high, see comment on Q2.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Please see response to comments made in question 2.

Rep No: 2177/1474/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:
As CSP4-requirement is too high.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Rep No: 2177/1475/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2177/1476/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2177/1477/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2177/1478/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2177/1479/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2177/1480/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:
The Llysworney bypass should not be seen as providing adequate western access to Cardiff Wales Airport.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
While the Draft Preferred Strategy identifies the Llysworney bypass as a strategic highway scheme (CSP11 refers) the strategy does not identify the bypass as a western access to Cardiff International Airport. The bypass when constructed would not be considered as providing an adequate access route to Cardiff International Airport from the west but would provide an improved link between A48 and the Llandow Industrial Estate and thus remove through traffic from the village of Llysworney. The Welsh Assembly Government has commissioned the consultants Arup to undertake a detailed transportation study of the area and to provide advice on improved access to the Airport. Further detail on the Airport Access Road will be contained in the Draft Deposit Plan.

Recommendation: No change required

Rep No: 2177/1481/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2177/1482/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2177/1483/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2177/1484/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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DETAILS OF REPRESENTATIONS - March 2009

Statutory Consultees Representor

Rep No: 2231/382/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

The preferred strategy is in general accordance with national policy, however as some locations may have development constraints, it is not clear whether they should remain part of the preferred strategy. Criteria for defining key locations should be established and any new proposals replacing previously allocated. Proposals should be the subject of consultation at the pre-deposit stage. Also the link between employment location and proposed housing sites is not as explicit as it could be, in order to demonstrate a coherent spatial strategy. Please refer to our separate detailed response for further comments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The DPS is a strategic document and identifies settlements for additional growth as opposed to specific development sites. The Council has previously invited landowners and developers to submit candidate sites for potential inclusion in the Deposit Plan LDP. The Council has also prepared a candidate site assessment methodology which examines the suitability and deliverability of sites. This process will be undertaken when the preferred strategy has been confirmed. The DPS seeks to encourage sustainable growth by ensuring that new development is focused in areas where there are existing services and facilities including employment opportunities.

Rep No: 2231/1485/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

It is not clear how the proposed housing provision is appropriate having regard to the evidence base, as the stated affordable housing requirement exceeds the intended build rate for all housing. The Assembly Government's national and sub-national household projections for Wales form a starting point for assessing housing requirements. Other evidence including local housing market assessments should be considered. Robustness will be increased where there is a transparent analysis of all the appropriate evidence, with a clear rationale demonstrating the conclusion. Please see our detailed response for further comments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable information for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Rep No: 2231/1486/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Don't Know

Representation Comments:

It is noted that the vision has been transferred from the Community Strategy. However, it does not give a clear picture of how the County will look, function etc at the end of the plan period from a land use perspective. The vision and objectives lack local distinctiveness and detail. The vague vision provides difficulties for the objectives, which are also bland and non-locational specific and give limited impression as to what actions are required to reach the vision. Consider amending the vision to make it locally distinct and enable the LDP objectives to be clearly related to the vision. Please see our detailed response for further comments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Vision has been subject to wide ranging consultation as a part of the development of the Community Strategy. It is considered to be appropriate and relevant for the Vale of Glamorgan LDP in that it seeks to address key themes and issues that have been identified as part of the LDP process. The Vision is supported by a more detailed spatial explanation of the future role of settlements and delivery mechanisms that will help to relay the Plan's spatial priorities.

Rep No: 2231/1487/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

It is not clear whether the objectives are appropriate, in part because the vision lacks local distinctiveness, which in turn is reflected in the objectives. Please see the response to question 3 and our separate detailed response for further comments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. Clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

Rep No: 2231/5502/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:
It is not clear whether the objectives are appropriate, in part because the vision lacks local distinctiveness, which in turn is reflected in the objectives. Please see the response to question 3 and our separate detailed response for further comments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

Rep No: 2231/5503/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:
It is not clear whether the objectives are appropriate, in part because the vision lacks local distinctiveness, which in turn is reflected in the objectives. Please see the response to question 3 and our separate detailed response for further comments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

Rep No: 2231/5504/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:
It is not clear whether the objectives are appropriate, in part because the vision lacks local distinctiveness, which in turn is reflected in the objectives. Please see the response to question 3 and our separate detailed response for further comments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

Rep No: 2231/5505/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:
It is not clear whether the objectives are appropriate, in part because the vision lacks local distinctiveness, which in turn is reflected in the objectives. Please see the response to question 3 and our separate detailed response for further comments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

Rep No: 2231/5506/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:
It is not clear whether the objectives are appropriate, in part because the vision lacks local distinctiveness, which in turn is reflected in the objectives. Please see the response to question 3 and our separate detailed response for further comments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

Rep No: 2231/5507/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:
It is not clear whether the objectives are appropriate, in part because the vision lacks local distinctiveness, which in turn is reflected in the objectives. Please see the response to question 3 and our separate detailed response for further comments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Statutory Consultees Representor

Rep No: 2231/5508/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:

It is not clear whether the objectives are appropriate, in part because the vision lacks local distinctiveness, which in turn is reflected in the objectives. Please see the response to question 3 and our separate detailed response for further comments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. Clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

Rep No: 2231/1488/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

The link between the spatial options and growth proposals are not clear, nor is it clear what the scale of apportionment within the county to be able to demonstrate, for example, whether a particular option is within infrastructure and environmental capacities. Please see our detailed response for further comments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. However the Council is satisfied that there will be sufficient development opportunities within the areas identified for growth within option 5 to deliver the proposed housing requirement of 7500 dwellings. The south east zone already benefits from a wide range of services and facilities and offers significant opportunities for regeneration. This option would also reduce pressure for greenfield development and impact on the natural environment would be minimal.

Rep No: 2231/1489/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Don't Know

Representation Comments:

Unable to conclude at this stage whether the preferred strategy is likely to be examined as sound as some of the evidence requires further technical work. Please see our detailed response for further comments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The Council is confident that it has met all of the ten tests of soundness to date as set out in the appendix to the DPS.

Rep No: 2231/1490/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Don't Know

Representation Comments:

Identifying Barry and St Athan as the focus for development is logical in light of the evidence presented, but it is not clear what their respective roles are intended to be from their 'equal status' in the settlement hierarchy. Is St Athan intended to have the same functions such as retailing as Barry? This needs to be clarified. Please see our detailed response for further comments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. In the Deposit Plan, the Council intends to re-describe St. Athan as a Strategic Opportunity Area in line with the Wales Spatial Plan and more clearly define the status / roles of Barry and St. Athan.

Rep No: 2231/1492/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Don't Know

Representation Comments:

As identified in respect of the vision and objectives, the strategic policies similarly need greater local distinctiveness, to avoid repeating national policy and to demonstrate they will deliver the preferred strategy. Please refer to the response questions 3 and 4 and our separate detailed response.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. However the CSPs relate to the whole of the Vale and are therefore strategic in nature. The vision is supported by a spatial expression of the role and function of specific areas that will assist in the delivery of the strategy. More detailed policies, (including site specific policies) will be included in the Deposit Draft Plan.

Rep No: 2231/5509/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:
As identified in respect of the vision and objectives, the strategic policies similarly need greater local distinctiveness, to avoid repeating national policy and to demonstrate they will deliver the preferred strategy. Please refer to the response questions 3 and 4 and our separate detailed response.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Please see response to question 8 CSP1.

Rep No: 2231/5510/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:
As identified in respect of the vision and objectives, the strategic policies similarly need greater local distinctiveness, to avoid repeating national policy and to demonstrate they will deliver the preferred strategy. Please refer to the response questions 3 and 4 and our separate detailed response.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Please see response to question 8 CSP1.

Rep No: 2231/5511/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:
As identified in respect of the vision and objectives, the strategic policies similarly need greater local distinctiveness, to avoid repeating national policy and to demonstrate they will deliver the preferred strategy. Please refer to the response questions 3 and 4 and our separate detailed response.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Please see response to question 8 CSP1.

Rep No: 2231/5512/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:
As identified in respect of the vision and objectives, the strategic policies similarly need greater local distinctiveness, to avoid repeating national policy and to demonstrate they will deliver the preferred strategy. Please refer to the response questions 3 and 4 and our separate detailed response.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Please see response to question 8 CSP1.

Rep No: 2231/5513/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:
As identified in respect of the vision and objectives, the strategic policies similarly need greater local distinctiveness, to avoid repeating national policy and to demonstrate they will deliver the preferred strategy. Please refer to the response questions 3 and 4 and our separate detailed response.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Please see response to question 8 CSP1.

Rep No: 2231/5514/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:
As identified in respect of the vision and objectives, the strategic policies similarly need greater local distinctiveness, to avoid repeating national policy and to demonstrate they will deliver the preferred strategy. Please refer to the response questions 3 and 4 and our separate detailed response.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Please see response to question 8 CSP1.

Rep No: 2231/5515/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:
As identified in respect of the vision and objectives, the strategic policies similarly need greater local distinctiveness, to avoid repeating national policy and to demonstrate they will deliver the preferred strategy. Please refer to the response questions 3 and 4 and our separate detailed response.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Please see response to question 8 CSP1.

Rep No: 2231/5516/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:
As identified in respect of the vision and objectives, the strategic policies similarly need greater local distinctiveness, to avoid repeating national policy and to demonstrate they will deliver the preferred strategy. Please refer to the response questions 3 and 4 and our separate detailed response.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Please see response to question 8 CSP1.

Rep No: 2231/5517/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:
As identified in respect of the vision and objectives, the strategic policies similarly need greater local distinctiveness, to avoid repeating national policy and to demonstrate they will deliver the preferred strategy. Please refer to the response questions 3 and 4 and our separate detailed response.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Please see response to question 8 CSP1.

Rep No: 2231/5518/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:
As identified in respect of the vision and objectives, the strategic policies similarly need greater local distinctiveness, to avoid repeating national policy and to demonstrate they will deliver the preferred strategy. Please refer to the response questions 3 and 4 and our separate detailed response.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Please see response to question 8 CSP1.

Rep No: 2231/5519/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:
As identified in respect of the vision and objectives, the strategic policies similarly need greater local distinctiveness, to avoid repeating national policy and to demonstrate they will deliver the preferred strategy. Please refer to the response questions 3 and 4 and our separate detailed response.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. Please see response to question 8 CSP1.

Rep No: 2231/1493/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:
More clearly identifying what the preferred strategy is intended to deliver will assist in focusing the monitoring indicators and assist in developing targets.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. The Council acknowledges the importance of monitoring and more detailed indicators and targets will be included in the deposit draft plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Statutory Consultees Representor

Rep No: 2231/1494/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

To ensure your authority secures a sound plan in due course, we have provided a strategic assessment of the Preferred Strategy document (as supported by the other documentation you have provided). We have indicated where evidence of soundness is not immediately clear. Please see our letter and accompanying annex for further comments.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. Please refer to response to question 11.

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Statutory Consultees Representor

Rep No: 2231/1495/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Annex to Letter 27 February 2007 (refer to scanned PDF documentation)

Vale of Glamorgan LDP Regulation 15-Deposit Consultation: Welsh Assembly Government Response

P1 - Prepared in accordance with the Delivery Agreement including the CIS

Comments
We assume that the preferred strategy has been prepared in accordance with the Delivery Agreement. Please advise if this is not the case.
Suggested Actions
N/A

C1 It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
Comments
We note that section 10 of the preferred strategy aims to provide the national, regional and strategic context for the LDP and refers to a number of key relevant plans, policies and strategies: WSP, Planning Policy Wales, Technical Advice Notes, South East Wales Regional Transport Plan, SEW Regional Waste Plan, South Wales Regional Aggregates Technical Statement and the Vale of Glamorgan Community Strategy 2003-2013. Key Documents are also highlighted in Table 3 entitled 'Key Sustainability Objectives from other Plans, Programmes and Policies" in the Initial Sustainability Appraisal Report.

Neighbouring Authorities
The commitment to working with the Council's neighbouring authorities of Cardiff, Rhondda Cynon Taf and Bridgend is welcomed. The major issues that may require close joint working seem to be issues of commuting from the area into Cardiff for employment, the locating of waste facilities, and issues regarding the expansion of the airport. Further evidence of co-ordination in respect of these issues is required.

Suggested Actions
Ensure evidence is provided on the areas of joint working identified both within the authority and external organisations.

Relevant Plans
Section 10 provides a useful summary of key documents and work with neighbouring authorities, but the links to the preferred strategy need to be clearer. For example whilst coastal protection and flood risk are mentioned, how the relationship between Shoreline Management plans and the two catchment flood management have had on the preferred strategy is unknown. No reference to the investment plans of Welsh Water mean the position with regard to water/drainage infrastructure is unknown. The surface management pilot study in Barry may offer an opportunity to demonstrate how the preferred strategy can also facilitate resilience in this community.

Suggested Actions
Provide explanation of how the preferred strategy takes account of water/drainage infrastructure proposals and constraints.

C2 It has regard to national policy.

Comments
LDP Wales (and the PPW Companion Guide) makes clear that though LDPs must have regard to national policies, they should not repeat them, but rather explain how they apply to the local area. The draft strategic policies in the preferred strategy document should be the key delivery mechanisms for areas of change in the preferred spatial strategy (LDP Manual paragraph 6.5.1). N.B. Comments in relation to national policy are included under soundness tests CE1 & CE2

Suggested Actions
See comments under soundness tests CE1 & CE2

C3 It has regard to the Wales Spatial Plan

Comments
The preferred strategy, focusing development on the key settlements of Barry and St. Athan provides a good fit with the Wales Spatial Plan vision for South East Wales and the emerging area work.

Suggested Actions
To note.

However the role of St. Athan is unclear, especially when it is given equity with Barry in the settlement hierarchy. Is St. Athan expected to take the same level of development as Barry over the plan period, or does it mean it should grow to the same size or functional importance as Barry? See also further comments under Soundness Tests CE1 and CE2.

Suggested Actions
Provide clarification on whether the preferred strategy adopts a strategy based on key settlements or a settlement hierarchy.

C4 - Has regard to the relevant community strategy / ies.

Comments
Appears to do so; Section 10 identifies the community strategy as a key document, and section 12 explains that the LDP adopts the same vision as the community strategy. However see the comments under Soundness Tests CE1 and CE2, on the suitability of the vision to guide land use interventions.

Suggested Actions
To note.

CE1 The plan sets out coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities & CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives, and/or are founded on a robust and credible evidence base

Comments
Document structure and presentation
Overall the succinct style of the preferred strategy document aids its readability, helpfully cross-referring to background documents where required. The structure of the document properly reflects the logical flow expected of an LDP from issue identification, through to vision, objectives, options, to preferred strategy.

Suggested Actions
To note.

Evidence Base
A number of studies in the evidence base are not yet completed (Retail study, Renewable Energy Assessment) and make it difficult to assess the basis on which the Strategy is founded. Should any fundamental aspects of the Strategy change when the evidence is finalised, the Authority in preparing the next stages of the Plan should make it clear where such changes occur.

Suggested Actions
Ensure the preferred strategy is sufficiently flexible to respond to changes in the economy, housing market assessment, strategic site take up and other changes.

Vision and Objectives
It is noted that the vision has been copied from the Community Strategy. However, it does not give a clear picture of how the County will look, function etc at the end of the plan period from a land use perspective. The vision and objectives lack local distinctiveness and detail. The vague vision provides problems for the objectives, which are also bland and non-locational specific and do not give any impression as to what actions are required to reach the vision.

Suggested Actions
Consider amending the vision to make it locally distinct and enable the LDP objectives to be clearly related to the vision.

Strategic Options
The link between the spatial testing and growth option testing could be made clearer, in particular the overall scale of development being subject to spatial testing and also the relative scale of development being apportioned across the County so it is clearer how infrastructure capacity issues have been tested for each option.

There isn't much information on the type, size, location etc of development that is proposed in the Vale over the plan period. There is little detail as to what schemes are needed to address the issues identified and meet the objectives, or what infrastructure/funding/delivery bodies will be required. Detail on the timescales for the major development at St Athan or airport expansion is not clear, nor are there any contingency plans in case these major developments were not forthcoming.

Suggested Actions
Ensure clear evidence is available to explain how growth level predictions have influenced the selection of the preferred strategy.

Spatial Distribution - St Athan
The plan refers to the proposed Defence Training Academy (DTA) development at St Athan, which will potentially provide 10,000 jobs, but the strategy does not develop the implications e.g. what will be the demand for housing? How will it affect population projections, accessibility and transport? A development of this significance should feature prominently in the preferred strategy.

Much is made of St Athan being an area of change yet there is no specific strategic policy relating to its delivery. Detailed policies will be need for effective management of development connected to the DTA facility and the overall composition of development at St Athan should be set out in the preferred strategy.

Suggested Actions
Ensure the implications of the proposed DTA development are properly and fully considered in the strategy e.g. housing requirements, population projections, accessibility and transport provisions etc.

Consider developing a strategic policy relating to the redevelopment of St Athan to provide the effective development of the DTA facility.

Strategic Policies
Many of the strategic policies do not address specifically how strategy will be delivered, being generic, they do not recognise how the requirements will vary depending on location e.g. the SE zone will need a different response to St Athan area.

Is CSP2 deliverable? Is it possible to require all new development to decrease energy use, incorporate onsite renewable energy and supply energy efficiently?

Suggested Actions
Ensure the policies provide clear requirements as to how the spatial strategy will be delivered.
Give further consideration to the deliverability of policy CSP2.

Agricultural land
It is considered that the preferred option is consistent with PPW 2.8.1 and there are no apparent direct threats to the proper application of

the policy. It will be necessary to ensure that the procedure at PPW 2.8.1 is applied to site specific development land allocations.

The preferred strategy seeks to focus the bulk of development in the Barry/St Athan area and to maximise the re-development potential of previously developed land. The strategy envisages that previously developed land and existing development plan allocations will take the majority of the development. The strategy does envisage that there will be some development in the countryside, with the consequent potential for conflict with agriculture. The plan area contains significant amounts of best and most versatile agricultural land within the areas identifies for growth.

Suggested Actions
Ensure agricultural land quality is taken into account in site selection.
Check availability of information. Ensure most up to date before the site selection process becomes significantly more advanced.

Biodiversity
The preferred strategy contains sufficient references to the Habitat Regulations but it should include measures that ensure the requirements of the Natural Environment and Rural Communities Act (2006) (NERC Act) are met, in particular the Biodiversity Duty.

It would be extremely desirable to see in the LDP that VoG will remain committed to SEWBReC and continue to be a funding partner in order to assist the VoG in meeting its biodiversity commitment and to ensure SEWBReC can continue to provide biodiversity information to all who need it in the VoG.

The development of a biodiversity team is recommended to cover different aspects of delivering biodiversity action.

Suggested Actions
The preferred strategy should include measures to ensure the requirements of the NERC Act are met. Specific mention of measures to ensure the protection of the priority species and habitats identified in section 42 of the NERC Act should be made.

Climate Change (and Test C3)
It is uncertain whether the draft Planning for Climate Change MIPPS has been considered in drafting the strategy. Questions remain as to securing renewable and low carbon energy in new developments and land instability. The draft MIPPS expects local planning authorities to consider a 10% carbon reduction policy approach.

Adaptation to the effects of climate change is not considered in a robust way. Flood risk and vulnerability of coastal areas are mentioned but the relationship between these issues and the preferred strategy is not underpinned by evidence and cannot robustly be assessed. Policy CSP2 does not mention adaptation responses to climate change.

The strategy lacks any consideration of the impacts of climate change on biodiversity, green/open spaces and the historic environment in the location and design of new developments.

Suggested Actions
Give consideration to the impacts of climate change and the adaptation responses with regard to; floodplain / coastal risks / water management, biodiversity, green/open spaces and the historic environment in the location and design of new developments.

Provide clear evidence of how Climate Change (including flood risk and coastal change) has been taken into account and affected the development of the preferred strategy.

Design
CSP10
The first indent limits their proposals for the built environment to high quality design. It would be helpful to have a clear, positive statement along the lines of the second indent for natural environment, for positive action for the conservation and restoration of designated heritage sites.

Employment/Economy
The preferred strategy is in general accordance with national policy. The strategy indicates that its focus is on utilising existing employment land, but it also states that many sites have significant constraints and could be de-allocated. However, the employment assessment and the strategy do not appear to have come to a conclusion on the status of such sites. The strategy should identify any new key employment sites and these should be the subject of consultation at the pre deposit stage. Establishing criteria for defining key sites will also need to be considered in the draft plan.

Suggested Actions
Criteria for defining key employment sites should be established. The strategy should identify any new key employment sites, which should be the subject of consultation at the pre-deposit stage.

Gypsies and Travellers
No evidence is provided of data collection about, or consultation with Gypsies and Travellers.

Suggested Actions
Ensure documented consideration is given to addressing the needs of Gypsies and Travellers.

Housing (also Test C2)
The plan accepts the results of the SEWSPG population and household apportionment. There is also a target for the number of affordable housing units to be delivered. This is in accordance with the MIPPS on Housing.

The Vale intend allocating enough land to accommodate 500 dwellings per annum over the life of the plan, but the need for affordable housing is 652 dwellings per annum. The plan will be unable to satisfy the demand for affordable housing completely and this should be spelt out and justified. Will the 30% affordable housing figure in CSP5 meet the requirement of 2500 affordable houses, given the amount

of housing that might come through from sites under 10 dwellings?

Suggested Actions
Give further consideration to the breakdown of housing figures in CSP4 and whether this is sufficient to meet the county's housing needs.

Give further consideration to whether the target of providing 2,500 houses is adequate, and whether it will be deliverable providing 30% affordable housing on sites for 10 or more dwellings.

Further justification should be provided as to why the County will not be able to satisfy the demand for affordable housing.

Consideration should be given to the inclusion of policies on windfall sites, rural exceptions site policy and the allocation of sites for 100% affordable housing.

Consider mix and balance of house types and size to cater for a range of housing needs and contribute to the development of sustainable communities.

Infrastructure
The local implications of how infrastructure capacity and provision impact on preferred strategy and delivery should be clearly outlined.

Suggested Actions
Provide clear evidence on infrastructure capacity and how it has affected the development of the preferred strategy and strategic site selection.

Minerals
Policy CSP9 (Minerals)- the policy merely repeats national policy. It should be locally distinct by stating what reserves are already permitted and the extent of the current landbank. This evidence would then lead to strategic policies relating to the need for and extent of further allocations of land for aggregates extraction, and proposals for long dormant minerals permissions.

Third bullet of CSP9 refers to 'if required' – the LDP should already have determined through an assessment of the mineral resources the extent of safeguarding. It is not clear if this assessment has been done.

Suggested Actions
Ensure that policy CSP9 does not repeat national policy, identify what mineral reserves are already permitted and the extent of the current landbank. This evidence should inform a strategic policy relating to the need for and extent of further allocations of land for aggregates extraction, and proposals for long dormant minerals permissions.
Policy CSP9 third bullet point - delete 'if required'. The Vale of Glamorgan should ensure that an assessment of the extent of safeguarding of the mineral resources is completed.

Renewable Energy
MIPPS on Renewable Energy states LPA's should undertake an assessment of the potential of all renewable energy resources, technologies, energy efficiency and conservation measures and include appropriate policies in their development plan. A renewable energy study is ongoing, but it is not clear whether the policy requirement is being met and this needs to be clarified.

CSP3 does not necessarily accord with the principle of national policy and is considered to be too reactive rather than pro-active. The term 'community' is used without any definition or context (JF/AC Policy).

Given the likely pressure to provide renewable energy some reference to the proposed Severn Barrage may be appropriate. Its likely impact will be great in land use terms and it would be very short-sighted not to refer to the wider policy environment.

Suggested Actions
Ensure regard is given to the Renewable Energy MIPPS (01/2005).

Consider what Policy CSP3 is intended to achieve and whether it could be revised to be more proactive.

Consider the impact of the proposal for the Severn Barrage and the impact this will have.

Sustainable Development
CSP1 Sustainable Development - what constitutes sustainable development will differ in different places depending on the role a place performs, the opportunities and constraints that exist. Reference has not been made in the preferred strategy of the use of a quality assured scheme to measure the sustainability of new buildings and developments, instead these indicators are referenced to CSP1: Sustainable Development which sets out general sustainable design criteria.

Suggested Actions
Consideration should be given in policy CSP1 that what constitutes sustainable development will differ in different places of the county according to the role the place performs, and the opportunities and constraints that exist.

Suggest that reference is made in the preferred strategy to the use of a quality assured scheme to measure the sustainability of new buildings and developments.

Transport
Note that transport did not have its own section in the thematic part of the document, although incidental references refer to the RTP for the resolution of issues. Greater detail will be required in the deposit plan. Also note that references to expansion of the airport, the management of which might merit its own policy.

Suggested Actions

Consideration should be given as to whether to include a policy on the expansion of the airport.

Waste
Reference to the regional waste plan is supported, however Query the following line in paragraph 10.5 "reducing the region's waste arising through the identification of appropriate locations for waste management facilities". There should be no doubt as to the importance of making provision for an adequate network of waste management facilities in the LDP.

CSP12 Sustainable Waste Management
The identification of the two locations as suitable for waste management facilities to serve one or more authority is supported, provided that the range of land identified in the Regional Waste Plan 1st Review can be provided at these locations.

Suggested Actions
Ensure the requirements of the range of land identified in the Regional Waste Plan 1st Review can be met through the identification of two locations for waste management facilities.

Water management
Water, sewerage and drainage infrastructure
The position on water infrastructure is not known. According to national policy, spatial choices should be based on and influenced by evidence of capacity and ability for delivery. If the provision of infrastructure is required, what measures are needed and how could they be secured? It is inferred that infrastructure would be secured through section 106 obligations. However, what is the current state of capacity, what are the issues. What are the implications of public investment programmes and how will any necessary improvements be co-ordinated and what is the impact on delivery and is there a need for phasing?

Flooding policy
Where the preferred strategy will impact on zone C the requirements of section 10 of TAN 15 will need to be considered. It is currently not clear where this is likely to be the case. Further work required on flood consequences assessment.

The Candidate Site assessment methodology includes reference to flood risk and although this constraint is weighted it is not clear how it would be treated as part of an overall favourable score.

Coastal Policy
It may be necessary to identify opportunities for enhancing the resilience of some coastal communities to the effects of a changing climate, for example in low lying areas of Rhoose point and Sully.

Suggested Actions

Provide clear evidence on water infrastructure capacity and how it has affected the development of the preferred strategy and strategic site selection.

Provide clear evidence of how flooding policy has been considered in eth development of the preferred strategy and strategic site selection.

Clarify how the candidate site assessment methodology will respond to sites vulnerable to flooding, if the site has an overall favourable score.

Consider opportunities for enhancing the resilience of coastal communities in response to the effects of a changing climate especially in low-lying areas of Rhoose and Sully.

Welsh Language
No consideration given to the Welsh language

Suggested Actions
Consideration should be given to whether the Welsh language should feature in any of the LDP objectives, taking account of PPW paragraph 2.10.2.

CE 3 There are clear mechanisms for implementation and monitoring

Comments
Biodiversity Further Biodiversity indicators should be included under the section Monitoring and Performance of the preferred strategy (only 1 indicator on new developments at present).

More clearly identifying what the preferred strategy is intended to deliver will assist in focusing and monitoring indicators and assist in developing targets.

Suggested Actions
It is suggested that further Biodiversity indicators are included in the Monitoring and Performance section of the preferred strategy.

Consider refining the monitoring indicators.

CE 4 It is reasonably flexible to enable it to deal with changing circumstances

Comments
There appears to be no flexibility to deal with changing circumstances and the document also fails soundness test CE4.

Suggested Actions

Ensure that the preferred strategy is sufficiently flexible to respond to changes in the economy, housing market assessment, strategic take up and other changes.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

P1 - The Draft Preferred Strategy has been prepared in accordance with the Approved Delivery Agreement as revised in October 2007.

Recommendation: No change required.

C1 - Comments - the comments of the Welsh assembly Government are noted.

Recommendation: No change required.

C1 - Neighbouring Authorities - The issue of improved access to Cardiff International Airport is currently being considered by the Welsh Assembly Government and it is therefore considered to be outside the influence of the Draft Preferred Strategy or the emerging Local Development Plan. In respect of the other issues identified by the Welsh Assembly Government, the Council is of the view that for a strategic document such as the Draft Preferred Strategy adequate information on joint working has been included and more detailed information will be provided in the Deposit Draft Plan. However, the Draft Deposit Plan will contain further detail in respect of this issue.

Recommendation: No change required.

C1 - Relevant Plans - The comments of the Welsh Assembly Government are noted.

A detailed site assessment methodology has been developed for assessing the Candidate Sites that have been submitted for consideration. This involves a robust assessment of the suitability, availability and deliverability of land for particular uses and includes issues such as flood risk and infrastructure capacity. Accordingly, the points raised by the WAG relating to services such as drainage and water infrastructure will be addressed later in the LDP process and will include detailed consultation with all major utility providers and statutory undertakers.

Recommendation: No change required.

C2 - Comments - the comments of the Welsh Assembly Government are noted.

Recommendation: No change required.

C3 - Comments - the comments of the Welsh Assembly Government are noted.

Recommendation: No change required.

C3 - Comments - the comments of the Welsh Assembly Government are noted, the following changes have been made to clarify the roles of the identified key settlements of Barry and St Athan.

Recommendation:

Amend paragraph 14.1 to read “The South East Zone includes the main urban settlements and the highest concentration of the Vale’s population offering a range of services and facilities within easy access, thus providing greater opportunities for supporting future sustainable growth. However, this zone also contains the most deprived wards in the Vale, particularly in Barry, and as such it has been identified as a key settlement for housing, employment and recreation opportunities focussing particularly on the opportunities presented at Barry Waterfront which the Council considers will contribute towards addressing the social, economic and environmental needs of these deprived areas.”

Amend paragraph 14.2 to read “Similarly as a result of major investment planned at RAF St Athan, the St Athan area has also been identified as a Key Settlement the focus of development being aimed at capitalising on economic development opportunities arising from this and future plans at Cardiff International Airport.

Amend paragraph 16.6 to read “As a Strategic Opportunity Area (Wales Spatial Plan 2008 Update) St Athan will be the focus of development that will capitalise on the significant investment and employment opportunities arising from the DTA development. New development will also reinforce its role as a key settlement for employment both locally and regionally within the context of the WSP, ensuring that future investment delivers benefits to its residents and to the Vale as a whole. The overall emphasis will be to ensure sustainable growth both within the framework of the LDP Draft Preferred Strategy and its regional context.

C4 - Comments - the comments of the Welsh Assembly Government are noted.

Recommendation: No change required.

CE1 & CE2 - Comments - The comments of the Welsh Assembly Government are noted.

Recommendation: No change required.

CE1 & CE2 - Evidence Base - The comments of the Welsh Assembly Government are noted, however the DPS is a strategic document and as such is considered to offer sufficient flexibility to respond to changes that might be required as a result of the ongoing background studies. However, should changes be required as a result of any new evidence compiled, these will be appropriately indicated within future documentation.

Recommendation: No change required.

CE1 & CE2 - Vision and Objectives - The Vision in the DPS has been subject to wide ranging consultation as a part of the development of the Community Strategy and has been adopted by the Council as being appropriate and relevant for the Vale of Glamorgan in that it seeks to address key themes and issues that have been identified within the LA area. The role of the LDP is to assist in the delivery of the Community Strategy by addressing those issues that can be influenced by the land use planning system. Furthermore, the relationship between the LDP vision and the strategy detailed in the subsequent supporting text indicates how the LDP will translate the vision. Therefore, while the comments of the WAG are noted the Council is of the view that the Vision as drafted is appropriate. Notwithstanding the above, changes have been made to the following paragraphs to clarify further the relationship between the DPS and the Community Strategy.

Recommendation:

Amend paragraph 12.1 to read “A key influence on the LDP Strategy is the Vale of Glamorgan Community Strategy (2003-2013). The Strategy was prepared by the Vale of Glamorgan Partnership whose membership comprises representatives from the public, private and voluntary sectors and contains the following Vision, which the Council has also formally adopted as the Vision for the Vale of Glamorgan LDP:”

Delete paragraph 12.2 and insert new paragraphs 12.2 and 12.3 to read:

“12.2 The role of the LDP is to assist in the delivery of the Community Strategy by addressing issues within the strategy that can either be influenced or addressed directly through the land use planning system. In this regard, issues of affordable housing, environmental quality, access to employment and public transport, improved services and facilities, tourism and regeneration identified as being of strategic importance within the Community Strategy are considered to be of direct relevance to the LDP.

12.3 Accordingly, the following LDP objectives have been developed to address these key issues and provide a strategic direction that promotes sustainable development consistent with national planning guidance.”

Subsequent paragraphs to be re-numbered.

Insert new paragraphs 14.1, 14.2 and 14.3 to read:

“14.1 The spatial portrait of the Vale of Glamorgan (section 5) highlights that the Vale is an area of contrast, within which there are areas where residents enjoy a high standard of living in a good quality environment, compared to other areas within which individuals experience economic, environmental and social difficulties, lack of suitable housing, poor access to services and facilities, low educational achievement, poor health and high levels of crime.

14.2 Whilst these are key challenges for the LDP, existing development proposals within the Vale, such as the continued regeneration of Barry, and the major investment by the Ministry of Defence at St Athan, provide key opportunities for the Vale of Glamorgan.

14.3 Accordingly, the role of the LDP strategy is to provide a framework within which future development proposals can contribute towards delivering sustainable solutions for addressing the social, environmental and economic issues affecting the Vale of Glamorgan. For the Community Strategy this means targeting “areas for improvement while seeking to conserve and enhance the best features of the Vale so as to raise the quality of life for all who live in the area or visit it for work or recreation”. The LDP has also adopted this approach, translating it into the following Spatial Strategy:”

Subsequent paragraphs to be re-numbered.

Add new text to beginning of paragraph 16.3 to read:

“16.3 The identification of Barry as a Key Settlement within the strategy also supports the Community Strategy aspiration to “re-position the role of Barry within the sub regional economy”. Accordingly, for…”

CE1 & CE2 - Strategic Options - In developing the Preferred Option, the Council considered ten spatial options for delivering the LDP vision. These options concentrated on the distribution of growth rather than levels of growth that the Vale of Glamorgan would have to provide during the Plan period. Since the issue of growth would need to be considered by the Council in light of population and household projections as well as other relevant background studies.

The Draft Preferred Strategy also adopts this strategic approach, that is, it does not identify specific sites for development, or types and densities. since this would again be influenced by key studies such as the Council's Local Housing Market Assessment, Employment Land Study and population and household projections. The purpose of the DPS is therefore to seek a general consensus that the spatial distribution of growth set out in the DPS is the most suited to the Vale. Following this, the Council will progress with undertaking detailed site specific assessments in order to identify those sites which it considers to be the most appropriate for delivering the Preferred Strategy and LDP Vision.

Recommendation: No change required.

CE1 & CE2 - Spatial Distribution - St Athan - Comments regarding the effects of the DTA St. Athan development on the housing requirement figure are noted. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Recommendation: No change required.

The DTA St Athan is likely to be implemented under the LDP timeframe, with a current completion date of 2014, a Site Development Brief

has been prepared that sets out the Council's aspirations in relation to this development. In relation to the spatial distribution of this development, the DPS is implicit in its aspirations for St Athan and its role as a Key Settlement. Further detail on site specific policies and allocations will be included in the Deposit Draft LDP which will be informed by future planning applications.

Recommendation: No change required.

CE1 & CE2 - Strategic Policies - The DPS is a strategic level document that contains strategic policies which apply to the Vale as a whole and support the strategic objectives of the DPS. At this stage of the LDP process the Council has strived to develop a consensus on a strategic development strategy that will address the issues that have been identified within the Vale of Glamorgan. Once this has been finalised, more detailed area or site specific policies will be included within the Deposit Draft LDP.

Recommendation: No change required.

The Renewable Energy Background Study undertaken on behalf of the Council by Dulas notes the draft Climate Change MIPPS gives LPAs significant flexibility in setting policies to reduce demand, achieve efficient supply and encourage on-site generation. CSP2 is considered by the Council to comply with this guidance and encourages the consideration of reducing energy demand and CO2 emissions of proposed development at an earlier stage in the site analysis and design process as described in the draft Climate Change MIPPS (paragraph 1.4.14 refers). Further detailed policies and any specific requirements will be contained within the deposit draft LDP and it is the Council's intention to produce an updated Sustainable Development / Climate Change SPG to be issued together with the deposit plan or prior to the formal adoption of the LDP.

Recommendation: No change required.

CE1 & CE2 - Agricultural Land - The comments of the Welsh assembly Government are noted.

Objective 1 of the DPS outlines the Council's commitment to the effective and efficient use of land by applying a sequential approach to development that will seek the use of previously developed land within and adjoining settlements before the development of greenfield land. The safeguarding of agricultural land is included in, and is a primary consideration of, the Council's approved Candidate Site Assessment Methodology. In assessing sites against the methodology the Council will seek to ensure that it utilises the best information available.

Recommendation: No change required.

CE1 & CE2 - Biodiversity - The comments of the Welsh Assembly Government in respect of the NERC Act are noted however Objective 7 and Core Strategic Policy 10 of the DPS in respect of the built and natural environment clearly illustrate the Council's commitment to protect and where possible enhance the natural and built environment of the Vale of Glamorgan. Further as the NERC Act is separate legislation there is no benefit to be derived from including it, or other legislation, within the DPS.

Recommendation: No change required.

In relation to the Welsh Assembly Government's comments in respect of SEWBReC the Council considers that this is not a policy issue that should form a part of the DPS. Similarly, the development of a biodiversity team is not considered to be a planning policy issue that should form a part of the DPS.

Recommendation: No change required.

CE1 & CE2 - Climate Change - The Renewable Energy Background Study undertaken on behalf of the Council by Dulas takes on board the requirements of the draft Planning for Climate Change MIPPS and notes that significant flexibility is given to LPAs in setting policies to reduce demand, achieve efficient supply and encourage on-site generation. CSP2 is considered by the Council to comply with this guidance and encourages the consideration of reducing energy demand and CO2 emissions of proposed development at an earlier stage in the site analysis and design process as described in the draft Climate Change MIPPS (paragraph 1.4.14 refers). Further detailed policies and any specific requirements will be contained within the deposit draft LDP and it is the Council's intention to produce an updated Sustainable Development/Climate Change SPG to be issued together with the deposit plan or prior to the formal adoption of the LDP.

Recommendation: No change required.

The DPS is a strategic level document which contains strategic policies that apply to the Vale as a whole and support the strategic objectives of the DPS. At this stage of the LDP process the Council has strived to develop a consensus on a strategic development strategy that will address the issues that have been identified within the Vale of Glamorgan and while matters such as flood risk and the vulnerability of coastal areas have formed a part of the considerations in the development of the DPS, these have been at a similar strategic level. Further, consideration of these issues form an integral part of the Council's Approved Candidate Site Methodology which will include consultation with external agencies such as the Environment Agency. More detailed area or site specific policies will be included within the Deposit Draft LDP that will address matters such as flood risk and the vulnerability of coastal areas. Notwithstanding this, the Council is of the view that Objective 2 and its supporting text adequately illustrates the Council's intentions in this regard.

Recommendation: No change required.

CE1 & CE2 Design - CSP10 is a strategic policy that relates to both the built and the natural environment. Therefore, the Council is of the view that as such the protection and enhancement of designated heritage sites is adequately addressed within the policy wording.

Recommendation: No change required.

CE1 & CE2 - Employment/Economy - At this stage, the DPS is non site specific and is a statement of the positive approach that the LDP will take to providing employment opportunities within the Vale of Glamorgan. Accordingly further work on the type and location of employment land will be undertaken as part of more detailed work on the deposit draft LDP and the Candidate Site Assessment

processes. Notwithstanding the above, the Council has undertaken an Employment Land Study that has assessed the employment land requirements for the Vale of Glamorgan during the LDP period. While the report concludes that some employment sites within the Vale have constraints on their future development, it also concludes that there is no requirement for additional employment land and that the demand for sites can be met within the existing allocations.

Recommendation: No change required.

CE1 & CE2 - Gypsies and Travellers - In accordance with WAG Circular 30/2007, the Council in partnership with Cardiff Council has undertaken an assessment of Gypsy and Traveller Accommodation Needs (Fordham Research, August 2008). This findings of this study were unavailable at the time of the preparation of the DPS and no data was available for inclusion. The findings of the report will inform the development of the Draft Deposit LDP.

Recommendation: No change required.

CE1 & CE2 - Housing - The comments of the WAG are noted.

Recommendation: No change required.

CE1 & CE2 - Housing - The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and to provide valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Recommendation: No change required.

CE1 & CE2 - Housing - At this stage, the DPS is non site specific and is a statement of the positive approach that the LDP will take to providing for housing within the Vale of Glamorgan during the plan period. Accordingly further work on the type, location and mix of housing requirements will be undertaken as part of more detailed work on the deposit draft LDP and the Candidate Site Assessment processes. The results of the LHMA study will inform this process.

Recommendation: No change required.

CE1 & CE2 - Infrastructure - The DPS is a strategic document that illustrates the Councils approach to the location of development. No consideration of site specific issues such as infrastructure requirements or capacity have been undertaken as this will form a part of the more detailed site specific work on the deposit draft LDP and Candidate Site Assessment process which will involve detailed consultation with external agencies such as the Environment Agency.

Recommendation: No change required.

CE1 & CE2 - Minerals - By their very nature, the identification of areas of existing minerals within the Draft Deposit LDP will be site specific. However, at this stage the strategic policy has been set to identify that one of the key functions of the LDP will be to provide for and safeguard mineral resources. At the time of drafting the Draft Preferred Strategy, the Minerals Aggregate Statement (as detailed in paragraph 10.6 of the DPS) had not been produced and as such the Council was not in possession of a sound evidence base that would allow for the Council to both quantify need and identify sites capable of providing this need.

Recommendation: No change required.

CE1 & CE2 - Renewable Energy - The Renewable Energy Background Study undertaken on behalf of the Council by Dulas takes on board the requirements of the draft Planning for Climate Change MIPPS and notes that significant flexibility is given to LPAs in setting policies to reduce demand, achieve efficient supply and encourage on-site generation. CSP2 is considered by the Council to comply with this guidance and encourages the consideration of reducing energy demand and CO2 emissions of proposed development at an earlier stage in the site analysis and design process as described in the draft Climate Change MIPPS (paragraph 1.4.14 refers). Further detailed policies and any specific requirements will be contained within the deposit draft LDP and it is the Council's intention to produce an updated Sustainable Development/Climate Change SPG to be issued together with the deposit plan or prior to the formal adoption of the LDP.

Recommendation: No change required.

Renewable Energy - CSP3 - While the comments of the WAG are noted, the Council is of the view that CSP 3 Renewable Energy, which has been developed to encourage small scale local renewable energy schemes in the Vale of Glamorgan does accord with national policy and is proactive. It is considered that the policy as worded will encourage small scale local renewable energy schemes that are more relevant to the circumstances of the Vale of Glamorgan.

Recommendation: No change required.

The comments of the WAG are noted and the Council agrees that a reference to the proposed Severn Barrage is appropriate within the DPS.

Recommendation:

Insert new paragraph 12.8 to read:

"12.8 In addition, Lavernock Point has been identified as one of several potential locations along the Severn Estuary for a tidal barrage with the potential to generate 5% of the UK's renewable energy requirement. In January 2008 the UK Government commissioned a feasibility study of a barrage within the estuary, which will be completed in 2010. Therefore until such time as sufficient detail is known regarding future options for tidal power generation in the Severn Estuary, the implications for the LDP are unclear. However, should Lavernock Point be identified as the preferred location, the Council shall work in partnership with key stakeholders, including with the Welsh Assembly Government, who are the main landowner around Lavernock Point to identify the extent of the land use implications for the LDP."

Subsequent paragraphs have been renumbered.

CE1 & CE2 - Sustainable Development - The comments of the WAG are noted.

The Council is of the view that the inclusion of a quality assured scheme to measure the sustainability of new buildings and developments is not appropriate in a strategic documents such as the DPS. Further such matters are already addressed within national guidance and building regulations.

Recommendation: No change required.

CE1 & CE2 - Transport - The comments of the WAG are noted. While the Council notes the comments of the WAG in respect of the expansion of Cardiff International Airport, the CIA Master plan of 2006 indicates that existing land take is sufficient and that passenger growth can be accommodated by modest extensions and the reorganisation of the existing infrastructure. Nevertheless, at a strategic level Policy CSP 11 is considered to be sufficiently positive to accommodate improvements to strategic transport improvements.

Recommendation: No change required.

CE1 & CE2 - Waste - Comments noted, as an active member of the South East Wales Regional Waste Technical Officer Group the Council is aware of its obligations in respect of the Regional Waste Plan and while the comments of the WAG are noted the Council considers that the DPS adequately reflects the need for waste management facilities to be considered within the LDP and paragraph 10.5 as referenced details the Council's endeavours with other LAs in exploring the potential for a Regional Waste Management Facility.

Recommendation: No change required.

CE1 & CE2 - Sustainable Waste Management - The comments of the WAG are noted.

Recommendation: No change required.

CE1 & CE2 - Water Management - Water, sewerage and drainage infrastructure - The statutory undertakers responsible for utility infrastructure provision have been formally consulted on the DPS and no representations to the proposals have been received. Consideration of issues in respect of infrastructure form an integral part of the Council's Approved Candidate Site Methodology which will include consultation with external agencies and providers e.g. Dwr Cymru Welsh Water on site specific issues.

Recommendation: No change required.

Flooding Policy - The DPS is a strategic document that illustrates the Councils approach to the location of development. No consideration of site specific issues such as flooding have been undertaken at this stage and this will form a part of the more detailed site specific work on the deposit draft LDP and Candidate Site Assessment process. As national planning guidance TAN 15 will take precedence where flooding is identified as an issue.

Recommendation: No change required.

Coastal Policy - While the comments of the WAG are noted, it is not the Council's role to provide coastal defences to protect local communities. The Council has adopted a robust Candidate Site Assessment methodology which includes consideration of issues such as flooding and the impact of climate change. In addition the Council has undertaken an assessment of the coast of the Vale of Glamorgan which will inform this assessment. Sites vulnerable to the effects of climate change will not be allocated.

Recommendation: No change required.

CE1 & CE2 - Welsh Language - Comments are noted. However, given the relatively low number of Welsh speakers in the Vale, it is considered inappropriate to use the Welsh language as detailed within paragraph 2.10.2 of PPW. Notwithstanding this, the Council makes significant steps to ensure that all non technical documents associated with the LDP are translated and made available through the medium of Welsh.

Recommendation: No change required.

CE3 - Biodiversity - The comments of the WAG are noted however the existing indicator is considered to be appropriate for a strategic document such as the DPS. Additional indicators in respect of biodiversity will be developed as a part of the later stages of the LDP process including the SA.

Recommendation: No change required.

CE4 - Comments - It is assumed that the comments of the WAG relate to their earlier concerns in respect of contingency plans for the DTA St Athan proposal. The DTA St Athan facility offers the Vale a unique opportunity of matching housing and employment opportunities

as part of the LDP strategy. The population and housing projections used to develop the DPS are independent of the DTA facility at St Athan as the Council has been advised that the majority of housing for this development will be provided on site and will not impact upon the general requirement of the Vale of Glamorgan. Any housing associated with the DTA development will be primarily to serve those employed in the armed services and sited at the DTA facility. These would therefore not be included in the general open market housing provision that the plan would be expected to provide. The housing requirement figure will be subject to regular review and could be amended if required. It is therefore considered that the DPS is sufficiently flexible to accommodate change and that it complies with the soundness test CE4.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Statutory Consultees Representor

Rep No: 2232/392/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Employment Needs Para 7.6 Welcome the intention to utilise existing employment sites.

Policy Context Para 10.2 Is the reference in the WSP proposing a new allocation or development within the existing MOD site? If development is proposed outside of the MOD boundary, this would appear to contradict the employment land proposals in paragraph 7.6. Clarification is therefore sought on this topic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Both the Wales Spatial Plan and the Draft Preferred Strategy clearly identify St Athan as a major development opportunity, building on the significant investment of the DTA St Athan proposal. Neither document identifies specific sites or makes reference to site allocations within or outside the Ministry of Defence site. Paragraphs 7.3 and 7.4 of the Draft Preferred Strategy outline the findings of the Council's Employment Study undertaken by B.E. Group which found that as a result the DTA proposal, St Athan itself has the potential to generate demand for between 0.5-1.0 hectares of employment land per annum. This demand would be associated with the MOD site and is likely to be accommodated outside of the MOD site. No further clarification is therefore considered necessary within the Draft Preferred Strategy and further details on site allocations for employment will be provided within the Deposit Draft LDP.

Rep No: 2232/1574/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Affordable Housing Para 9.3 Clarification is sought regarding the affordable housing figures. If 652 houses per year are to be provided that will result in the need for 9780 houses over the 15 year plan period, which exceeds the figure of 7500 proposed in paragraph 8.6.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The affordable housing figure cited is taken from the Council's draft Local Housing Market Assessment- which has identified a high shortage of affordable housing in the Vale. However the findings of the report are based upon a balanced housing market assessment which utilises a different methodology to identify affordable housing shortages. Further details will be included in the deposit draft LDP. Notwithstanding this, the study at present highlights need to address affordable housing within the Vale.

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provide valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives).

Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of affordable housing that the Council can realistically achieve in relation to the overall allocation of new dwellings requirement of the LDP.

Recommendation:

No change.

Rep No: 2232/1575/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2232/1576/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Welcome and support this objective

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Statutory Consultees Representor

Rep No: 2232/1577/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:
Welcome and support this objective

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2232/1578/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:
Whilst welcoming the need to try and provide a greater number of houses in the Heads of the Valleys Plus area, CCW question how realistic this objective is given the Spatial Plan housing apportionment exercise?

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. The apportionment exercise was undertaken by SEWSPG within the context of the Wales Spatial Plan and taking into account each authority's particular needs and limitations. The Council intend to review the population and housing projections topic paper and therefore housing requirement figure as part of the Draft Deposit Plan process.

Rep No: 2232/1579/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:
Support

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2232/1580/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:
CCW supports the principle of this objective for a sustainable and diverse economy. However we are concerned about the proposed strategic highway schemes, and will reserve our position on these until more details of the safeguarded routes are made available

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

The Council recognises the sensitivity of strategic highway schemes and in particular the impact that such schemes might have on biodiversity and landscape. In this regard the Council is committed to full consultation with the Countryside Council for Wales and other statutory organisations in progressing such schemes and while strategic highway schemes are included within the Draft Preferred Strategy their final route will be subject to detailed and wide ranging investigations. The comments of the Countryside Council for Wales are therefore noted.

Rep No: 2232/1581/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:
Welcome and support this objective

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2232/1582/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:
Welcome and Support this objective

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Statutory Consultees Representor

Rep No: 2232/1583/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:
Support.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2232/4763/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2232/1584/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:
CCW support the principle of the draft preferred strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2232/1585/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:
CCW welcome and support the principle of a settlement hierarchy as the main focus of future planned development, and the aim of guiding future development to the most
sustainable locations.

Area Strategy Policy 1. Welcome and support this policy.

Para 19.1 Minor Settlements. Support the aim of classing smaller village's and hamlets as being in the open countryside, with restrictions on development

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted. For the Draft Deposit Plan St. Athan will be redescribed as a strategic opportunity area in line with the Wales Spatial Plan and Barry will remain a key settlement. In addition, the status of Barry compared with St. Athan will be more clearly defined.

Rep No: 2232/1587/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:
CCW Welcome and support this policy

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2232/1591/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:
Although CCW support this policy, we question whether it is realistic to include the word 'All' in the policy? For example would statements be required where a change of use is proposed, but no alterations are proposed to the building concerned, or on small scale domestic extensions/ uses?

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed. While the comments of the Countryside Council for Wales are noted, the policy clearly relates to all "New development" and it is the intention that the level of information required in any statement will be proportionate to the scale of the development proposed. The Council's current sustainability checklist relates to all new housing and development over 1000 square metres and it is likely that a similar requirement will be utilised within the LDP. Notwithstanding this, it is the Council's intention to provide detailed information on this matter in the form of Supplementary Planning Guidance that will be prepared and consulted upon as part of the Local Development Plan process.

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Rep No: 2232/1592/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:
Support.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2232/1593/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:
Support.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2232/1594/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:
Although CCW support the provision of affordable homes throughout the plan period, it is not clear whether the 2500 homes proposed are included within the 7500 proposed in policy CSP4, or are an additional 2500. Clarification is therefore required.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The 7,500 projected housing requirement for the Vale of Glamorgan is inclusive of the 2,500 (approx 30%) affordable houses identified in policy CSP5. While the Countryside Council for Wales' comments are noted, it is considered that the policies as worded adequately clarify the Council's intentions.

Rep No: 2232/1597/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:
Support.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2232/1598/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:
Support.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2232/1599/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:
Although CCW support the principle of this policy, we have concerns that as currently drafted, any scheme that is proposed as part of a farm diversification will be favoured, regardless of whether it would be more suitably located in a town/settlement elsewhere, rather than in the open countryside. We therefore recommend that the policy is amended to reflect the requirement that farm diversification will be favoured for those uses that need a rural/open countryside location.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Countryside Council for Wales are correct in their interpretation of CSP 8 which favours farm diversification. However, the policies contained within the Draft Preferred Strategy are not intended to be applied in isolation. It is the view of the Council that other policies within the Draft Preferred Strategy adequately address the concerns expressed by the Countryside Council for Wales and protect the general environment e.g. CSP10. Further, CSP 8 is a strategic level policy and more detailed policies will be included within the Deposit Draft Plan.

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Statutory Consultees Representor

Rep No: 2232/1600/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:
Support.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2232/1602/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:
Although CCW welcome and support the principle of this policy with regard to the protection and the enhancement of the built and natural environment, we have concerns regarding the wording of the second bullet point, particularly the reference to the creation of designated sites of national nature conservation interest.

The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, and as translated into planning policy through Planning Policy Wales 2002, places a duty on all public bodies to further the conservation and enhancement of the features of an SSSI which are of special interest. There is however no duty on public bodies to 'create designated sites of national nature conservation interest'.

The duty to notify a site lies with CCW where they are of the opinion that any area of land is of special interest by reason of any of its flora, fauna, or geological or physiographical features. The presence of significant conservation interests can add considerable time to the development/planning application process. We would seek to avoid that delay, by ensuring applicants take into consideration natural heritage features at the preliminary stages of any scheme, and preferably before they have purchased or have come to an agreement on the land. In this way schemes can be designed to accommodate heritage interests within them, or areas with important heritage features can be avoided altogether, thereby overcoming any possibility of harm to natural heritage interests generally, but especially where there are features which are of national importance.

It is therefore suggested that the second bullet point be reworded as follows.

'Opportunities for the creation, conservation or restoration of nature conservation interests.'

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:
The comments of the Countryside Council for Wales are noted and accepted. The suggested change is not considered to affect the general objective of the Core Strategic Policy.

Recommendation:

Amend second bullet point of policy CSP10: BUILT AND NATURAL ENVIRONMENT to read "OPPORTUNITIES FOR THE CREATION, CONSERVATION OR RESTORATION OF NATURE CONSERVATION INTERESTS."

Rep No: 2232/1604/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:
CCW support the principle of prioritisation of schemes that improve safety, public transport, walking and cycling

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2232/4507/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:
Support

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Statutory Consultees Representor

Rep No: 2232/4764/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Monitoring and Indicators

Number of planning applications accompanied by a sustainability statement. As there is no target for this indicator, it is assumed that all applications will be required to submit sustainability statements? However CSP1 makes no reference to their requirement. Further clarification is sought as to where and when they will be required. If their requirement is as outlined in CSP2, please see our comments above.

Number of dwellings constructed to eco homes standard of good or above.
Number of residential developments that incorporate on site renewable energy generation.
Number of business units constructed to a minimum BREEAM good standard.
Number of installed MW of renewable energy per annum.
Clarification is sought as to why no targets have been set for the above indicators? We would refer you to "Shaping the Way we Work, Live and Play: Practical guidance on delivering sustainable development through the planning system" produced by the Welsh Local Government Association, May 2007, as a guide to how achieving sustainable energy and the use of resources can be achieved through the development plan and development control processes.

Natural Environment - number of new developments delivering habitat creation and restoration.
This is also applicable to Policies CSP1 and CSP6.
Whilst we support the inclusion of an indicator aimed at recording the level of habitat creation and enhancement achieved within the planning process we consider that it would be appropriate to also record the level of losses to habitats listed in both the Local and UK Biodiversity Action Plans. This would allow your Authority to monitor performance against the environment element of CSP1, the stated targets in the Local Biodiversity Action Plan and a measure of performance against your Authority's duties to have regard for biodiversity under the NERC act. We would be happy to discuss this further if you wish. We are aware that Neath Port Talbot monitor any losses on planning applications, to present an annual health review of their LBAP.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. While the comments of the Countryside Council for Wales are noted, the policy clearly relates to all "New development" and it is the intention that the level of information required in any statement will be proportionate to the scale of the development proposed. The Council's current sustainability checklist relates to all new housing and development over 1000 square metres and it is likely that a similar requirement will be utilised within the LDP. Notwithstanding this, it is the Council's intention to provide detailed information on this matter in the form of Supplementary Planning Guidance that will be prepared and consulted upon as part of the Local development Plan process.

It is considered inappropriate to include targets for indicators that are beyond the control of the Council. While the Council will through its development and building control functions seek to ensure that dwellings and business premises are constructed to appropriate standards, it has no control over the number of dwellings or business premises that will be constructed each year, this being a factor influenced by the market. Therefore while such developments will be monitored and form a part of the Council's Annual Monitoring Report on the LDP, the setting of targets for a specific number of residential or business units that meet a specified standard, would not reflect the overall performance of the policies contained within the Draft Preferred Strategy.

The comments of the Countryside Council for Wales are noted and accepted. However, in accepting that loss of habitats might take place the Council is unsure as to whether it is complying with the duty placed upon it by the NERC Act to have regard, so far as is consistent with the proper exercise of its functions, to the purpose of conserving biodiversity.

Recommendation:

Include new indicator to monitor the loss of habitats as well as the creation of habitats as detailed by the Countryside Council for Wales as follows: Natural Environment - number of habitats lost through new development - CSP10 - No target.

Rep No: 2232/1615/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

P1. The process for the preparation of the Habitat Regulations Assessment should also be included here.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

While the comments of the Countryside Council for Wales are noted, the inclusion of a reference to the Habitats Regulation Assessment within section P1 is considered unnecessary as this section is concerned primarily with procedures set out within the Delivery Agreement as prescribed by the Welsh Assembly Government and national planning guidance. In complying with this requirement and the DA the Council has produced the Appropriate Assessment Screening Report background paper which details the Council's recommendation that a HRA be undertaken.

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Rep No: 2232/1618/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Para 5.6 would suggest the addition of the Llancarfan Landscape of Outstanding Historic Interest to this list/paragraph.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Paragraph 5.6 is included to illustrate the range and diversity of natural and historic resources within the Vale of Glamorgan, and is not intended to be comprehensive. The absence of the Llancarfan Landscape of Outstanding Historic Interest is therefore not considered to be an issue.

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Rep No: 2250/426/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

The basic strategy of bringing existing allocated employment sites into use is supported however, the Town Council would wish to be reassured on three counts:-
1) That the Draft Preferred Strategy takes full account of the potential impact of the DTA at St. Athan on future employment growth in the Vale of Glamorgan in general and Barry in particular.
2) The need for and the impact of a further 10 hectares of employment land in Barry as this represents a very substantial land take. Paragraph 7.5 needs clarification.
3) That there will be a balance between the housing allocation and the employment that goes with it.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

1) The Draft Preferred Strategy clearly recognises the importance of the DTA St Athan proposal to the Vale to Glamorgan, Barry and the wider region and the Council's employment land study takes full account of the DTA proposal. Further, in the light of the announcement that the DTA proposal is to be reduced, it is the Council's intention to reassess as part of the Draft Deposit Plan what implications this might have on the employment situation when more detailed information becomes available.

2) It is considered that the requirement for an additional 5 -10 hectares of employment land within Barry is adequately clarified within the Council's Employment Land Study that accompanied the Draft Preferred Strategy as a background document. Paragraph 10.25 of the study states that Barry lacks a good quality business park for B1 and light industrial uses and while accepting that there is currently sufficient employment land within the Vale, it states that many of the existing sites are restricted due to landowner aspirations or development constraints. Notwithstanding this, both the Draft Preferred Strategy and the Employment Land study state that the provision of a 5-10 hectare site could possibly be achieved through the re-allocation of existing sites rather than through the identification of a wholly new site. In identifying employment sites for inclusion within the LDP, the Council will consider all existing employment sites as well as those submitted as Candidate Sites, however preference will be given to improving existing employment sites by removing the constraints that exist to their development as recommended within the employment land study.

3) The provision of housing during the Local Development Plan period (2011 - 2026) will be based on the identified need as detailed within the Council's Population and Housing Projections Topic Paper (October 2007) which accompanied the Draft Preferred Strategy as a background paper. Please note that this paper will be reviewed for the Draft Deposit Plan. In allocating housing, the Council will seek to ensure that sites are within those settlements that have good levels of services and facilities and transport links.

Rep No: 2250/427/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

This Council believes that the housing requirement of 7500 is too high. The figures have not been justified.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments are noted.

The Council’s topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan

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Rep No: 2250/428/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Whilst not disagreeing with this vision it does seem to underplay the importance of a strong economy and an attractive and sustainable environment.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy includes a Vision that has been adopted from the Council's Community Strategy and provides an aspirational picture of a future Vale of Glamorgan, striking a balance between economic, social and environmental concerns. The objectives within the Draft Preferred Strategy are therefore purposely strategic in nature and have been developed to guide the direction of the LDP and to address the economic, social and environmental issues that have been identified within the Approved Scoping Report across the whole Vale. The Council therefore disagrees with the Town Council and is of the view that the objectives adequately support the vision.

Rep No: 2250/430/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

The Town Council is concerned that the general thrust of the Local Development Plan objectives will not help the vision

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy includes a Vision that has been adopted from the Council's Community Strategy and provides an aspirational picture of a future Vale of Glamorgan, striking a balance between economic, social and environmental concerns. The objectives within the Draft Preferred Strategy are therefore purposely strategic in nature and have been developed to guide the direction of the LDP and to address the economic, social and environmental issues that have been identified within the Approved Scoping Report across the whole Vale. The Council considers that the objectives adequately support the vision. However, in light of your comments clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

Rep No: 2250/431/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

The Town Council is concerned that the general thrust of the Local Development Plan objectives will not help the vision

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy includes a Vision that has been adopted from the Council's Community Strategy and provides an aspirational picture of a future Vale of Glamorgan, striking a balance between economic, social and environmental concerns. The objectives within the Draft Preferred Strategy are therefore purposely strategic in nature and have been developed to guide the direction of the LDP and to address the economic, social and environmental issues that have been identified within the Approved Scoping Report across the whole Vale. The Council considers that the objectives adequately support the vision. However, in light of your comments clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

Rep No: 2250/432/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

The Town Council is concerned that the general thrust of the Local Development Plan objectives will not help the vision

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy includes a Vision that has been adopted from the Council's Community Strategy and provides an aspirational picture of a future Vale of Glamorgan, striking a balance between economic, social and environmental concerns. The objectives within the Draft Preferred Strategy are therefore purposely strategic in nature and have been developed to guide the direction of the LDP and to address the economic, social and environmental issues that have been identified within the Approved Scoping Report across the whole Vale. The Council considers that the objectives adequately support the vision. However, in light of your comments clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

Rep No: 2250/433/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:

The Town Council is concerned that the general thrust of the Local Development Plan objectives will not help the vision

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy includes a Vision that has been adopted from the Council's Community Strategy and provides an aspirational picture of a future Vale of Glamorgan, striking a balance between economic, social and environmental concerns. The objectives within the Draft Preferred Strategy are therefore purposely strategic in nature and have been developed to guide the direction of the LDP and to address the economic, social and environmental issues that have been identified within the Approved Scoping Report across the whole Vale. The Council considers that the objectives adequately support the vision. However, in light of your comments clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

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Rep No: 2250/434/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:
The Town Council is concerned that the general thrust of the Local Development Plan objectives will not help the vision

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Draft Preferred Strategy includes a Vision that has been adopted from the Council's Community Strategy and provides an aspirational picture of a future Vale of Glamorgan, striking a balance between economic, social and environmental concerns. The objectives within the Draft Preferred Strategy are therefore purposely strategic in nature and have been developed to guide the direction of the LDP and to address the economic, social and environmental issues that have been identified within the Approved Scoping Report across the whole Vale. The Council considers that the objectives adequately support the vision. However, in light of your comments clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

Rep No: 2250/435/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:
The Town Council is concerned that the general thrust of the Local Development Plan objectives will not help the vision

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Draft Preferred Strategy includes a Vision that has been adopted from the Council's Community Strategy and provides an aspirational picture of a future Vale of Glamorgan, striking a balance between economic, social and environmental concerns. The objectives within the Draft Preferred Strategy are therefore purposely strategic in nature and have been developed to guide the direction of the LDP and to address the economic, social and environmental issues that have been identified within the Approved Scoping Report across the whole Vale. The Council considers that the objectives adequately support the vision. However, in light of your comments clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

Rep No: 2250/436/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:
The Town Council is concerned that the general thrust of the Local Development Plan objectives will not help the vision

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Draft Preferred Strategy includes a Vision that has been adopted from the Council's Community Strategy and provides an aspirational picture of a future Vale of Glamorgan, striking a balance between economic, social and environmental concerns. The objectives within the Draft Preferred Strategy are therefore purposely strategic in nature and have been developed to guide the direction of the LDP and to address the economic, social and environmental issues that have been identified within the Approved Scoping Report across the whole Vale. The Council considers that the objectives adequately support the vision. However, in light of your comments clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

Rep No: 2250/437/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:
The Town Council is concerned that the general thrust of the Local Development Plan objectives will not help the vision

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Draft Preferred Strategy includes a Vision that has been adopted from the Council's Community Strategy and provides an aspirational picture of a future Vale of Glamorgan, striking a balance between economic, social and environmental concerns. The objectives within the Draft Preferred Strategy are therefore purposely strategic in nature and have been developed to guide the direction of the LDP and to address the economic, social and environmental issues that have been identified within the Approved Scoping Report across the whole Vale. The Council considers that the objectives adequately support the vision. However, in light of your comments clearer links will be shown in the Deposit Draft Plan as to how the vision relates to the objectives and in turn the policies.

Rep No: 2250/438/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2250/439/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

There is serious concern that the adoption of this strategy without the benefit of specific housing figures for Barry could lead to an over concentration of residential development within the town. [See also response to Question 8 – CSP4]. Also, that there is no mention of the brownfield site at Llandow and of natural growth in Vale Villages.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of specific housing figures for Barry or indeed for other settlements within the Vale of Glamorgan is not appropriate for the Draft Preferred Strategy. The Draft Preferred Strategy sets out the broad locations for future development within the Vale of Glamorgan and does not identify specific development sites. The strategy has been developed following consultation and consideration of a wide range of options, including a new rural settlement somewhere within the Vale of Glamorgan. More detailed information on the range of options considered is included within the Strategy Options background paper that accompanied the Draft Preferred Strategy. The identification of specific housing sites, including housing densities, will therefore be included within the Deposit Draft Local Development Plan that will be produced by the Council in 2009 following a full assessment of the Candidate Sites submitted to the Council for consideration along with any other prospective sites that may be identified.

Rep No: 2250/440/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Paragraph 16.3. The detailed Master Plan should include the traditional town centre (Holton Road) in addition to the Waterfront and Barry Island in order to provide a comprehensive overview. The Master Plan should be completed as soon as possible to act as a basis for ongoing development control. There is concern that the Waterfront development may be built by the time the LDP comes in and will not be including in the 7500 dwellings allocated. Will this mean extra dwellings could be built on the Waterfront, Barry Island and Nell's Point?

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council is currently considering the Draft Barry Waterfront Development Principles document which has been prepared to provide development principles for the remaining undeveloped Barry Waterfront sites. In seeking the redevelopment of the remaining sites the document clearly identifies the importance of the links between the Waterfront and the town and states that it is essential that any development proposals for the remaining areas respond positively to the existing Waterfront development, Barry Town Centre and Barry Island. Therefore, while the comments of the Town Council are noted, the Council is of the view that the Master Plan should rightly address the undeveloped areas of Barry Waterfront and should not be extended to cover the traditional town centre where alternative urban regeneration programmes are already underway.

The Council is of the view that development of the remaining Waterfront sites is unlikely prior to the adoption of the Local Development Plan (LDP). However, should development proposals be received prior to this time the Council is confident that the existing Unitary Development Plan policies in conjunction with the Barry Waterfront Development Principles document form a robust policy base with which to consider and determine any such applications.

Rep No: 2250/441/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2250/442/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2250/443/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Rep No: 2250/444/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

CSP 4
In the absence of specific housing figures for Barry during the 15 year period covered by the LDP, the Town Council expresses real concern that the Draft Preferred Strategy is likely to:-

1) Lead to an over concentration of new residential development within the Town of Barry.

2) Undermine the whole concept of a vibrant, mixed use development at the Waterfront, perpetuating the residential – biased development of recent years and resulting in a real loss of opportunity.

The Town Council is, however, most supportive of a genuine, quality, mixed use development at the Waterfront with early construction of a wide range of leisure, recreation and other non-residential facilities which would not only complement the housing element of the scheme but would also act as a catalyst for the regeneration of tourism on Barry Island and retail development in the traditional Holton Road Shopping Centre.

3) Lead to significant extensions of the Barry Residential Settlement Boundary and the unwelcome development of greenfield sites on the urban fringes. The published list of Candidate Sites indicates very strong pressures for residential development along the northern and western boundaries of the existing built up area.

4) Create increased pressure for residential development on the few remaining “green” areas within the urban fabric. It is imperative that the remaining green oases within the town are appropriately protected from development. (e.g., White Farm, Cemetery Approach, Pencoedtre Park).

The scale, pace and phasing of the intended residential development will not only be crucial to the success of the Waterfront but also to the future of the town of Barry as a whole.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

1) The identification of specific housing figures for Barry or indeed for other settlements within the Vale of Glamorgan is not appropriate for the Draft Preferred Strategy which sets out the broad locations for future development within the Vale of Glamorgan and does not identify specific development sites. While Barry has been identified as an area of opportunity for housing, no specific sites have been identified. While the Council has not dismissed further development within or on the outskirts of Barry any identification of sites will be in accordance with the Council's approved candidate site assessment methodology which includes an assessment of a range of issues including infrastructure capacity. The Council is therefore confident that any new development within Barry will be appropriate and not lead to an over concentration of residential development as suggested.

2) The Council is currently considering the Draft Barry Waterfront Development Principles document that has been prepared to provide development principles for the remaining Barry Waterfront sites. The Development Principles document clearly outlines the Council's aspirations for the development of a sustainable new urban quarter with distinctive neighbourhoods, attractive places and community facilities that complement, integrate and link with Barry town and Barry Island. The document expects that the proposed development will deliver a high quality, high density development with a minimum of 2000 new residential units, a range of appropriate A3 and related uses (public houses, cafes and restaurants), leisure based uses with particular emphasis on the effective use of the water for activities, tourist facilities, attractions and accommodation. In addition, the development must deliver community based facilities for the planned new population as well as the existing population at the Waterfront and beyond. It is hoped therefore that the Waterfront Development Principles document which will be fully consulted upon in accordance with the Council's protocol for preparing development briefs, assures the Town Council of this Council's aspirations for the remaining Waterfront sites and their support in this regard is welcomed.

3 & 4) The Draft Preferred Strategy has identified Barry as an area of opportunity for housing building upon its important role as a service, employment and residential centre. While no specific sites have been identified there is development interest in certain areas on the outskirts of the town as evidenced by the Candidate Site submissions. The Draft Preferred Strategy clearly states that in allocating sites for development, the Council will apply a sequential approach that will seek the use of previously developed land within and adjoining settlements prior to allocating Greenfield sites (Objective 1 refers). While this does not preclude the use of greenfield land, it details the Council's commitment to ensuring that such use is reduced to a minimum.

The Council is undertaking an open spaces assessment of the Vale of Glamorgan that will identify the open space within the area. The study will identify deficiencies in provision and where additional facilities could/should be provided and/or improved. The Council is confident that this work along with the approved candidate site assessment methodology forms a robust basis on which to allocate or resist development. In respect of the sites detailed by the Town Council the Council would point out that two of the three sites are already allocated to some degree for development within the current Unitary Development Plan and the third is the subject of a current planning application. They will however be reviewed as part of the LDP process in accordance with the approved assessment methodology.

Rep No: 2250/445/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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Rep No: 2250/446/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2250/447/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2250/448/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:
CSP 8
It is noted that no reference is made to the 10 hectares of new employment land in Barry (Paragraph 7.5). This needs clarification.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
It is considered that the requirement for an additional 5 -10 hectares of employment land within Barry is adequately clarified within the Council's Employment Land Study that accompanied the Draft Preferred Strategy as a background document. Paragraph 10.25 of the study states that Barry lacks a good quality business park for B1 and light industrial uses and while accepting that there is currently sufficient employment land within the Vale, it states that many of the existing sites are restricted due to landowner aspirations or development constraints. Notwithstanding this, both the Draft Preferred Strategy and the Employment Land study state that the provision of a 5-10 hectare site could possibly be achieved through the re-allocation of existing sites rather than through the identification of a wholly new site. In identifying employment sites for inclusion within the LDP, the Council will consider all existing employment sites as well as those submitted as Candidate Sites, however preference will be given to improving existing employment sites by removing the constraints that exist to their development as recommended within the employment land study.

Rep No: 2250/449/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2250/450/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2250/451/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:

CSP 11
This Council strong believes opinion that the existing highway infrastructure in the Vale of Glamorgan is incapable of serving the proposed DTA at St. Athan. A comprehensive highway improvement plan is required which includes a strategic road link between St. Athan and the M4. In the absence of such a plan it is feared that the existing road network in and around Barry will suffer from unacceptable congestion and diminished levels of highway safety.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

A transport assessment for the proposed DTA development has been undertaken by consultants Capita Symonds. This has indicated that certain improvements/alterations to the existing highway infrastructure will be required. In particular, an improved junction at Weycock Cross, improved highway alignment at Gileston and some minor alterations at St Athan Cross. The Welsh Assembly Government has commissioned consultants ARUP to undertake an extensive transport study to advise on links to Cardiff International Airport, the proposed St Athan Academy and matters relating to congestion at Culverhouse Cross. The outcome of the study will be known later in 2008 and it is intended that the information contained within the report will be used as the basis for planning new road and public transport needs. The Council is therefore confident that transportation matter will be appropriately addressed within the Local Development Plan and based upon current and relevant information.

Rep No: 2250/452/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2250/453/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2250/454/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Subject to the responses made in respect of earlier questions on this comment form.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Rep No: 2250/455/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Barry Town Council strongly reiterates the urgency of identifying land suitable for the provision of burial land within or on the outskirts of Barry.

This Council is currently with other Burial Authorities within the Vale of Glamorgan, Cardiff and Margam Crematoria and in conjunction with community based organisations, participating with the Vale of Glamorgan Council appointed Consultants, TACP, to carry out a burial land study.

A burial land study will undertake a quantative and qualitative review of the Vale's existing burial land facilities to determine whether additional facilities are required for the LDP 2011-2026.

The Merthyr Dyfan Cemetery in Barry will only have sufficient burial land available for new multi-cultural burials until approximately 2030. The need to actively identify additional burial land (totalling 60 acres) during the period covered by the LDP 2011-2026 is paramount. The current situation is further compounded by the following:-

1) Burial authorities within the Vale of Glamorgan running out of burial land.
2) Population growth.
3) Increase in housing requirement.
4) The need for land for crematoria.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

As detailed by the Town Council, the Council has appointed consultants TACP of Cardiff to undertake a burial land study of the Vale of Glamorgan. The need for additional burial land, crematoria and other related issues included within the Local Development Plan will be guided by the outcome of this study. Full details of the Council's proposals in respect of such matters will be included within the Deposit Draft Local Development Plan.

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Rep No: 2252/88/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2252/89/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:
However, regular reviews of 'housing stock' in adjacent authorities would provide knowledge of whether any was more readily available which would reduce the demand in the Vale. The Town Council wonders whether there is information available to indicate the proportion of residents who migrate from neighbouring authorities to the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Local authorities are responsible for calculating and delivering their own population, household and dwelling forecasts, however the Welsh Assembly Government (WAG) has produced regional figures to 2021 which should be used by local authorities unless there are strong policy reasons for not doing so. The Vale of Glamorgan Council works closely with adjoining local authorities through the South East Wales Strategic Planning Group (SEWSPG) but is required to maintain its own residential land bank. The Population and Housing Projections Topic Paper provides more detailed information on net migrants for each of the possible projection options.

Rep No: 2252/90/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:
The final sentence of the 'Vision Statement' to be reinforced by adding:
'. . . . . and have regard for the historic past'.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The role of the Vision within the Local Development Plan is to clarify the core purpose of the Plan and provide a framework for developing policies and for measuring its development and success. The Vision has been adopted from the Community Strategy which has been the subject of wide ranging consultation with the local community and organisations. The Vision is by necessity aspirational and is supported by the eight overarching objectives detailed within the Draft Preferred Strategy. Objective 7 seeks to protect and indeed enhance the Vale of Glamorgan's historic environment and the Council therefore considers that the amendment proposed by the Town Council is unnecessary.

Rep No: 2252/91/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2252/92/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2252/93/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2252/94/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2252/95/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2252/96/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2252/97/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2252/98/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2252/99/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:
Para 13.2 was omitted on the document provided on CD

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The reference to paragraph 13.2 on the consultation response form was a typographical error. The comments of the Town Council are noted.

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Rep No: 2252/100/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2252/101/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

15.1 and the Area Strategy I - Settlement Hierarchy

a) Affordable housing should be addressed in Cowbridge in order to 'restore the balance' as well as in the Rural Vale.
This Council area consists of the town of Cowbridge, the village of Llanblethian and the village of Aberthin. Llanblethian has been omitted from the Settlement Strategy - it has no facilities except a public house on the outskirts - and in this council's opinion, should be added to the list of 'Minor Settlements' where Aberthin is already listed.

b) The Town Council could not understand the opening sentence of para 17.2 which appears to have a phrase missing at the end. At present it does not make sense.

c) Para 18.1 - Affordable housing should be a priority for all areas of the Vale.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

a) The Vale of Glamorgan Council in conjunction with Cardiff Council have appointed consultants Fordhams to undertake a Housing Market Assessment of the local authority areas. The study assesses the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes and the information that it provides will be used to inform the development of the Local Development Plan (LDP). The affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of affordable housing that the Council can realistically expect to achieve in relation to the overall allocation of new dwelling requirement of the LDP. In accepting the Town Council's comments in respect of a need for affordable housing within Cowbridge the Council is of the view that the 30% figure contained within the Draft Preferred Strategy will contribute towards addressing the problems associated throughout the Vale in respect of affordable housing.

In undertaking its Sustainable Settlement Appraisal, it was evident that many of the settlements identified shared access to facilities in nearby settlements and were therefore effectively part of larger settlements. These smaller, sub areas of main settlements were therefore rationalised with the larger settlements for the purposes of the study. Cowbridge and Llanblethian were such settlements and while the Council notes the comments of the Town Council that the settlement of Llanblethian has been omitted from the study, it considers that its amalgamation with the town of Cowbridge for the purpose of the study is appropriate given their close proximity and interconnectivity.

b) The comments of the Town Council are noted and accepted. The second sentence of paragraph 17.2 will be amended accordingly.

c) The comments of the Town Council are noted.

Recommendation:

a) No change required.

b) Add "..is maintained." to the end of the second sentence of paragraph 17.2 to read "For instance, in both Penarth and Cowbridge their roles as vibrant settlements that support the wider area will be secured by ensuring that the character and function of the existing retail centres, which are characterised by a range of smaller shops and independent retailers is maintained."

c) No change required.

Rep No: 2252/109/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2252/110/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** No

Representation Comments:

This Council believes the following points should be incorporated in the relevant paragraphs:

CSP2: Encourage incentives at the Planning stage for renewable energy in new developments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Core Strategic Policy 2 on Climate Change has been included in the Draft Preferred Strategy to encourage the inclusion of proposals that minimise the effects of Climate Change. It is considered that this policy already adequately reflects the concerns of the Town Council however, the strategic policies contained within the Draft Preferred Strategy will be supported by more detailed development control policies that will be developed and included within the Deposit Draft Local Development Plan.

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Rep No: 2252/111/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2252/112/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2252/113/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2252/114/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2252/115/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2252/116/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2252/117/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** No

Representation Comments:

This Council believes the following points should be incorporated in the relevant paragraphs:

CSP9: Dredging in the Bristol Channel and the implications of 'sand movements' needs to be addressed to safeguard beaches and Heritage Coast Sites.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The recovery of marine aggregates and the issues associated with them is out of the control of the Council being a matter dealt with by the Welsh Assembly Government in Wales and the Department of Business Enterprise and Regulatory Reform in England. Amendments to Core Strategic Policy 9 as suggested by the Town Council are therefore not considered to be appropriate.

Rep No: 2252/118/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2252/119/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:

This Council believes the following points should be incorporated in the relevant paragraphs:
CSP 11: Sustain and maintain standards of villages bus service (we for example have suffered the loss of one of our village buses.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Sustainability is at the core of the Draft Preferred Strategy and criteria 4 of Core Strategic Policy 1 clearly outlines the Council's aspirations to increase the use of more sustainable modes of transport such as buses. Policy CSP 11 is a strategic transport policy and the Council considers that the inclusion of amendments to this policy as suggested by the Town Council is incompatible and already covered by the aims of CSP 1.

Rep No: 2252/120/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2252/121/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:

This Council agrees in general with the list but believe that more targets need to be set by the time the LDP is adopted. e.g. the improvement of public transport.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The performance indicators included within the Draft Preferred Strategy will be constantly reviewed throughout the Local Development Plan period. The Council is required to prepare an annual monitoring report and changes proposed to the monitoring indicators will be based on the results of the monitoring work. Support is welcomed.

Rep No: 2252/122/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Rep No: **2252/123/DPS -1** **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The provision of 'hard copies' of documents for Town and Community Councils would be helpful.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

The comments of the Town Council in respect of the consultation documents is noted.

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Rep No: 2253/349/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

7.1-7.4 Is all based around the RAF St Athan development. Good quality well paid jobs have gone to Monkham, Helsham and Fleelands, leaving only about 350 people on DC10's until 2013. The £77m investment in DARA is wasted money. The Dragon Project seems to be dead. However with BA in the Vale and the infrastructure still at St Athan it would be good to press the Assembly to go after aircraft work since we still have the skills. It is wrong for this Council to put too much credence on the MOD Training Academy. Many people well placed in the Defence Industry still doubt if even Matrix Phase 1 will come to pass. If it does then there will not be 5000 jobs, £8m in the Vale's economy.

7.6 We feel that the Vale should put more resources into creating the range of units for S.M.E. They have proved to be a better bet in the long run especially since inward investment is not there.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

As a part of the background evidence for the Local Development Plan (LDP) and the Draft Preferred Strategy the Council commissioned consultants BE Group to undertake a thorough examination of the future employment land need within the Vale of Glamorgan over the LDP period. In respect of the DTA St. Athan, the information within the report is based on the best available information from the Welsh Assembly Government and this is reflected in the Draft Preferred Strategy. Should more up to date information become available this will be incorporated during the drafting of the Deposit Draft Local Development Plan.

The BE Group Employment Land study which accompanied the Draft Preferred Strategy as a background document provides the Council with an accurate picture of the current and future employment needs of the Vale of Glamorgan, the Deposit Draft Local Development Plan will be drafted to incorporate the recommendations of this detailed study.

Rep No: 2253/1656/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Due to time constraints we have been unable to read the background papers which justify the population projections and the rationale behind them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2253/1657/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

No one can argue with the vision's aspiration, however 'the strong sense of community…' is only possible within a community and a community is not a large cluster of houses and flats such as the present Barry Waterfront, i.e. in a large built 'for profit for the developer' conurbations. It needs to take note of the sensibilities of the communities which do exist and seek not to damage these.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. Sustaining and improving sustainable communities is an overarching objective of the Draft Preferred Strategy and is illustrated by the inclusion of Objective 8. Further, the settlement strategy and the core strategic policies while seeking to deliver improvements also seek to ensure that those elements that contribute to the attractiveness of communities are maintained.

Rep No: 2253/1658/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Rep No: 2253/1659/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

We are concerned with flooding and fear that the building of thousands of houses with run-off will exacerbate the situation particularly in areas of the rural vale adjacent to St Athan where there is already so much concrete and flooding.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

While the comments of the Community Council are noted, flooding and the impacts of development on the environment are site specific matters that will be addressed through more detailed development control policies that will form part of the Deposit Draft Local Development Plan. Notwithstanding this, the Council considers that the objectives and core strategic policies contained within the Draft Preferred Strategy set out the Council's commitment to sustainable development and reducing the impact of development on climate change.

Rep No: 2253/1660/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

We would note that the Vale bear in mind that large estates of affordable housing (for rent) with the points allocation system are counter productive and socially undesirable and carefully guard against the mistakes of the 60's.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

In delivering affordable housing the Council will ensure that such provision forms part of integrated housing developments in areas of identified need. Paragraph 12.9 of the Draft Preferred Strategy details the Council's objective of building sustainable communities that offer a range and mix of housing based on the findings of the Council's Local Housing Market Assessment.

Rep No: 2253/1661/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

We concur wholeheartedly however wish to draw attention to the East Vale's struggle to meet these aspirations. There is a deficit of about 77 acres of playing fields 10 years ago. The Dinas Powys Community Council feels that the village has reached saturation point and any further mass building will so dilute the community identity that the very essence of the village will be destroyed and several community facilities are inadequate e.g. doctors surgeries.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. It is the Council's view that the aim of Objective 4 is clearly set out in the supporting text at paragraph 12.11 and that this adequately addresses the concerns expressed by the Community Council.

Rep No: 2253/1662/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Prioritisation of Barry to Cardiff Waterfront link to be welcomed. However the Community Council whilst it endorses this would like to see an urban forest created on both sides of the new road up to the Merrie harriers so as to:

- create an effective bulwark between Dinas Powys and Penarth
-To help absorb the noxious gases created by the traffic
-Screen the road from the brow of the hill
-Act as a buffer zone
-Protect the area from the effects of the building of the Severn Barrage
-Help with biodiversity of the area.

Whilst Dinas Powys By-pass is awaited the Community Council would like to see a weight restriction placed on the A4055 through Dinas Powys in the interests of public health and safety.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The comments of the Community Council, including their support is noted and welcomed. The development of the Barry Waterfront to Cardiff Link Road remains a priority for the Council and the issues raised by the Community Council would be considered as a part of any design proposals. The matter of placing a weight restriction on the existing A4055 through Dinas Powys is not a matter that can be considered through the Draft Preferred Strategy being more appropriately raised with the Council's Highway's Department.

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Rep No: 2253/1663/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

We have pressed for cycle ways continually. Our constituents tells us that they would like to cycle to work in Cardiff and Barry but the A4055 from the Merrie Harriers to the McDonald restaurant in Barry is too narrow and dangerous.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy is a strategic document that sets out the Council's strategic priorities for development between 2011 and 2026. It outlines a range of key issues and sets objectives and establishes a series of strategic policies that will guide future growth and development. While the comments of the Community Council are noted, the aspirations of the Council in respect of sustainable transport are clearly set out in Objective 6 and Core Strategic Policy 1. Further, the concerns expressed by the Community Council are site specific and are not considered to be a matter for the draft Preferred Strategy.

Rep No: 2253/1664/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

All very laudable. We hope that strong policies on dredging, Tree preservation, biodiversity, building inspection and enforcement will follow.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The comments of the Community Council including their support are noted.

Rep No: 2253/1665/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

We would support the objective but fear that many of your aspirations are too late in the day to help the East Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2253/1666/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

We failed to access your website.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2253/1670/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

14.2 We would not argue with St Athan maintaining its role as a focus of industrial development. But question Matrix commitment (see Q 1).

However to locate future development in East Vale-not a good idea. As already mentioned (Strategic OBJ 3) Dinas Powys has reached saturation point. The only way to develop is outward to join Dinas Powys with neighbouring communities??? What happened to the Vale's green wedge policy? We feel that to coalesce the communities would be a retrograde step which would spoil the quality of life of an old vibrant community which has been in existence since mediaeval times the administrative centre of the Hundred of Dinas Powys.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The comments of the Community Council are noted. However, in identifying Dinas Powys as a Primary Settlement, no assessment of where additional development could take place has been undertaken and while the Council is in receipt of Candidate Site submissions from a wide range of individuals and organisations, these currently have no status. In preparing the Deposit Draft Local Development Plan (LDP) existing designations such as the Green Wedge policy contained within the Adopted Vale of Glamorgan Unitary Development Plan 1996 - 2011, will be reviewed and their appropriateness for inclusion within the LDP assessed. The Council considers that protection of the built and natural environment forms a major element of the Draft Preferred Strategy that will be further developed in the Deposit Draft LDP. The concerns expressed by the Community Council are therefore considered to be unwarranted.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Statutory Consultees Representor

Rep No: 2253/1671/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Don't Know

Representation Comments:
The reasoning behind the settlement strategy is sound and logical but it must be tempered by the knowledge of the communities in the East Vale which have suffered from the post war expansion and which lack facilities such as adequate medical centres, youth facilities

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The comments of the Community Council are noted however Objective 4 supported by Core Strategic Policy 6 seeks to ensure that new development and in particular, housing, contributes to the provision of additional community facilities.

Rep No: 2253/1675/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2253/1678/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2253/1679/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2253/1680/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2253/1681/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:
You don’t define affordable housing

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The definition of "affordable housing" in land use planning terms is set out in Technical Advice Note 2 - Planning and Affordable Housing and is it is not considered appropriate or necessary to repeat the definition within the Draft Preferred Strategy.

Rep No: 2253/1682/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Statutory Consultees Representor

Rep No: 2253/1683/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:
New retail development proposals-out of town? No.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The comments of the Community Council are noted.

Rep No: 2253/1684/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2253/1685/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2253/1686/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2253/1687/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2253/1688/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2253/1689/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
'number of new community facilities secured through 106 agreements' Immoral-bribery and corrupt. Such an indicator should not be possible.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The use of Section 106 Agreements within the planning system is an established and acceptable mechanism for ensuring that new development does not have an adverse impact upon the local area. Paragraph 4.7 of Planning Policy Wales (2002) sets out when such obligations should be used and how they should be negotiated.

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Statutory Consultees Representor

Rep No: 2253/1690/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2253/1691/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

There is no mention of the Severn Barrage. We feel that the Vale should start to take this into consideration. We failed to note any land protection zones where such a barrage might conceivably be constructed. We indeed feel that this would throw the whole Local Development plan into disarray.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council notes and accepts the comments of the Community Council in respect of the Severn Barrage, particularly with regard to the impact of the Severn Barrage on the Vale of Glamorgan during construction.

Recommendation:

Add new paragraph 12.8 to read: "In addition, Lavernock Point has been identified as one of several potential locations along the Severn Estuary for a tidal barrage with the potential to generate 5% of the UK's renewable energy requirement. In January 2008 the UK Government commissioned a feasibility study of a barrage within the estuary, which will be completed in 2010. Therefore until such time as sufficient detail is known regarding future options for tidal power generation in the Severn Estuary, the implications for the LDP are unclear. However, should Lavernock Point be identified as the preferred location, the Council shall work in partnership with key stakeholders, including with the Welsh Assembly Government, who are the main landowner around Lavernock Point to identify the extent of the land use implications for the LDP."

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Statutory Consultees Representor

Rep No: 2255/1694/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1695/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2255/1696/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1697/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1698/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1700/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1701/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Statutory Consultees Representor

Rep No: 2255/1702/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1703/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1705/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1706/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1707/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
Although we support Option 5 part of the projected housing needs and employment opportunities seem to rely on the total DTA development taking place at St Athan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The housing requirement set out in the Draft Preferred Strategy is based on population and household projections. Based on the best information available at this time, the majority of the housing associated with the DTA proposal will be provided on-site and will not impact upon the Council's identified housing need. With regards to the employment opportunities presented by the DTA proposal, the Council has commissioned consultants BE Group to assess the supply, need and demand for employment land within the Vale of Glamorgan to provide a robust evidence base for the Local development Plan. While this study considers the implications of the DTA St Athan proposal, it has not been driven by the need to provide solely for this development.

Recommendation:

No change.

Rep No: 2255/1709/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Statutory Consultees Representor

Rep No: 2255/1710/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1735/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1736/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1737/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1739/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1740/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1741/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Statutory Consultees Representor

Rep No: 2255/1742/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1743/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1744/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1745/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1746/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1747/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2255/1748/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Statutory Consultees Representor

Rep No: 2255/1757/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2255/1758/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

We fully appreciate that the LDP covers future development for the whole of the Vale of Glamorgan, but as members of Llancarfan Community Council we consider our remit is to support and protect the community we have been elected to represent. We support the draft preferred strategy (option 5) as we believe it offers protection to the majority of villages within our community. The village of Llancarfan has been identified under the Sustainable Settlement Appraisal as a minor settlement. As the designation would allow limited development there is concern that under paragraph 19.1 of the DPS, mention is made of settlement boundaries being allocated. We are of the opinion that the existing boundaries preserve and protect the unique character of the village and should not be altered or extended. The village is located in a designated "Special Landscape Area" which would be adversely affected by any large scale development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The inclusion of minor settlements within the settlement hierarchy is in recognition that development within these settlements can assist in supporting existing local employment opportunities and where evidenced provide affordable housing. This treatment of minor settlements recognises the important role that smaller settlements have in the rural vale and the need to support their long term viability as functional villages as opposed to dormitory commuter settlements. However, the LDP also recognises the need to ensure that such development is in keeping with the scale and character of the settlement. In support of the Local Development Plan, the Council has commissioned consultants TACP to review the existing Special Landscape Areas (SLA) based on updated LANDMAP information collected for the area during 2006/07. Where necessary, changes to these areas will be incorporated into the Deposit Draft LDP. The purpose of the SLA designation is to identify those landscapes which are of particularly high intrinsic value and which require special protection for their own sake as part of the County's landscape resource. They are not intended to be used as a multipurpose designation to protect landscapes for other reasons, such as to prevent urban sprawl and the coalescence of settlements as the general environmental protection policies within the plan are considered more appropriate to serve these functions. Therefore, while Llancarfan may be located within a SLA, this should not be taken to imply that development will not be permitted.

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Rep No: 2260/417/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Broadly support strategy stated – support for St Athan investment and utilising/enhancing existing employment sites, largely in Barry.

More information needed on the impact of possibly quadrupling Cardiff Airport passenger numbers by 2030 and its affect on employment/infrastructure.

Strategy should include stated support for Llandow industrial site.

Strategy should include stated support for rural village opportunities, e.g. home working, village shop/enterprises or tourism to encourage sustainable employment.

Current Vale supply stated as 173 ha – the locations are not identified, therefore it's difficult to comment further on preferred strategy.

Question whether there will be a danger of relying on DTA St Athan to fulfil the Vale's employment targets. St Athan stated as requiring a maximum of 10 ha over next 10 years – this doesn't give any idea of new job numbers.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The figures quoted in the Draft Preferred Strategy in respect of anticipated growth at Cardiff International Airport have been reproduced from the airport's 2006 Master plan which outlines how Cardiff International Airport could grow to the year 2030. The Master plan outlines the airport's future infrastructure requirements to 2030 and it is the Council's understanding that limited additional infrastructure would be required to accommodate the anticipated increase in passenger traffic. In respect of the employment implications of the airport as a part of the background evidence for the Local Development Plan (LDP) and the Draft Preferred Strategy the Council commissioned consultants BE Group to undertake a thorough examination of the future employment land need within the Vale of Glamorgan over the LDP period. The study which included full consideration of Cardiff International Airport and its future implications, provides the Council with an accurate picture of the current and future employment needs of the Vale of Glamorgan and the Deposit Draft Local Development Plan will be drafted to incorporate the recommendations of this detailed study.

Objective 5 of the Draft Preferred Strategy sets out the Council's strategic aspirations for a strong, sustainably balanced economy within the Vale of Glamorgan ensuring that adequate land and infrastructure are made available over the LDP period. The recommendations of the employment land study undertaken by BE Group on behalf of the Council will inform the production of the Deposit Draft LDP. In relation to Llandow Industrial Estate, the study identifies it as being a key rural employment site, and this will be reflected in the more detailed policies that will be set out in the Deposit Draft LDP, which is considered more appropriate than highlighting it within the Preferred Strategy.

The Council considers that the Settlement Hierarchy within the Draft Preferred Strategy clearly sets out the role and function of the settlements within the Vale of Glamorgan. The hierarchy seeks to support and build upon the strengths of each of the settlements identified while maintaining their individual characteristics. Several rural villages have been identified as "Minor Settlements" within the settlement hierarchy recognising the important role that smaller settlements have in the rural vale and the need to support their long term viability as functional villages as opposed to dormitory commuter settlements and paragraph 19.2 of the Draft Preferred Strategy clearly supports small scale enterprises as suggested by the Community Council. Further support as suggested is therefore not considered necessary.

Full details on the employment land requirements of the Vale of Glamorgan during the LDP period 2011 - 2026 are contained within the BE Group report previously referenced in this response. Detailed site allocations will be included within the Deposit Draft LDP that will be produced in 2009.

As a part of the background evidence for the Local Development Plan (LDP) and the Draft Preferred Strategy the Council commissioned consultants BE Group to undertake a thorough examination of the future employment land need within the Vale of Glamorgan over the LDP period. The study which included full consideration of the DTA proposal at St. Athan provides the Council with an accurate picture of the current and future employment needs of the Vale of Glamorgan and the Deposit Draft Local Development Plan will be drafted to incorporate the recommendations of this detailed study. While the study recognises and considers the important future role that the DTA proposal will play within the Vale of Glamorgan and the wider area, it has not been driven by the need to provide for this development.

Recommendation:

No change.

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Statutory Consultees Representor

Rep No: 2260/1759/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Broadly accept strategy of 7,500 dwellings allocated by SEWSPG – 500 per year over 15 yr plan.

It is noted that the affordable housing need of 652 dwellings per year (para 9.3) exceeds the total target of 500 per year. If the allocated figure is correct all new dwellings should be affordable.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council in partnership with Cardiff Council has undertaken a Local Housing Market Assessment (LHMA). The purpose of this survey is to measure the overall requirement for additional affordable housing, and provide valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The affordable housing figures cited within the DPS have been taken from the Council's Draft LHMA. Whilst indicating a need for affordable housing, the actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives).

Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to be appropriate in light of the draft LHMA findings and overall housing requirement of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan

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Rep No: 2260/1761/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Vision lacks punch with no reference to promoting sustainable development and a greener environment, conservation of our heritage and habitat, tackling housing or employment deficiencies, improving highway infrastructure or facilitating a socially inclusive living culture

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The role of the Vision within the Local Development Plan is to clarify the core purpose of the Plan and provide a framework for developing policies and for measuring its development and success. The Vision has been adopted from the Community Strategy which has been the subject of wide ranging consultation with the local community and organisations. The Vision is by necessity aspirational and is supported by the eight overarching objectives detailed within the Draft Preferred Strategy. While the comments of the Community Council are noted, the Council is of the view that these matters are adequately addressed through the objectives and the Core Strategic Policies.

Rep No: 2260/1762/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Agree objective – approach to include re-use of redundant buildings.

How does Llandow Brownfield land fit into this sequence? Reference should be made to Llandow in the strategic objectives. Use of the site for mixed use development - housing and employment - would provide a sustainable solution with existing rail access in close proximity to further employment and facilities at Bridgend, Llantwit Major (direct line) and St Athan. Residential use would also reduce need to add to existing rural villages, particularly those designated as Conservation Areas.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Core Strategic Policy 4 includes reference to the appropriate re-use of redundant buildings.

The development of a new sustainable settlement was part of several strategy options considered by the Council in developing the Draft Preferred Strategy. For a number of reasons it was decided to pursue a strategy not including Llandow. Further details on this and the other strategy options can be found in the Council's Draft Preferred Strategy and associated documents. The Draft Deposit Plan will also contain further details on all of the options considered and why a new settlement option is not considered appropriate.

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Statutory Consultees Representor

Rep No: 2260/1763/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2260/1764/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:
Agree para 12.10
Need is for small, affordable, starter and retirement units but care will be needed so that the inherent character of Vale villages and hamlets is not substantially altered.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

As a part of the local Development Plan (LDP) evidence base, the Vale of Glamorgan Council in conjunction with Cardiff Council has undertaken a Local Housing Market Assessment the purpose of which is to measure the overall requirement for additional affordable housing, as well as the type and size of housing required to meet local needs.
The Council considers that Strategic Objective 7, and Core Strategic Polices 1, 6 and 10 reflect the importance that is placed on the character of Vale villages and hamlets. In addition the more detailed development control policies that will form a part of the Deposit Draft LDP will further ensure that new development is of a scale that is appropriate to the character of the area and the local infrastructure.

Rep No: 2260/1765/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:
Agree objective.

Ensure new facilities secured through legal S106 obligations.

Support for town retail centres should be a separate Objective, reflecting the retail policy for the Vale rather than community benefits. Support should be stated for saving town centres and encouraging sustainable local produce outlets rather than out-of-town destination retail facilities.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

The objectives within the Draft Preferred Strategy are strategic and seek to address a range of issues. Support for town centres is set out in Core Strategic Policy 7 on Retailing and will be further enhanced in the more detailed development control policies that will form a part of the Deposit Draft Local Development Plan.

Rep No: 2260/1767/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:
Agree objective and support for local economy, training opportunities and high quality jobs.

Highway strategy should be a separate Objective.

Support improvements to alleviate congestion problems at Dinas Powys and Llandow. Support Llysworney by-pass, all subject to environmental considerations – impact on the Vale's rural character, e.g. safeguarding ancient hedgerows.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Objective 6 of the DPS encompasses all aspects of transport, and whilst the general approach is to support sustainable transport modes, the Council recognise that there is also a need for improvements to the strategic highway network within the Vale. Accordingly, the strategy refers explicitly to schemes (policy CSP 11 refers) identifies a number of schemes that the Council will seek to implement during the plan period. On this basis it is considered unnecessary to include a further objective specific to highway strategy.

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Rep No: 2260/1769/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Agree objective.

Promote provision of cycle parking stands.
Need increased rail provision/number of carriages during commuter period.
Need to negotiate rail travel links from late WMC performances to accommodate sustainable access to/from the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The promotion of all forms of sustainable transport including walking, cycling and public transport is inherent within Objective 6. The more detailed polices within the Deposit Draft Local Development Plan will further support the use of sustainable transport. Issues of access to the Wales Millennium Centre are not directly matters for the Draft Preferred Strategy.

Rep No: 2260/1770/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Agree objective but conservation of our built heritage is important in its own right, not just as part of sustainable development.

Two separate Objectives should be set out for the built and natural environment.

The built heritage objective should have stated commitment to protecting Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, Archaeological sites and Historic Parks & Gardens as well as the local character and distinctiveness.

Conservation of the natural environment should have stated commitment to protecting the Heritage coastline and Severn estuary, European habitats and Agenda 21 protected species, SSSI's, Special landscape areas, nature reserves, etc.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The objectives within the Draft Preferred Strategy are strategic and seek to address a range of issues, these are supported by the Core Strategic Policies and will be further supported by the more detailed development control policies that will be included within the Deposit Draft LDP. Protection of the built and natural environment is included in Core Strategic Policy 10 and the Council considers that separate objectives are unnecessary.

The protection of Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, Archaeological Sites and Historic Parks and Gardens are matters that will be addressed through the more detailed development control policies that will be included within the Deposit Draft LDP. However their protection and enhancement is inherent within the objectives of Core Strategic Policy 10.

The protection of the Heritage Coastline, Severn Estuary, European Habitats, Agenda 21 protected species, SSSI's, Special Landscape Areas and Nature Reserves are matters that will be addressed through the more detailed development control policies that will be included within the Deposit Draft LDP. However their protection and enhancement is inherent within the objectives of Core Strategic Policy 10. Further, the Council is required to undertake an Appropriate Assessment in accordance with the Habitats Directive that will further inform the development of the LDP and the policies included within it.

Rep No: 2260/1772/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Agree objective of mixed use development – safe and inclusive development which respects local character, vernacular and density

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2260/1775/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Statutory Consultees Representor

Rep No: 2260/1776/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Agree strategy – new development in SE Vale, the need for growth of facilities in Barry and DTA St Athan is acknowledged provided that rigorous planning standards are maintained and implemented.

Inquiry need into impact of Cardiff Airport growth.

Use of Brownfield sites at Llandow needs to be addressed in long term strategy

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. The Strategic Objectives and Core Strategic Policies contained within the Draft Preferred Strategy and the more detailed development control policies that will be included within the Deposit Draft Local Development Plan (LDP) will ensure that planning standards are maintained and implemented in accordance with guidance contained within Planning Policy Wales 2002.

The figures quoted in the Draft Preferred Strategy in respect of anticipated growth at Cardiff International Airport have been reproduced from the airport's 2006 Master plan which outlines how Cardiff International Airport could grow to the year 2030. The Master plan outlines the airport's future infrastructure requirements to 2030 and it is the Council's understanding that limited additional infrastructure would be required to accommodate the anticipated increase in passenger traffic although access to the airport may require improvement and is the subject of a study being undertaken by consultants on behalf of the Welsh Assembly Government. While noting the comments of the Community Council an inquiry into the impact of the projected growth of the airport is not a matter for the Draft Preferred Strategy.

The Local Development Plan when adopted by the Council will form the primary land use planning policy document for the Vale of Glamorgan until 2026. While it will be subject to annual monitoring, the Council is of the view that the Draft Preferred Strategy which forms the basis on which the Deposit Draft LDP will be progressed represents a long term strategy as suggested by the Community Council. In this respect, the use of brownfield land within the Vale of Glamorgan is considered to be adequately addressed by Objective 1 of the Draft Preferred Strategy and further consideration is not felt to be necessary.

The development of a new sustainable settlement was part of several strategy options considered by the Council in developing the Draft Preferred Strategy. For a number of reasons it was decided to pursue a strategy not including Llandow. Further details on this and the other strategy options can be found in the Council's Draft Preferred Strategy and associated documents. The Draft Deposit Plan will also contain further details on all of the options considered and why a new settlement option is not considered appropriate.

Rep No: 2260/1778/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Agree settlement strategy.

Llantwit Major – development to be confined to south of by-pass and new development to be favoured which maximises use of rail station.

Llanmaes – in the most vulnerable position due to expansion of St Athan. The village needs special protection. Whilst classification as 'open countryside' gives it most protection from all but agricultural/forestry development, this results in no secure boundary to prohibit being engulfed by St Athan. A green protection zone needs to be established around the village. This needs to also take into account its status as a Conservation Area and its setting in the rural Vale and the archaeological resource of the surrounding fields (particularly to the east) – a resource of national importance.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

While the comments of the Community Council are noted, the Council is unable to provide confirm that any new development within Llantwit Major will be to the south of the by-pass as suggested. Llantwit Major has been identified within the settlement hierarchy as a primary settlement where the focus of new development will be to provide mixed use development that supports the needs of the community while taking advantage of the towns close proximity to Cardiff International Airport and St. Athan. However in identifying Llantwit Major as a primary settlement, no assessment has yet been made of the level or location of development within the town. While the Council is in receipt of a number of Candidate Site submissions within and around the town of Llantwit Major these have yet to be assessed and currently have no status. The identification of sites will follow the finalisation of the Preferred Strategy after which time full site assessments will be undertaken in line with the Council's approved candidate site assessment methodology.

Similarly for Llanmaes which has been identified within the settlement hierarchy as a minor settlement, no assessment of the level or location of any new development has been made. Notwithstanding this, the Council considers that the concerns expressed by the Community Council in respect of Llanmaes are adequately addressed by the Objectives and Core Strategic Policies within the Draft Preferred Strategy.

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Statutory Consultees Representor

Rep No: 2260/1779/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2260/1780/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2260/1781/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2260/1782/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2260/1783/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:
CSP5 – Disagree – 30% of 500 dwellings = 150 affordable units per year. The current need is stated as 652 affordable dwellings per year. Logically all new dwellings should be affordable.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

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Statutory Consultees Representor

Rep No: 2260/1784/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2260/1785/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2260/1786/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2260/1787/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2260/1788/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** No

Representation Comments:
CPS10 – Disagree. The policies for the built and natural environment protection should be separated and commitment to designations stated – see 4.7 above. The emphasis should be on conservation of the built environment rather than 'enhancement'. The re-use of protected buildings to ensure their future maintenance should be emphasised.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The objectives within the Draft Preferred Strategy are strategic and seek to encompass and address a range of issues. These are supported by the Core Strategic Policies and will be further supported by the more detailed development control policies that will be included within the Deposit Draft LDP. Conservation of the built and natural environment will be addressed at this time.

Recommendation: No change required.

Rep No: 2260/1789/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Statutory Consultees Representor

Rep No: 2260/1790/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2260/1791/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
Disagree with lack of targets set.

Targets should be set for the number of dwellings constructed to eco-homes standard, homes incorporating renewable energy, meeting BREEAM to a good standard, etc

% of affordable houses should be higher than 30%.

Targets should be set for retail and employment land, etc.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Targets have been omitted from many of the monitoring indicators within the Draft Preferred Strategy as while the Council is able to allocate land for such uses their deliverability is dependent upon factors beyond the Council's control. To include targets for all indicators listed therefore is considered inappropriate.

The Council has avoided setting a target for eco homes standards as the construction of homes to this standard is currently voluntary. However, should this situation change the Council will consider amending its monitoring framework to reflect current best practice or national planning policy framework.

The 30% minimum target for affordable housing equates to 2,500 affordable units being provided during the period of the LDP and is considered by the Council to be a reasonable target based on a draft Local Housing Market Assessment study undertaken jointly with Cardiff Council. While there is a draft identified need of 652 affordable units per year, this is wholly unrealistic being greater than the identified overall annual housing need for the Vale of Glamorgan.

While the Council is able to allocate land for the perceived need of such uses within the Deposit Plan ensuring that these sites are developed is beyond the control of the Council. Therefore, the setting of targets for such uses within the Draft Preferred Strategy is considered inappropriate.

Recommendation: No change required.

Rep No: 2260/1792/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2260/1793/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2263/388/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:
The Town Council believes that more should be done to 'localise' employment sites thereby reducing the need or distance to travel.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Objective 6 of the Draft Preferred Strategy seeks to reduce the need for Vale residents to travel to meet their daily needs, this includes seeking to ensure that future development is located in close proximity to a range of services and facilities including employment opportunities.

Rep No: 2263/1802/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1803/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1835/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1836/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1837/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1839/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1841/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1842/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** No

Representation Comments:
Whilst in broad terms Objective 6 is capable of support, the emphasis should not be solely on locating housing close to employment sites but encouraging the development of employment sites close to housing, thus reducing the need to travel.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The supporting text to Objective 6 clearly indicates that the objective relates to all development including employment. To locate housing next to employment sites would not necessarily reduce the need to travel since employment sites may be isolated from centres that offer a range of services and facilities. It would also not guarantee that persons living in the housing would be employed locally. In respect of employment the Council has recently commissioned BE Group to undertake an employment land study for the Vale of Glamorgan which will inform the future development of the LDP.

Recommendation: No change required.

Rep No: 2263/1844/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1845/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:
In relation to Objective 8 emphasis should be made for the need for comprehensive cycling and pedestrian networks throughout the towns of the Vale of Glamorgan which would be both sustainable and of benefit to the health of residents and visitors.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The objectives within the Draft Preferred Strategy are strategic objectives that seek to encompass and address a range of issues, these are supported by the Core Strategic Policies and will be further supported by the more detailed development control policies that will be included within the Deposit Draft LDP. The promotion of sustainable forms of transport is included within Objective 6 and the Council considers that the supporting text at paragraph 12.16 addresses the issues raised by the Town Council.

Recommendation: No change required.

Rep No: 2263/1846/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1847/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1848/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1849/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1850/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1851/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1852/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1853/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1854/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2263/1855/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1856/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:
CPS8 Employment needs to be strengthened by seeking to 'localise' employment throughout the Vale to obviate the need for private transport.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council is of the view that the promotion and use of sustainable transport is a core element of the Draft Preferred Strategy and that the comments of the Town Council are adequately addressed in the strategy document and will be continued throughout the Deposit Draft Local Development Plan.

Recommendation:

No change.

Rep No: 2263/1857/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1858/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1859/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1860/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Statutory Consultees Representor

Rep No: 2263/1861/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/1862/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2263/4806/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Statutory Consultees Representor

Rep No: 2265/1864/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

From the news on the 31Jand 08 it was announced that the second part to developments at St Athan may not go ahead there seems to be some questions over how many jobs will after all come to the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council appointed consultants BE Group to undertake an employment assessment of the Vale of Glamorgan. In respect of the DTA St Athan proposal, the study assessed the best information available at the time of its drafting. This information has been used to inform the Draft Preferred Strategy. As and when more detailed information becomes available, this will be incorporated into the Deposit Draft Local Development Plan.

Rep No: 2265/1865/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

There would seem to be much uncertainty with regard to population growth. See above question and answer.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Information on population has been provided in the Council's Population and Housing Projections Topic Paper (December 2007). It is proposed to review this paper and the housing requirement figure as part of the preparation of the Deposit Draft LDP.

Rep No: 2265/1866/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

We broadly agree with the LDP vision especially developing a strong sense of community.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2265/1867/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2265/1868/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2265/1869/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2265/1870/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2265/1871/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:
Objective 5 seems rather insular. "economic self-efficiency of the Vale" is not seen as being a feature to strive for, we live in a global market place.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
While the comments of the Community Council are noted, the Council considers that Objective 5 is clear in that it seeks to support and develop a strong and sustainable economy within the Vale of Glamorgan that has links with the wider South East Wales region. The Draft Preferred Strategy seeks to provide employment opportunities within the Vale for a wide range of business types building on existing employment provision as well as potential employment opportunities.

Rep No: 2265/1872/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2265/1873/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2265/1874/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2265/1903/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
We would like to see a strategy which contained more "brown-field" sites. Secondly your preferred strategy singles out certain settlements for moderate growth- the "secondary settlements" on a fairly arbitrary basis. This will put unfair pressure on those selected villages some of which (Ystradowen) have already suffered at the hand of policy planners in the present local structure plan. This is bound to affect the ongoing character of these villages, Minor growth of settlements with extra housing placed on "brown-fields" sites would seem more acceptable to us.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Objective 1 of the Draft Preferred Strategy clearly details the Council's approach to the use of land and the need to apply a sequential approach to development that utilises previously developed land before considering the development of greenfield land. With regard to the identification of settlements that could accommodate additional development, the Council has undertaken a detailed Sustainable Settlements Appraisal that assesses each settlement against a range of sustainability criteria that contribute towards meeting the daily needs of the population and reduce the reliance on the need to travel to access facilities and services. The Council therefore considers that the Sustainable Settlements Appraisal forms a robust evidence base on which to base its settlements hierarchy as included within the Draft Preferred Strategy.

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Rep No: 2265/1931/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Yes and no

In general terms the spatial strategy KEY DIAGRAM looks sensible. It is some of the fine detail which we object to. Part of your wish to develop the larger rural settlements appears to be driven by a desire to relieve pressure of vehicular traffic in the Penarth-Sully-Barry-areas and disperse it throughout the Vale. This will not reduce environmental pollution which you seek to achieve. Improved local public transport in Penarth, Sully and Barry would we feel be a better option.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

While the comments of the Community Council are noted, the Draft Preferred Strategy has not been developed solely to relieve pressure on vehicular traffic in the Penarth-Sully-Barry area. The strategy has been developed following consultation with a range of organisations to address all the issues that have been identified through the earlier scoping stages of the Local Development Plan work. While this includes an acknowledgement that traffic levels throughout the Vale and in particular within the south eastern corridor are increasing, it also addresses issues such as employment, the impact of climate change and the natural and built environment and seeks to capitalise on opportunities such as the DTA St Athan proposal and Cardiff International Airport. The promotion of sustainable transport as suggested by the Community Council is a core element of the Draft Preferred Strategy as illustrated in Objective 6 and supported by Core Strategic Policy 1.

Rep No: 2265/1933/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

We very strongly object that Ystradowen village has been placed in the "secondary settlement" category. Secondary settlements are primarily the larger settlements. Ystradowen is smaller than many other villages in the Vale which have been given "minor settlement" status i.e. Peterston-S-Ely, Treoes, St Nicholas, Colwinston. We would ask that Ystradowen status is amended to "minor settlement". It "suffered" much development in the last structure plan. Facilities are limited; no shop, no handy primary school (60-70 cars are morning and afternoon to ferry children up narrow lanes to Llansannor School). The secondary school is in a terrible state of repair. A replacement school is promised but repeatedly put off. The village bus service is extremely limited. The character of this village will be spoilt by further large scale development. We object that we were not consulted as stakeholders.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council has undertaken a Sustainable Settlement Appraisal in support of its Draft Preferred Strategy, which examines the range of services and facilities that contribute to the sustainability of settlements. The study has identified Ystradowen as a secondary settlement capable of accommodating some additional growth that would facilitate improvements to existing services and facilities. While the comment is therefore noted, the Council is of the view that the sustainable settlement study is a sound basis on which to apportion new development and the re-categorisation of Ystradowen as a minor settlement is not considered to be appropriate.

With regard to consultation, Community Councils have been included on the Council's Local Development Plan (LDP) database from its inception. Consequently, they have been advised of all stages of the LDP as it has progressed and given the opportunity to comment. In addition, all community councils were invited to participate in workshops that were held to discuss and consider the sustainability issues and strategic options that had been identified.

Rep No: 2265/1962/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Ref CSP1 You indicate under this strategy that the intention is to OFFER SUSTAINABLE TRANSPORT SERVICES THAT REDUCE THE NEED TO TRAVEL by car. By developing lots more dwellings in rural villages this is bound to increase car use. As an example, since the VoG removed free bus service to Llansannor Primary School car use has risen. Currently 60-70 private cars are used to ferry children from the villages (especially Ystradowen) to and from school. Your choice of settlement strategy flies in the face of your transport ideals.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy does not seek to address solely transport issues, but seeks to respond to a range of issues that have been identified within the Vale of Glamorgan e.g. employment, efficient use of resources, affordable housing. The settlement hierarchy identified seeks to locate additional development within those towns and villages within the Vale of Glamorgan that have an appropriate level of service provision. In identifying such settlements, it is hoped that not only will those services and facilities present be maintained but the need to travel to access services will also be reduced. The comments of the Community Council are therefore thought to be selective, not giving consideration to the wider issues within the Vale.

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Statutory Consultees Representor

Rep No: 2265/1963/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:
Ref CSP2 Much the same comments as for CSP1 more cars equal more pollution.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Reducing the reliance of the private car and increasing the use of more sustainable forms of transport is a core element of the Draft Preferred Strategy and is reflected in Objective 6 and Core Strategic Policy 1. In assessing appropriate locations for new development, the Local Development Plan will consider the proximity of existing services and facilities and how accessible new development will be by alternative transport modes. By locating development in accessible locations and by offering alternative sustainable transport choices it is considered that the need to use the private car will be significantly reduced. Where development is proposed, developer contributions will also be sought where appropriate to provide additional or enhanced public transport services and facilities. The comments of the Community Council do not consider the wider picture.

Rep No: 2265/1964/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2265/1965/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:
CSP4: Phasing of development is essential

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

The comments of the Community Council are noted.

Rep No: 2265/1966/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2265/1967/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2265/1968/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:
CSP7: Not sure this can be done without much Council expense.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The comments of the Community Council are noted.

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Statutory Consultees Representor

Rep No: 2265/1969/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:
No response required.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2265/1970/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:
CSP9: Mineral extraction must be sensitive to local settlements. Liaison between quarry and local community council is poor for Ystradowen= none!

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The comments of the Community Council are noted. However, the Council considers that this is a matter for the more detailed policies that will be included within the Deposit Draft Local Development Plan. CSP 9 is a strategic policy that does not address site specific issues. Liaison between the quarry companies operating within the Vale of Glamorgan and the Community Councils is a separate matter for the parties involved.

Recommendation: No change required.

Rep No: 2265/1971/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2265/1972/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2265/1973/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:
CSP12: Llandow Waste Disposal/Recycling Centre needs radical improvement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Core Strategic Policy 12 is a strategic policy designed to promote the sustainable management of waste. The issues raised by the Community Council in respect of the Llandow Waste Disposal/Recycling Centre are not pertinent to the Draft Preferred Strategy and should be directed at the Council's Visible Service Department.

Recommendation: No change required.

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Statutory Consultees Representor

Rep No: 2265/2002/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Monitoring is obviously needed. We just hope that before that stage a very definite restraint is placed on the size of the increase in dwelling numbers of extra houses can be placed. The minor road network cannot cope with extra traffic loadings. The sewage pipeline is we are informed near to full- load capacity.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy does not identify specific sites for new development but outlines strategic locations where it is considered that development will be considered appropriate. Development sites will be assessed against the Council's adopted Candidate Site Assessment Methodology. This assesses sites against a wide range of environmental and sustainability criteria and issues such as the impact upon the highway network and the level of infrastructure provision are included within this methodology. The level of development that each site could accommodate will be considered against the more detailed development control policies that will be included within the Deposit Draft Local Development Plan.

Rep No: 2265/2003/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

We do not agree with your underlying strategy. Your stakeholders workshop did not include members of Penllyn Council for example we were not consulted. You call it the "Preferred Strategy". It is not preferred by this Community Council.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The comments of the Community Council in respect of the strategy are noted.

All Community Councils were invited to attend the Stakeholder Workshops held at the YMCA Hub in Barry on the 24th May 2007 and Mr Phillips, Clerk to Penllyn Community Council was sent a letter on the 27th April 2007.

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Rep No: 2265/2004/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

As indicated earlier we are unhappy with the general strategy which you have selected. We do not understand why more brown-field site opportunities which exist have not been taken up.

Your choice strategy appears to be fairly arbitrary as you say you have avoided the obvious "business as usual scenario" (see para 8.5.2 of the Initial Sustainability Appraisal Report). It seems to this Community Council that alternative strategies which do not put such heavy emphasis on a few, some quite small villages could have been adopted.

You state that you have consulted with all the relevant stakeholders over the spatial framework. You have not- we challenge you to tell us when you consulted previously with this community council. We have not until now been consulted and we fear that your intentions are now too entrenched to change or modify.

With regard to local spatial needs if more houses were needed in the area north of Cowbridge, they have already been built or are in the pipeline in the Miskin area 2 miles north of Ystradowen. Growth of Ystradowen will result in extra cars driving to TESCO and M&S at Talbot Green-out of the Vale. In putting to you our comments, we have the support of a large number of people in Ystradowen. Many have already written to you to object to future large-scale development in Ystradowen. Whilst these objections may have been in the correct format and time period, these letters support our objections and we would like formally herewith ask you to take them all into account on this basis.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy does not identify specific sites for new development but outlines strategic locations where it is considered that additioanl development will be appropriate. In considering sites, the Council will be guided by the candidate site assessment methodology that has been adopted and is available on the Council's web site. Further, Objective 1 of the Draft Preferred Strategy adopts a sequential approach to the use of land which clearly identifies the reuse of previously developed land before the use of green field land. The comments of the Community Council in this regard are therefore considered to be inappropriate.

In deciding upon the Draft Preferred Strategy the Council considered a range of strategy options that would address the issues that had been identified within the Vale of Glamorgan. The options were considered at stakeholder workshops and the views of individuals and organisations that attended helped determine the final strategy option which is felt to address the needs of the Vale of Glamorgan while building on its existing strengths and identified opportunities. The Council is confident that in developing the Draft Preferred Strategy interested parties were afforded every opportunity to influence its direction.

In accordance with Local Development Plan Regulation 3, Penllyn Community Council has been identified in the Council's Delivery Agreement as a Specific Consultation Body and has such has been included on the Council's Local Development Plan database from its inception. Inclusion on the database would mean that the Community Council has been advised of and consulted upon each stage of the LDP as it has progressed. Further, the Community Council were invited to attend the various workshops that the Council has held to develop the Draft Preferred Strategy and have chosen not to attend. Copies of the Council's Delivery Agreement are available on the Council's web site and the Council is also happy to provide copies of invitation letters and databases to the Community Council should they be required. The current contact for Penllyn Community Council is Mr H.G. Phillips, Clerk to Penllyn Community Council, 66 Broadway, Llanblethian, Cowbridge, CF71 7EW.

The Council will only consider objections to the Draft Preferred Strategy that have been submitted on the prescribed form. This is in accordance with the formal notice that appeared in the Western Mail on the 16th and 23rd February 2008.

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Statutory Consultees Representor

Rep No: 2266/309/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2061/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2266/2062/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2063/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2064/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2065/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2066/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Statutory Consultees Representor

Rep No: 2266/2067/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2068/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2069/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2070/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2071/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2266/2072/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

Option 8. It is not clear to me why the development of a new "rural settlement" (specifically Llandow Newydd, or its equivalent on what may or may not be partly defined as a brown field site, notwithstanding the contents of the letter dated 14.1.2008 from the leader of the Council to Mr J Wilkinson) as a partial focus of the LDP strategy necessarily makes it "unlikely that other issues that need to be addressed throughout the Vale of Glamorgan would be sufficiently addressed". At present much of the area of the old Llandow Airport ranks as just about the most despoilt in the rural vale and could do with serious attention. It ought to be developed in conjunction with a more desirable western link from the M4 (at Llanilid) direct to St Athan and Cardiff International Airport via the A48 at Pentre Meyrick and an upgraded B4265 from Llantwit Major (or St Athan).

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

New development can make a positive contribution to a range of service and facilities in the area in which it takes place. For example, new development could contribute to alleviating a shortfall in open space provision or could foster new sustainable transport initiatives that remove the need for people to travel by private car. The option of a new settlement was considered in several of the spatial strategy options by the Council in developing the Draft Preferred Strategy. As a result of this consultation exercise a further option specifically identifying Llandow Newydd as an Option (8a refers) was considered. It is the view of the Council that for a number of reasons the Draft Preferred Strategy should remain and further details on the reasons for deciding on that particular Strategy can be found in the Council's Draft Preferred Strategy and accompanying Documents. Further detail will also be provided in the draft deposit plan.

While the Community Council's comments in respect of the unsightly nature of the Llandow site are noted, this is not a matter for the Draft Preferred Strategy which is a strategic document that identifies the general location of development and establishes a series of strategic policies that will guide future growth and development. With regard to the transport links to/from the M4 the Welsh Assembly Government has commissioned consultants Arup to undertake an extensive transport study to advise on links to Cardiff International Airport, the proposed St Athan Academy and matters relating to congestion at Culverhouse Cross. The outcome of this study will be known later this year and this information will be used to inform the Deposit Draft Local Development Plan. However, it should be noted that access to the Llandow site has not been considered in this work.

Recommendation: No change required.

Rep No: 2266/2073/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

19.1 in terms of each of the 13 minor settlements it is imperative to get a large measure of (and preferably complete) agreement from the relevant community councils to any proposed changes in the residential settlement boundaries. There is no obvious scope in my community, for example for an uncontroversial and environmentally undamaging extension of the current settlement. Clearly the availability for infilling in Peterston-Super-Ely is now very limited and the conservation area status of a suitable portion of the community also militates against further housing development. In terms of population, as a resident of over 60 years standing I have been witness to the fact that successive incremental new build during the decade from 1980 progressively diluted the bonds of social cohesion and that the village already lost much of the close-knit sense of community which was so evident when I was growing up here.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Any changes to settlement boundaries will form part of the Deposit Draft Local Development Plan and will be subject to the formal six week consultation period on that document as prescribed in the Local Development Plan Regulations. The designation of settlement boundaries (if settlement boundaries are considered appropriate for the LDP) will be defined following more detailed assessments of the settlements within the settlement hierarchy and consideration of the submitted Candidate Sites in accordance with the approved candidate site assessment methodology. While changes to settlement boundaries will be subject to formal consultation, the approval of specific Community Councils to any proposed changes is not a prerequisite to such changes. While the comments of the Community Council in respect of site specific issues are noted, site specific issues are not an issue for the Draft Preferred Strategy. Further, as the Council has yet to undertaken any assessment of the Candidate Sites submitted no comment can be made on the availability of development sites within or adjacent to Peterston-Super-Ely.

Recommendation: No change required.

Rep No: 2266/2074/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Statutory Consultees Representor

Rep No: 2266/2075/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2076/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2077/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2266/2079/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2080/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/4807/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2081/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Statutory Consultees Representor

Rep No: 2266/2082/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2083/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2084/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2086/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2089/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2266/2093/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2266/2097/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Statutory Consultees Representor

Rep No: 2270/2100/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2103/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2104/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2106/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2108/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2110/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2111/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2112/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2113/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2114/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2115/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2116/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2117/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2118/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2270/2119/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2120/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2121/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2122/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2123/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2124/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2125/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2270/2126/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2127/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2128/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2129/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2130/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2132/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2270/2137/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2270/2143/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Minor settlements 19.1

As we live in the hamlet of Walterston, building this type of area would change and destroy the quality of life and environment as it is open countryside. I know "not in my back garden" comes to mind, but living in a listed building makes you aware of the importance of conservation.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Walterston has not been included within the settlement hierarchy contained within the Draft Preferred Strategy due to its low scoring in the sustainable settlements appraisal. Therefore, for the purposes of the Local Development Plan Walterston is likely to be classed as being within the open countryside with development restricted to that associated with agriculture or forestry which is considered appropriate.

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Rep No: 2285/378/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2201/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2202/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2203/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2204/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2205/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2246/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2262/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2263/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2264/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2265/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2266/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2267/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2268/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2269/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2270/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2271/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2272/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2273/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2274/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2275/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2276/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2277/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2278/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2279/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2280/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2281/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2285/2282/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2285/2283/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The Mobile Operators Association would encourage the Council to include a generic development control policy relating to telecommunications development within its emerging local development plan. Any policy should be consistent with the provisions of the national policy in TAN 19.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

The policies within the Draft Preferred Strategy are strategic polices that will guide future growth and development. While the Council welcomes the comments of the Mobile Operators Association, it considers that the policy example as submitted is a detailed policy more appropriate for the Deposit Draft Local Development Plan which will include detailed development control policies that will accord with the requirements of any relevant Technical Advice Notes issued by the Welsh Assembly Government.

Recommendation: No change required.

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Statutory Consultees Representor

Rep No: 2303/4825/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2303/4826/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2303/124/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/126/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/127/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/128/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/129/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2303/137/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/138/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/139/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/140/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/143/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/144/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed

Rep No: 2303/146/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2303/147/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/148/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/150/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/151/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/152/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/153/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/154/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2303/155/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/156/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/157/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/158/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/159/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2303/160/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2303/161/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

C3 in the section on consistency tests states that the Draft Preferred Strategy has been prepared in accordance with the Wales Spatial Plan (2007). In addition, throughout the document, the Draft Preferred Strategy refers to the Wales Spatial Plan First Review (2007). However, it is understood that the Welsh Assembly Government issued an interim statement on the Wales Spatial Plan in 2007 and that this did not constitute a formal review of the Wales Spatial Plan. The Draft Preferred Strategy should be amended to reflect this. It should also be noted that the Welsh Assembly Government is currently consulting on a 2008 update of the Wales Spatial Plan and that the Preferred Strategy should be updated to reflect the latest guidance on the Wales Spatial Plan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council considers that the Draft Preferred Strategy is consistent with both the Interim Statement issued by the Welsh Assembly Government and the most recent 2008 update and that no updating as suggested is required.

Rep No: 2303/162/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

National Grid welcomes consultation on the Draft Preferred Strategy and wishes to be consulted on further drafts of the emerging LDP. A letter summarising the activities of National Grid is attached to this representation form.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The comments of the National Grid are noted and their contact details have been checked and remain on the Local Development Plan database.

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Public Representor

Rep No: 2343/2312/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2313/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
Whilst I accept that there is a need for future housing I am of the opinion that in the past we have been guilty of providing housing without taking into account all transport issues. I would prefer to see the transport infrastructure improved before we get housing as it cannot cope now!

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
While the comments are noted, the Council is required to identify sites for development within its administrative area to meet the identified need. In identifying sites the Council will assess them against the approved candidate site assessment methodology which includes an assessment of the sites location and accessibility. In addition, more detailed assessments of access arrangements and the impacts of new development on the highway infrastructure will take place at the planning application stage and will be assessed against the more detailed policies that will be included within the Deposit Draft Local Development Plan. Further, while the Council can seek to provide alternatives to the private car in the way of improved public transport services and facilities, the general increase in car ownership and the resultant impact of this increased ownership is outside the control of the LDP.

Rep No: 2343/2314/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2315/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2316/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2317/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2318/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2319/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2320/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2321/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2322/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2323/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2343/2324/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:
The transport infrastructure needs to be improved to allow for this.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed. While the comments are noted, the Council is required to identify sites for development within its administrative area to meet the identified need. In identifying sites the Council will assess them against the approved site assessment methodology which includes an assessment of the sites location and accessibility. In addition, more detailed assessments of access arrangements and the impacts of new development on the highway infrastructure will take place at the planning application stage and will be assessed against the more detailed policies that will be included within the Deposit Draft Local Development Plan. Further, while the Council can seek to provide alternatives to the private car in the way of improved public transport services and facilities, the general increase in car ownership and the resultant impact of this increased ownership is outside the control of the LDP.

Rep No: 2343/2325/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:
There is quite a difference in size and population to some of these e.g. Penarth to Dinas Powys or Llantwit Major.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed and the comments are noted.

Rep No: 2343/2327/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2328/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2329/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2330/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
We need the commitment that transport links are improved before commitment to housing-as already stated transport cannot cope now at peak times so we cannot have a new housing policies running alongside transport the latter has to come first. Like it or not the is here to stay there are those like myself who drive for a living and cannot avoid it.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council is required to identify sites for development within its administrative area to meet the identified need. In identifying sites the Council will assess them against the approved candidate site assessment methodology which includes an assessment of the sites location and accessibility. In addition, more detailed assessments of access arrangements and the impacts of new development on the highway infrastructure will take place at the planning application stage and will be assessed against the more detailed policies that will be included within the Deposit Draft Local Development Plan. Further, while the Council can seek to provide alternatives to the private car in the way of improved public transport services and facilities, the general increase in car ownership and the resultant impact of this increased ownership is outside the control of the LDP.

Rep No: 2343/2331/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2332/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2333/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2334/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2335/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2336/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2337/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2343/2338/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2339/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:
Would prefer to see targets in all the indicators, however as these help to keep focus on the goals we set ourselves.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Monitoring targets have been included within the Draft Preferred Strategy where they are considered appropriate and relevant. Targets have been omitted from many of the monitoring indicators within the Draft Preferred Strategy as while the Council is able to allocate land for such uses their deliverability is dependent upon factors beyond the Council's control. To include targets for all indicators listed therefore is considered inappropriate. Therefore, while the comments are noted the exclusion of targets from some indicators is considered appropriate.

Rep No: 2343/2340/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2343/2341/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2378/418/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

However, the Draft Preferred Strategy should have regard to employment opportunities that can be provided within rural settlements to both protect existing operations and enable future development. Such development assists in the creating of sustainable communities, sustainable transport patterns and creates a diverse and vital rural economy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. The Council considers that Objectives 5 and 6 and their supporting texts adequately address the concerns expressed by the respondents. The development and maintenance of sustainable communities is a core element of the Draft Preferred Strategy.

Rep No: 2378/2358/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

However, regular review of the housing evidence base must be undertaken to ensure supply of dwellings accords with demand within the authority area.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. The Council regularly undertakes monitoring of development uptake, through the Joint Housing Land Availability Assessment. This assessment is undertaken each year and is agreed with the major house builders in the area. Further, the LDP monitoring framework includes a range of indicators in respect of housing that will be monitored to assess the effectiveness of the plan's policies.

Rep No: 2378/2359/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2378/2360/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2378/2361/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2378/2362/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2378/2363/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2378/2364/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2378/2365/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2378/2366/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2378/2367/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2378/2368/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2378/2369/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

However, the sustainable appraisal of settlements suggested under option 7 would enable a new baseline of sustainable settlements to be established. Option 5 appears to suggest that settlements with existing development boundaries are sustainable and able to accommodate further housing and associated development, and are used under Policy HOUS2 of the UDP 2011.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. The Council has undertaken a Sustainable Settlement Appraisal as background evidence to the Draft Preferred Strategy. This work has been undertaken to establish new baseline information on all settlements within the Vale of Glamorgan not merely those included within policy HOUS 2 of the adopted Unitary Development Plan. This work was used to develop a settlement hierarchy which reflects the present function and role of each settlement within the Vale. The settlement hierarchy contained within Area Strategic Policy 1 clearly details the scale of development that will be supported in each settlement within the hierarchy.

Rep No: 2378/2370/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Each of the settlements defined under 'secondary' or 'minor' classifications are considered to be sustainable locations for development under the UDP within the evidence base for the draft preferred strategy. To distinguish between levels of sustainability at a strategic level does not benefit the plan process. The merits of additional development should be explored on a settlement by settlement basis, and a site by site basis. Rigid prescription of development land allocation within these settlements can have a demonstrable negative impact on settlements which fail to accord with a statistical measure of sustainability. A further investigation of the villages merits should be investigated in order to satisfy the tests of soundness, and sustainability to which the plan must accord.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

To identify sustainable settlements the Council has undertaken a Sustainable Settlements Appraisal as background evidence to the Local Development Plan (LDP). This appraisal considered a range of sustainability criteria based on key services that contribute towards meeting the daily needs of the population and reduce the need to travel to access services and facilities. The appraisal has been undertaken from first principles and any similarity between the settlements identified within the UDP is coincidental. In assessing specific sites within those settlements for development, the Council has approved a Candidate Site Assessment Methodology which clearly details the criteria that will be used to identify suitable development sites including an assessment against the Council's sustainability objectives. The Council is therefore of the view that a further assessment of the settlements within the Vale of Glamorgan is unnecessary.

Rep No: 2378/2371/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2378/2373/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2378/2374/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Public Representor

Rep No: 2378/2376/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

Sub-division, reuse of vacant dwellings and any such 'windfall' housing should not be included within strategic allocations as it cannot be relied upon. The authorities housing allocation must be capable of being met on defined sites within the plan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The inclusion of a requirement for windfall sites to provide an element of affordable housing in accordance with CSP5 is to ensure that all development sites provide for an element of affordable housing to meet the needs identified by the Council.

Rep No: 2378/2377/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

Reference to windfall sites should be removed from the policy for the above reasons.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

In developing strategic sites that would assist in the delivery of the strategy, the Council would not rely upon windfalls site for the very reason you have highlighted.

Rep No: 2378/2378/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2378/2380/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2378/2381/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2378/2383/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2378/2387/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2378/2389/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2378/2419/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2378/2424/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2378/2462/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
However, a sustainability appraisal and settlement specific analysis of the minor and secondary settlements should be undertaken in order to fully understand the rural areas of the Vale, address local development need and fulfil the need for a holistic and sound approach to rural development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council has undertaken a Sustainable Settlements Appraisal of all Vale settlements that has been included as background information to the Draft Preferred Strategy. The appraisal assessed each settlement against a range of sustainability criteria that contribute towards meeting the daily needs of the population of each settlement.

Rep No: 2378/2467/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
The site specific assessments assume that the LDP Preferred Strategy will continue to emerge in its present form. Candidate sites from both secondary and minor settlements should be considered under the same criteria and from the same sustainability baseline. The council should undertake selection of sites in public to enable debate of the future of rural settlements within the district.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council has yet to undertake an assessment of any of the Candidate Sites submitted as part of the earlier stages of the Local Development Plan (LDP). Candidate sites will be assessed against the approved assessment methodology which is available on the Council's web site. Sites identified as appropriate for new development in support of the LDP will be included within the Deposit Draft LDP that will be prepared in 2009 and which will be subject to the full formal six week consultation process as prescribed by the LDP Regulations. The Council is of the view that this process adequately enables individuals to express their views on those sites identified for development.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2381/2470/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2381/2472/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2381/2473/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2381/2475/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2381/2476/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2381/2477/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2381/2479/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2381/2481/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** No

Representation Comments:

12.13- congestion between Cardiff and Penarth must also be looked into

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy contains strategic objectives that seek to guide future growth and development within the Vale of Glamorgan. While certain transport issues have been identified within the supporting text of objective 5, these are not exclusive to the objective which like the other objectives, in the DPS are relevant to the whole of the Vale of Glamorgan. Paragraph 14.4 clearly outlines the Council's view that the DPS will allow traffic congestion in the main urban areas to be addressed as a result of increased investment that will result from the strategy. In addition, Objective 6 also outlines the Council's commitment to sustainable transport and the South East Wales Transport Alliance (Sewta). As a part of Sewta the Council along with neighbouring local authorities is contributing to the development of the Regional Transport Plan (RTP). The RTP will facilitate improvements to the regional and local transport and highway infrastructure. The Council is therefore of the view that the concerns expressed in the representation are adequately addressed within the DPS.

Rep No: 2381/2484/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2381/2485/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2381/2486/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2381/2487/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2381/2488/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

14.2 - With less investment now announced by the government for RAF St Athan consideration should be given to the development of the more rural vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy is based on the most up to date information available at the time of publication. In respect of the DTA St Athan proposal the Draft Preferred Strategy identifies the St Athan proposal as an area of opportunity in accordance with the Wales Spatial Plan. While the smaller villages and hamlets are excluded from the settlement hierarchy, the DPS clearly enables development within the rural settlements identified within the hierarchy provided it reflects the individual infrastructures, economies, characters and constraints. Notwithstanding this, the proposed housing requirement figure identified within the DPS has been calculated on population projections and dwelling forecasts.

Rep No: 2381/2490/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Too much emphasis is being given to Barry and St Athan. All the settlements should be given the opportunity to expand and develop.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Barry and St Athan have been identified within the Draft Preferred Strategy (DPS) as Key Settlements so as to complement their future roles as identified within the Wales Spatial Plan (WSP)(1st Review 2007) and the role of each settlement in respect of the WSP are clearly detailed within the DPS. This is considered to be fully justified. In developing the settlement hierarchy for the DPS, the Council has undertaken a Sustainable Settlement Appraisal that has assessed settlements against a range of sustainability criteria and the position of each settlement within the hierarchy is considered to reflect their present role and function. Those settlements that are considered able to accommodate additional development have been clearly identified within the settlement hierarchy and will be the main focus of future planned development the scale and type of which will reflect the character and constraints of the settlements. The Council is therefore of the view that the settlement hierarchy within the DPS not only reflects national guidance, but also allows appropriate development in those settlement that can support it and protects those smaller settlements which would be irreparably damaged by new development.

Rep No: 2381/2492/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2381/2493/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2381/2494/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2381/2495/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2381/2496/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2381/2497/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2381/2498/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2381/2500/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2381/2501/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2381/2502/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2381/2503/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:
Improvements to the transport links between Penarth and Cardiff should be added.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The schemes included within policy CSP 11 are strategic highway improvement schemes which would resolve identified issues in those locations. The Council is currently working with relevant stakeholders to improve cycle and pedestrian links over the River Ely. The comments in respect of transport links between Penarth and Cardiff are noted. However, as this work is still ongoing it is not considered appropriate to make specific reference to it in CSP11.

Rep No: 2381/2504/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2381/2506/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2381/2509/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2381/2514/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
Having read the Local Development Plans sustainability appraisal I feel that option 2b is the best option for the Vale. It gives all communities the chance to expand and develop and moves away from the concentration of development around Barry, St Athan and Penarth, areas which are already over developed turning them into "urban sprawl".

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Barry and St Athan have been identified within the Draft Preferred Strategy (DPS) as Key Settlements so as to complement their future roles as identified within the Wales Spatial Plan (WSP)(1st Review 2007) and the role of each settlement in respect of the WSP is clearly detailed within the DPS. This is considered to be fully justified. In developing the settlement hierarchy for the DPS, the Council has undertaken a Sustainable Settlement Appraisal that has assessed settlements against a range of sustainability criteria and the position of each settlement within the hierarchy is considered to reflect their present role and function. Those settlements that are considered able to accommodate additional development have been clearly identified within the settlement hierarchy and will be the main focus of future planned development the scale and type of which will reflect the character and constraints of the settlements. Option 2b sought to disperse development throughout the towns and villages of the Vale of Glamorgan. The Council is therefore of the view that the settlement hierarchy within the DPS not only reflects national guidance, but also allows appropriate development in those settlement that can support it and protects those smaller settlements which would be irreparably damaged by new development.

Rep No: 2389/2515/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/2516/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/2517/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/2518/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4875/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4876/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4877/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4878/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4879/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4880/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4881/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/2519/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/2520/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/2521/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/2522/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4882/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4883/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4884/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4885/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4886/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4887/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4888/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4889/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4890/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4891/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/4892/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2389/2523/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2389/2524/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2389/2525/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

I would like to remind Council that when the "Site ID No 2406/CS1" situated behind my home in Llandough was offered for sale a few years ago it was offered with "pedestrian access only" as far as I am aware nothing has changed these circumstances.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

This comment refers to a Candidate Site the merits of which cannot be determined by the Council at this time. Candidate Sites will be assessed in due course against the approved candidate site assessment methodology previously approved by the Council and as set out in section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

General Interest Groups Representor

Rep No: 2390/386/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/2563/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/2564/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/4818/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/4819/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/4820/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

General Interest Groups Representor

Rep No: 2390/2565/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:
Objective 4 and Policy CPS1

We support this objective to maintain, enhance and promote community facilities and services and note this is covered within CSP1 Sustainable Development. However we feel that the text of the policy should be made far more robust especially as it also covers many other objectives. There is no mention of cultural facilities or theatre-use which appeared in the Scoping Report.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed. CSP1 is a strategic policy that seeks to support the primary objectives of the Draft Preferred Strategy. The polices seek to guide future growth and development within the Vale of Glamorgan and set the general direction in which the LDP will develop. More detailed development control policies that address specific issues and relate to site specific matters will be developed as the LDP progresses and will be included in the Deposit Draft LDP.

Recommendation: No change required.

Rep No: 2390/4821/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/4822/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/4823/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/2582/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:
Objective 8

We support this objective although it is not clear which policy covers the issue of sustainable communities. In our opinion the text of CSP1 is not robust enough to cover the scope of providing sustainable communities.

Cultural energy and creative activity is the mark of an innovative sustainable community, helping attract and retain well-qualified people and businesses. It fosters higher inward investment, more partnership working and greater diversity in the workforce.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed. As stated within the Draft Preferred Strategy, due to the strategic nature of the Core Strategic Policies (CSP) it is inevitable that due to the cross cutting nature of the issues that the objectives seek to address, their delivery may be dependent upon more than one strategic policy. The objectives to which the Core Strategic Policies relate are clearly identified underneath each CSP, in the case of objective 8, this is supported by CSP1, CSP4, CSP5, CSP6, CSP7, CSP8 and CSP10. The Council is therefore of the view that the development of sustainable communities are adequately addressed by the combination of the core strategic policies detailed.

The comments of the Theatres Trust are noted.

Recommendation: No change required.

Rep No: 2390/2583/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/2591/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/2592/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/2593/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:
Policy CSP1 contains brief bullet-pointed sentences which do not adequately encompass the extent of the objectives that they are supposed to support.

Within the last bullet point of Policy CSP1 we suggest that the word ‘or’ be changed to ‘and’ so that this sentence reads:- Enhance existing and provide for new community facilities.

Policy CSP1 should also state that the loss of an existing facility will be resisted unless it can be demonstrated that the facility is no longer needed or it can be established that the services provided by the facility can be served in an alternative location or manner that is equally accessible by the community.

For clarity we also recommend that a full description of the term ‘community facilities’ be included in the accompanying text and suggest:- community facilities provide for the health, welfare, social, educational, leisure and cultural needs of the community.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:
The objectives within the Draft Preferred Strategy are supported by the Core Strategic Policies and due to the cross cutting nature of the issues identified, it is inevitable that objectives will be addressed by and dependent upon more than one strategic policy. Therefore, while the comments of the Theatres Trust are noted, the Council considers that the use of bullet points within CSP1 as detailed is appropriate when combined with the other Core Strategic Policies within the strategy.

The Council considers that the alteration of the text as suggested adversely restricts where and how community facilities can be provided.

While the Council notes the comments of the Theatres Trust in respect of the loss of facilities it considers that this is matter for the more detailed Deposit Draft Local Development Plan and not for the Draft Preferred Strategy.

The Council considers the comments of the Theatres Trust are more appropriate to Objective 4 rather than CSP1 and accepts that the description of a cmmunity facility as detailed could be beneficial within the supporting text.

Recommendation:

No change required.

No change required.

No change required.

Amend first sentence of paragraph 12.11 to read: "When planning future development, the LDP will ensure that new development, and in particular housing, does not impose an unnecessary strain on existing facilities that provide for the health, welfare, social, educational, leisure and cultural needs of a community."

Rep No: 2390/4808/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/4809/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/4810/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/4811/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/4812/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/2594/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:
CSP 7 Retailing

Town centres are about more than just shops and retailing. They are the heart of communities and an extension of their culture and identity and should provide a range of functions such as leisure, recreation and culture centred on restaurants, pubs, clubs, theatres, cinemas, concert halls and museums. As such all these elements should play an active role in creating vibrant town centres and a stimulating night-time economy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The comments of the Theatres Trust are noted however the Council considers that such detail is more appropriate within the Deposit Draft Local Development Plan.

Recommendation: No change required.

Rep No: 2390/4813/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/4814/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/4815/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/4816/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/4817/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2390/2596/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

General Interest Groups Representor

Rep No: 2390/2608/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

We object to this Preferred Strategy as the policies do not meet Consistency Tests CE1 and CE2. The Strategy should develop policies that are locally distinctive and individual rather than multi-purpose. The Strategy has taken national and regional guidance and shown how they relate to the area but it has failed to develop specific policies that develop the existing guidance.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy is a strategic document that sets out the Council's strategic priorities for development during the Local Development Plan (LDP) period. It identifies the general location of development, sets objectives and establishes a series of strategic policies that will guide future growth and development. The Council is of the view that the DPS complies with tests CE1 and CE2 as it sets out a coherent strategy that is deliverable, realistic and appropriate. More importantly, the DPS is based on the findings of a robust evidence base and public consultation. The Council considers that more detailed policies as described are more appropriate for the Deposit Draft LDP.

Recommendation: No change required.

Rep No: 2390/2609/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Statutory Consultees Representor

Rep No: 2396/387/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

NB The Department for the Economy and Transport (DE&T) submitted candidate site submissions for its landholdings in January 2006 as part of that process. Upper House Farm Rhoose formed one of those submissions and separate representations are being made in respect of this site as part of the submissions on its behalf together with consortium partners. No additional representations are being made directly in this submission.

DE&T's involvement in respect of the St Athan scheme is also being dealt with in separate representations.

DE&T are generally supportive of the overall analysis undertaken by the Council in terms of the social, economic and environmental issues to be addressed.

The level of future allocation of employment land has been informed by the assessment of future demand carried out by BE Group on behalf of the Council. The findings of the study that the Vale's property market is insular and complex is noted.

The overall employment land bank is said to be sufficient to meet needs up to 2026, though it is noted that the employment land linked to Cardiff International Airport, RAF St Athan, Barry Chemical Complex and Barry Docks are essentially specialised uses. (Employment study Exec summary - Findings - iv) The employment report also notes that several of the allocated areas for employment, such as at Miskin (expansion land for Bosch), are not available, as such in terms of the overall land bank.
The employment study notes that most of the allocated land is not part of a "true" supply due to owners aspirations or development constraints. (Employment study Exec summary - Employment land - xviii)

This makes it more critical that sites which are allocated are supported by robust evidence both in terms of the location, scale, infrastructure provision and availability as well as the type of employment envisaged.

It also needs to be recognised that the employment allocations should be defendable on the grounds of evidential demand or need given the length of time some allocations have remained undeveloped and the Council's noted constraints in bringing some sites forward.

Such allocations need to be reviewed on a regular basis in relation to changing market trends that could justify the short, medium and long term provision of infrastructure as necessary.

In terms of employment provision the future strategy needs to be set within the context of the wider regional employment strategy and allocations, as well as the integration with other uses e.g. for mixed-use proposals etc. which potentially may be more sustainable.

The level of out-commuting for work is also a key issue which needs to be addressed (para 5.5) Given the complex nature of the Vale's economy, and issues noted:-such as peripherally ; distance form motorway network ; lack of quality premises ; marginal development economics ; proximity and influence of Cardiff, etc. all need to be looked at in themselves and in terms of the social and environmental impact, including addressing the commuter outflow by facilitating better links and sustainable modes of travel to and from adjoining areas.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

The comments of the DE&T are noted.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Statutory Consultees Representor

Rep No: 2396/2628/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

NB The Department for the Economy and Transport (DE&T) submitted candidate site submissions for its landholdings in January 2006 as part of that process. Upper House Farm Rhoose formed one of those submissions and separate representations are being made in respect of this site as part of the submissions on its behalf together with consortium partners. No additional representations are being made directly in this submission.

DE&T's involvement in respect of the St Athan scheme is also being dealt with in separate representations.

The Council indicate that Preferred Strategy's chosen option for addressing future housing provision is the only one that is considered to meet the guidance from the Wales Spatial Plan (WSP). Whilst it is accepted that this figure is that recommended by the South East Wales Strategic Policy Group (SEWSPG) and therefore is set within the context of a regional approach across South East Wales there are several dilemma's created if this is taken forward as the guideline :-

Whilst SEWSPG has agreed the apportionment as the basis for work for each LPA to prepare its individual LDP's the issue remains that these are voluntary arrangements and the only means of examining these will be through the LDP examination process. Without the knowledge that these voluntary levels will be achieved at a regional level and with no evidence at this stage provided from any public examination of an LDP, it is difficult to accept the levels quoted other than in terms of broad principles and with relevant caveats attached. To align with the projected regional level of household growth between 2011 and 2026 in the Vale based upon the SEWSG apportionment (8%) then an apportionment of 500 dwellings per year over the 15 year plan period is proposed.

Purely in terms of the identified level of affordable housing required from the draft Local Housing Market Assessment (LHMA) of 652 new affordable houses per annum this proposal falls considerably short. This figure needs to be clarified and its relationship to the 2500 projected minimum requirement in the plan period under Strategic Policy (CSP5).

The UDP allocation of 8000 over the 20 year period from 1991 -2011 represented an average requirement of 400 units per annum. During that time actual levels of house completion rates in the Vale have been running at an average of just under 500 units (487) per annum though since 2000 this level has been significantly higher @ 578 units pa. This latter period has been at a time when rates in Cardiff have been running at around 1800 units per annum on average (2001-2006) .

In respect of Strategic Policy CSP4 there is also a need for an explanation of the proposed phasing in three tranches of 2500. Given the known cycles of the housing market any loss of flexibility in terms of the timing for delivery of housing needs to be understood.

The policy title of CSP4 should be Housing "Requirement" not need as this policy should address both need and demand in both a local and regional context. An explanation of how the overall figure in CSP4 and the phasing policy together with the CSP 5 Policy on affordable housing needs to be given in terms of the evidential need (i.e. the figure of 652 units pa(?) (para 9.3) and the issue of rising house prices and its impact on the provision of affordable housing (para 5.4)

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

The DE&T's comments in respect of Upper House Farm, Rhoose are noted.

The DE&T's comment in respect of St Athan is noted.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

In conjunction with Cardiff Council the Vale of Glamorgan has undertaken a Local Housing Market Assessment the purpose of which is to measure the overall requirement for additional affordable housing, and provide valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of affordable housing that the Council can realistically achieve in relation to the overall allocation of new dwellings requirement of the LDP.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies (June 2006), which states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)". (Paragraph 4.1 refers)

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the 'plan, monitor, manage' approach.

It is the Council's intentions to refine the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regards to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

The Council considers that renaming policy CSP4 to "Housing Requirement" as suggested by the DE&T appropriate and would reflect the fact that the housing figure is set to meet all types of housing as a result of changes in the Vales population and new household formation.

Recommendation:

Amend Title of Policy CSP4 from "HOUSING NEED" to "HOUSING REQUIREMENT".

Rep No: 2396/2634/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2396/2643/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:
Objective 1 as worded is accepted. In respect of the explanation to Objective 1 and the sequential approach to land allocation it is accepted that previously developed land should be looked at first but that consideration of the redevelopment of it should be set within a wider context e.g. in terms of its amenity or biodiversity value, and/or other constraints to its development including its location. Where such constraints would present a significant cost/delay to delivering development proposals then a development allocation would serve a limited purpose in such instances.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

While the comments of the DE&T are noted, such matters as biodiversity, and amenity are considered to be addressed by the remaining objectives. Further, in allocating new sites for development, the Council will assess sites against its approved Candidate Site Assessment Methodology which involves a robust assessment of the suitability, availability and deliverability of land for particular uses.

Recommendation: No change required.

Rep No: 2396/2669/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2396/2679/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:
Objective 3 - in relation to this the issues noted in relation to question 2 above need to be addressed.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed. Comments noted, see response to question 2.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Statutory Consultees Representor

Rep No: 2396/2682/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2396/2689/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:
Objective 5 -To seek to achieve this objective then issues referred to in relation to question 1 above and noted in the employment report will need to be addressed as well as the transport infrastructure and operational benefits set out in the supporting text of 12.13.and 12.14.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted.

Rep No: 2396/2690/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2396/2692/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2396/2693/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2396/2694/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2396/2697/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Statutory Consultees Representor

Rep No: 2396/2698/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2396/2700/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2396/2701/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2396/2702/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2396/2703/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CSP4 - see the response and issues raised in answer to Question 2 above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
See response to question 2.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Statutory Consultees Representor

Rep No: 2396/2704/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

CSP5 - see the response given to Question 2 above. The justification for 2500 affordable dwellings over the plan period is not provided in the Draft Preferred Strategy or the supporting Population & Housing Projections Topic Paper. The relationship between the 2500 figure and the annual affordable requirement of "652 new affordable dwellings per year" (para. 9.3) needs to be clarified. This affordable requirement is higher than the proposed total new dwellings figure of 500 units per year.

The proposed requirement for 30% affordable housing on all allocated and windfall sites over 10 units needs to be justified in respect to the LHMA, as required by Planning Policy Wales.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers). The figures cited in paragraph 9.3 clearly state that they have been derived from the LHMA.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

The Council is fully aware of the requirements of Planning Policy Wales and the Draft LHMA Study indicates that the Council is justified in seeking between 30% and 45% affordable housing. The final LHMA study will be made available on the Council's web site in due course.

Rep No: 2396/2705/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2396/2706/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2396/2707/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

CSP8 - See responses to Q2 above, and Q9 below.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

With regard to the inclusion of targets, while the Council through the Local Development Plan is able to allocate land for a specific type of development e.g. employment, the take up of that land is beyond the realms of the land use planning system. The inclusion of targets in such circumstances is therefore considered ineffectual. However monitoring is considered appropriate. In including a target of "no loss" of employment land, this is something that can be controlled by the land use planning system via the development control process and the establishment of a robust and effective policy that seeks to retain allocated employment land.

Recommendation: No change required.

Rep No: 2396/2714/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2396/2733/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2396/2734/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:
CSP11- No reference is made to any potential key transport links in relation to the St Athan/Cardiff International Airport as shown on the key diagram

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Policy CSP 11 sets out the two strategic improvements which the Council will seek to develop and fund through the Regional Transport Plan. The Welsh Assembly Government is currently considering improving access to Cardiff International Airport and any improvements to this facility would be provided via the Trunk Road Improvement Programme. Additional improvements to facilitate improved access to the St. Athan would be included as part of the development of the Defence Training Academy at St. Athan. Further detail on the DTA proposal and its impacts will be contained within the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2396/2737/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2396/2743/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:
In many cases, the indicators do not include targets against which to monitor performance. On the one hand there is no target given for the amount of land developed for employment (CSP8). However one of the other monitoring measures (also CSP8) indicates that there is a target for no loss of employment land for residential development. To have it as a measure recognises this as an issue which local planning authorities are facing particularly in terms of the potential offered by mixed use development proposals. Development at Barry Waterfront for example represents a mixed use development of a former employment allocation. The LDP will need to recognise such opportunities in the future if it is to embrace opportunities for mixed use development, particularly on previously developed land.
CSP1 and CSP6 in relation to Community facility provision and loss should be combined.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
It is considered inappropriate to include targets for indicators that are beyond the control of the Council. While the Council is able to allocate land for specific uses and indeed seek to influence the development of the sites, it cannot under normal circumstances actually facilitate or control when a development might be initiated. The absence of targets in such circumstances is therefore considered appropriate. The Council can however seek to maintain the employment sites by resisting their conversion to alternative uses and the inclusion of a target of no loss is therefore considered appropriate. The absence of targets in such circumstances is therefore considered appropriate.

Combining the indicators for CSP1 and CSP6 is considered to be inappropriate as they relate to separate core strategic policies.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Statutory Consultees Representor

Rep No: 2396/2745/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Issues raised in response to the earlier questions suggest areas to be addressed for further consideration in respect of the soundness tests. It is accepted that progress so far by the Council's self assessment has sought to address these issues.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted. No response required.

Rep No: 2396/2748/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2397/405/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

These representations are made solely in connection with the consultees' interest in land north of the railway line, Rhoose and a comprehensive response to each question is not considered appropriate.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

Rep No: 2397/2749/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

The proposed housing requirement of 7500 new dwellings over the plan period (2011-2026) is an apportionment of the total SEWSPG figure for South East Wales. The SEWSPG figures are provided not as a target, but as a working hypothesis, and a number of options could be pursued. The selected option (500 dwellings per annum) is too low in that:

1. Since 2000, the rate of house completions in the Vale has been significantly higher on average (578) than the figure now proposed.

2. The proposal for a Defence Training Academy at St Athan could well lead to a more buoyant local economy, a higher level of in-migration and a greater demand for dwellings in the area.

3. Specifically, the new dwelling figure should include the required number of new dwellings for service families accommodation, which are understood to be required by the MoD in the early years of the plan period.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Comments regarding the effects of the DTA St. Athan development on the housing requirement figure are noted. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2397/2750/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

These representations are made solely in connection with the consultees' interest in land north of the railway line, Rhoose and a comprehensive response to each question is not considered appropriate.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2397/2751/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2397/2752/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2397/2754/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:
If objective 3 is to be met in a meaningful way, then a higher figure is required for new dwellings.

These representations are made solely in connection with the consultees' interest in land north of the railway line, Rhoose and a comprehensive response to each question is not considered appropriate.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment methodology, an overview of which is provided at section 21 of the DPS.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2397/2756/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2397/2757/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2397/2759/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2397/2760/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2397/2761/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2397/2763/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:
These representations are made solely in connection with the consultees' interest in land north of the railway line, Rhoose and a comprehensive response to each question is not considered appropriate.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted.

Rep No: 2397/2764/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
The Draft Preferred Strategy seeks to concentrate development in Barry, the South East Zone and St Athan. The Key Diagram shows the South East Zone, which extends from the boundary with Cardiff as far as the western edge of Barry. The Zone should be extended to include Cardiff International Airport and Rhoose.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The inclusion of Rhoose and Cardiff International Airport within the South East Zone is considered to be inappropriate in that it would expose these locations to a level and type of development that is incompatible with their functions. The Draft Preferred Strategy clearly identifies Rhoose as a Primary settlement within the settlement hierarchy and Rhoose will therefore be assessed for some new development and the Council will seek to ensure that any development will be aimed at providing mixed use development that will support the needs of the community. Similarly, the importance of Cardiff International Airport and the employment opportunities which it can support is recognised in the Draft Preferred Strategy, paragraph 7.4 refers.

Recommendation: No change required.

Rep No: 2397/2765/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
The settlement strategy itself is supported, as is Rhoose's identification as a primary settlement. However, in paragraph 17.2, the use of the phrase "any development" is too conservative and implies that there could be no development in that settlement. Rhoose is a popular housing location and a sustainable location for new development in the Vale of Glamorgan. It contains a major UDP allocated housing site, the development of which will not be completed within the UDP plan period and which is anticipated to deliver 200 dwellings in the LDP period (2011-2026). This should be recognised in the strategy as a commitment and the word "any" should be deleted.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed. Comments are noted. The inclusion of Rhoose as a Primary settlement within the settlement hierarchy clearly indicates that some development will take place during the plan period. Therefore, while the comment is considered to be insignificant, the removal of the word "any" from the draft Preferred Strategy will not affect the overall objectives of the plan.

Recommendation:

Remove the word "any" from paragraph 17.2 following "In Llantwit Major and Rhoose any….." to read "In both Llantwit Major and Rhoose development will be aimed at providing mixed use developments, supporting the needs of the community and by taking advantage of the close proximity to Cardiff International Airport (CIA) and also St Athan DTA, both of which have the potential for offering local employment opportunities."

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2397/2767/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** No

Representation Comments:

CSP1 - CSP1 does not preclude development on greenfield sites, but it could be written in clearer and less ambiguous terms. It should refer specifically to the potential for sustainable development on greenfield land in appropriate locations. It does not need to be related solely to higher density or mixed use development, especially where the site adjoins an existing settlement and where its development can support public transport services and community facilities.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's approach to the efficient use of land and the application of a sequential approach to land development is clearly laid out in Objective 1 of the Draft Preferred Strategy and it is considered that no further clarification is required on this matter. Core Strategic Policy 1 supports Objective 1 and favours development on previously developed land. It does not however exclude development on greenfield sites. Further, it is the view of the Council that the policy clearly establishes that development should enhance or improve social and economic wellbeing.

Recommendation: No change required.

Rep No: 2397/2773/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2397/2774/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2397/2776/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

CSP4 - please see the response given to Question 2 above.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The Council understands that the DTA scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2397/2777/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP5 - The justification for 2500 affordable dwellings over the plan period is not set out in either the Draft Preferred Strategy or the Population & Housing Projections Topic Paper. What is the relationship between that figure and the figure of "652 new affordable dwellings per year" contained in paragraph 9.3 of the Preferred Strategy? The latter figure is higher than the total LDP new dwellings figure of 500 per year. In the interests of clarity, the Preferred Strategy should explain how the figure is derived. In addition, the requirement for 30% affordable housing on all allocated and windfall sites should be made subject to proof of demonstrable local need to conform with national planning policy guidance.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's figure for the provision of affordable housing during the LDP period has been based upon the findings of the joint Local Housing Market Assessment study undertaken with Cardiff Council. While the study is currently in draft, its findings have been used to inform the Draft Preferred Strategy and the final report will be made available on the Council's web site in due course.

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provide valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives).

Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of affordable housing that the Council can realistically achieve in relation to the overall allocation of new dwellings requirement of the LDP.

Rep No: 2397/2779/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** No

Representation Comments:

CSP6 - The use of the phrase "where appropriate" in Policy CSP6 in relation to planning obligations should be clearly related to the tests for planning obligations set out in national planning policy guidance.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

This is a strategic policy which establishes the broad principle of seeking planning obligations in the Vale of Glamorgan in accordance with national policy and within the legal parameters identified within national guidance. Further detail on the application of this policy will be provided in the accompanying Supplementary Planning Guidance which will be prepared for consultation in due course. This is in accordance with the advice provided in the LDP Manual.

The Council does not think it is necessary to reiterate national planning policy contained in Circular 13/97 'Planning Obligations' which is already a material consideration in the determination of planning applications and appeals. The Strategic Policy as worded does not preclude the application of the tests set down in the Circular. Furthermore, as worded the policy allows some flexibility to respond to changes in the national policy framework which are anticipated in this area of planning.

Recommendation: No change required.

Rep No: 2397/2780/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2397/2788/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2397/2790/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2397/2791/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2397/2792/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2397/2793/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2397/2794/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
In many cases, the indicators do not include targets against which to monitor performance.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
t is considered inappropriate to include targets for indicators that are beyond the control of the Council. For example, while the Council will through its development and building control functions seek to ensure that dwellings and business premises are constructed to appropriate standards, it has no control over the number of dwellings or business premises that will be constructed each year, this being a factor influenced by the market. Therefore while such developments will be monitored and form a part of the Council's Annual Monitoring Report on the LDP, the setting of targets for a specific number of residential or business units that meet a specified standard, would not reflect the overall performance of the policies contained within the Draft Preferred Strategy. The inclusion of targets in such circumstances is therefore considered ineffectual.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2397/2797/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

C2: a clearer reference is required to national planning policy guidance in relation to both affordable housing and planning obligations.

C3: The Wales Spatial Plan was subject to an interim statement in 2007, but it did not constitute a formal review. The first formal review, in 2008, is currently subject to consultation.

CE2: The Draft Preferred Strategy underestimates the new dwelling requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

C2: The objectives and polices within the DPS have been drafted in accordance with National Planning Guidance and it is noted that the Welsh Assembly Government require Local Planning Authorities to ensure that Local Development Plans accord with national guidance but do not repeat them. In this regard additional references to affordable housing and planning obligations as suggested are considered unwarranted.

C3: The comment is noted.

CE2: The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009. As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2397/2798/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2423/373/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2810/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:
History has shown allocations on previous similar occasions have proved to be inadequate.

This particular candidate site (2423 CS1) is currently visually unattractive and a development of executive style houses on the site would enhance the area generally and go some way towards meeting the demand for this type of dwelling in the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This comment refers to a Candidate Site the merits of which cannot be determined by the Council at this time. Candidate Sites will be assessed in due course against the approved site assessment methodology previously approved by the Council and as set out in section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Rep No: 2423/2813/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2826/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2830/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2831/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2832/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2834/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2835/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2836/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2837/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2838/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2839/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2841/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2842/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2843/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2844/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2845/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2846/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2847/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2848/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2849/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2850/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2851/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2852/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2853/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2854/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2423/2855/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2423/2856/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: **2434/321/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2434/501/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.
The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.
A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006.The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:
(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
C) No regard has been given to the high level of housing need within the Vale of Glamorgan.
There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Comments regarding the effects of the DTA St. Athan development on the housing requirement figure are noted. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Date Printed - March 2009

Rep No: 2434/534/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/535/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/536/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/537/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/538/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/539/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/540/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/541/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/542/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/543/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/544/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/545/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/546/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/547/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2434/548/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/549/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CPS4

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

While Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regards to outstanding permission contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2434/550/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP5
We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 600 0units which would need a requirement of 42%.
It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2434/551/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2434/552/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2434/553/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/554/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/555/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/556/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/557/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/559/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2434/561/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2434/562/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Sully as a Primary Settlement in the Draft Preferred Strategy is supported. The settlement performs well in terms of access to services, facilities, employment opportunities and public transport as indicated in Table 2 of the Sustainable Appraisal where it scores 28 points. Sully is well served by buses. It is considered that the Candidate Site on the eastern fringes of Sully comprises a suitable location for expansion which would be well related to existing settlement form. The proposal would allow for development to extend up to logical boundaries and would accord with the principles of sustainable development. The allocation of the site would help meet housing needs in this part of the Vale and would be compatible with the Draft Preferred Strategy. Land immediately to the north of this site is also being promoted for residential development and it would be possible for a comprehensive scheme to be undertaken.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

The Council welcomes support for the LDP Settlement Hierarchy.

The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Consultants Representor

Rep No: 2436/380/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

The scale of the proposals associated with the Defence Training Academy and the Aerospace Centre of Excellence Business Park proposals currently being pursued by Metrix with the Ministry of Defence and the Welsh Assembly Government at St Athan justify specific mention under Policy CSP8 on Employment (see comment below specifically on Policy CSP8) and a separate Core Strategic (see comment below on additional Core Strategic Policies).

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP8 is an over arching strategic policy, setting out how the Council will meet the employment land needs for the Vale during the plan period. It is therefore deliberately non-site specific.

The Deposit Draft Plan will contain site specific policies that support the LDP Strategy, and consideration for the inclusion of a policy specifically for DTA St Athan will be given in due course. Nevertheless, the absence of a DTA St Athan policy within the Draft Preferred Strategy does not undermine the importance placed on the proposal which is evidenced by the identification of St Athan as a Key Settlement within the overarching settlement strategy and Area Strategy Policy 1. It is proposed that the Draft Deposit Plan will contain more detail on the DTA proposed development.

Rep No: 2436/579/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

As an observation, the SEWSPG recommendation at para.8.6 for a requirement of 500 dwellings per annum would be for all types and forms of additional new dwellings in the Vale, whereas para 9.3 makes reference to an even greater annual increase for 'a need to provide 652 new affordable dwellings per year in the Vale'.

Also Policy CSP4 might be more appropriately worded as proposing 500 new dwellings per annum (as opposed to just the total figure for the 15 year period) in order to better reflect the annual monitoring of the policy and intended future phasing of the housing provision (see comment below specifically on Policy CSP4).

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

Point 2

The purpose of Core Policy 4 is to set out the planned housing figure over the life of the LDP, and how this will be delivered (including phasing). Therefore the policy as worded is considered appropriate. With regard to monitoring, the Council has set an indicator of 1/5th (500 dwellings) per year as the target to measure the performance of this policy.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

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Consultants Representor

Rep No: 2436/580/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

Consideration should be given to making the vision statement more relevant to the particular and current needs of the area, given that the present statement could apply anywhere. For example, the vision might seek to encourage more inward investment into the area, given the evidence in paragraph 7.3 and the transportation improvements in the area in general.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Noted. However, the LDP has adopted the Vale of Glamorgan Community Strategy vision as the vision for the LDP. It is the Council's view that this will ensure that the LDP will, in land use terms assist in the delivery of the aspirations of the Community Strategy, one of which is to "develop a diverse and sustainable economy", which also the aspiration of Objective 5 of the LDP.

Recommendation: No change required.

Rep No: 2436/581/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2436/582/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2436/583/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2436/584/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2436/585/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Consultants Representor

Rep No: 2436/586/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** No

Representation Comments:

Objective 6 is the only objective referring specifically to travel, but does not make reference to the need for adequate transport infrastructure and its maintenance in the area in order to tackle issues such as safety, congestion, sustainability and deprivation.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

While the comments are noted, the Council considers that issues of sustainability in relation to transport are adequately covered by objective 6 of the DPS and Core Strategic Policy 1. While issues such as road safety and congestion are undoubtedly important, they are not considered appropriate for inclusion within the DPS which is a strategic level document being more associated with site specific matters. Notwithstanding this, the Council accepts that there is an inherent link between transport and its role in addressing deprivation and a reference to this effect should be included within the DPS.

Recommendation:

Amend paragraph 12.16 to read "Accordingly, in assessing appropriate locations for development, the LDP will consider the proximity of existing services and facilities and how accessible new developments are by a range of transport modes, particularly walking and cycling. Where development is planned, the Council will seek appropriate developer contributions to allow for enhanced public transport provision which will also assist in reducing deprivation."

Rep No: 2436/587/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed

Rep No: 2436/588/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed

Rep No: 2436/590/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2436/594/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2436/595/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

The identification of St Athan as a key settlement in the first tier of the settlement hierarchy is welcomed and is considered to be justified by the scale of the proposals associated with the Defence Training Academy and the Aerospace Centre of Excellence Business Park proposals currently being pursued by Metrix with the Ministry of Defence and the Welsh Assembly Government.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Consultants Representor

Rep No: 2436/596/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:
The general thrust of the policies is supported, but the following detailed comments are offered:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed

Rep No: 2436/598/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** No

Representation Comments:
Policy CSP2 on Climate Change refers specifically to just energy matters, whereas necessary mitigation and adaptation measures will inevitably cover other considerations (as acknowledged in paragraph 12.7), such as those relating to waste management, drainage, flood risk, sea defences, building construction and design, ecological considerations, water supply and use, green space, infrastructure planning, etc. The requirement for the "incorporation of on site renewable energy" can only of course be sought in appropriate cases. It is also not clear what is meant by planning application proposals "supplying energy efficiently". The objective is surely for proposals to minimise their greenhouse gas emissions by indicating their energy saving and energy efficiency measures.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Policy CSP2 has been drafted in accordance with national planning guidance issued by the Welsh Assembly Government- Ministerial Interim Policy Statement (MIPPS) Planning and Climate Change (Draft December 2006). However, the Council acknowledge that encouraging energy efficiency is only one facet in addressing issues surrounding climate change, this is highlighted at paragraph 20.1, which states that "due to the cross cutting nature of the issues that the objectives seek to address, their delivery may be reliant on more than one strategic policy". Further clarification on the Council's requirements will be provided through the production of supplementary planning guidance.

Rep No: 2436/599/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2436/601/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
Policy CSP4 on Housing Need might be more appropriately worded as 500 dwellings per annum, as opposed to the total figure for the 15 year period, in order to assist with the annual monitoring of the policy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The purpose of Core Policy 4 is to set out the planned housing figure over the life of the LDP, and how this will be delivered (including phasing). It is not the Council's intention to restrict phasing on an annual basis but to manage development over a five year period to ensure that the LDP is in line with the requirements of the Joint Housing Land Availability study. Therefore the policy as worded is considered appropriate. With regard to monitoring, the Council has set an indicator of 1/5th (500 dwellings) per year as the target to measure the performance of this policy.

Recommendation: No change required

Rep No: 2436/602/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Consultants Representor

Rep No: 2436/603/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** No

Representation Comments:

Policy CSP6 on Planning Obligations should make clear that the Council will seek to secure "necessary and relevant" improvements in infrastructure, bearing in mind that the need for any requirements should relate to the particular site and development that is being proposed.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The policy states that planning obligations will be sought which are “appropriate to the scale, type and location of the proposed development.” This would include full consideration of the site specific constraints of a development site, the wider context of the site and the wider benefits that arise from the development. It would also include an assessment of needs directly arising from a development, taking account of existing spare capacity and / or deficiency in existing provision.

This is a strategic policy which establishes the broad principle of seeking planning obligations in the Vale of Glamorgan in accordance with national policy and within the legal parameters. Further detail on the application of this policy will be provided in the accompanying Supplementary Planning Guidance which will be prepared for consultation in due course. This is in accordance with the advice provided in the LDP Manual.

The Council does not think it is necessary to reiterate national planning policy contained in Circular 13/97 ‘Planning Obligations’ which is already a material consideration in the determination of planning applications and appeals. The Strategic Policy as worded does not preclude the application of the tests set down in the Circular. Furthermore, as worded the policy allows some flexibility to respond to changes in the national policy framework which are anticipated in this area of planning.

Recommendation: No change required

Rep No: 2436/604/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed

Rep No: 2436/605/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:

The scale of the proposals associated with the Defence Training Academy and the Aerospace Centre of Excellence Business Park proposals currently being pursued by Metrix with the Ministry of Defence and the Welsh Assembly Government at St Athan could justify specific mention under Policy CSP8 on Employment.

Policy CSP8 on Employment should substitute the third bullet point with the words "utilising existing employment sites wherever appropriate to meet employment needs". This would better reflect the fact that redundant and inappropriate existing employment sites can provide, in appropriate circumstances, valuable brownfield redevelopment sites for non-employment and other uses. The rewording would also mean that the bullet point would become a positive statement of intent, rather than being a blanket restriction. Also, the existing wording does not reflect the continuing regeneration initiatives of the Council, not only in strategic locations like Barry Waterfront, but also on windfall sites where a change from an existing employment use would be a more appropriate form of redevelopment.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP8 is an over arching strategic policy, setting out how the Council will meet the employment land needs for the Vale during the plan period. It is therefore deliberately non-site specific. The Deposit Draft Plan will contain site specific policies that support the LDP Strategy, and consideration for the inclusion of a policy specifically for DTA St Athan will be given in due course. Nevertheless, the absence of a DTA St Athan policy within the Draft Preferred Strategy does not undermine the importance placed on the proposal which is evidenced by the identification of St Athan as a Key Settlement within the overarching settlement strategy and Area Strategy Policy 1.

The addition of a new bullet point is considered to be of merit, particularly in relation to the utilisation of sites as part regeneration initiatives.

Recommendation:

Add new bullet point 3 to CSP 8 to read:

·UTILISING EXISTING EMPLOYMENT SITES WHERE APPROPRIATE TO MEET EMPLOYMENT NEEDS

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Consultants Representor

Rep No: 2436/607/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed

Rep No: 2436/608/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed

Rep No: 2436/610/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:
Policy CSP11 on Strategic Transport Improvements should make mention of the potential future improvements from Cardiff International Airport to Junction 33 of the M4 Motorway.

It is also considered the Core Strategy could justify additional policies. The scale of the Defence Training Academy and Aerospace Business Park proposals at St Athan are such that a separate Core Strategy policy would be justified. The same would obviously be true of the development proposals at Barry, which, like St Athan, is identified as a "key settlement".

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Policy CSP11 sets out the strategic highways schemes that the Council wish to see implemented during the plan period 2011-2026. It is the Council's understanding that the planned highway improvements associated with Cardiff International Airport will commence prior to this period. Also a preferred route for a new airport access road has yet to be determined by the Welsh Assembly Government, if this has been clarified before the LDP is adopted the Council will include this route within the LDP.

The full Deposit Draft Plan will contain site specific policies that support the LDP Strategy, and consideration for the inclusion of policies specifically for DTA St Athan and Barry will be given in due course.

Recommendation: No change required.

Rep No: 2436/611/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2436/612/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
A further important indicator for the LDP is the change in the number of jobs that exist and are created within the area from year to year.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
While the comments are noted, the number of jobs available or created in any one year may be a result of other factors outside of the influences of the land use planning system, and could give false interpretation on the performance of the LDP.

Recommendation: No change required

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Consultants Representor

Rep No: 2436/614/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required

Rep No: 2436/615/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The Core Strategy does not fully reflect in its policies the strategic transport link and potential future improvements from Cardiff International Airport to Junction 33 of the M4 Motorway, even though this "key transport link" is shown on the Key Diagram and mention is made at the end of paragraph 12.13 to "increase accessibility to Cardiff International Airport".

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

A preferred route for a new airport access road has yet to be determined by the Welsh Assembly Government, however, if this has been clarified before the LDP is adopted the Council the Draft Deposit Plan will include details of this route within the LDP.

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Public Representor

Rep No: 2438/658/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/659/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/660/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/661/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/663/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/664/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/665/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/666/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/667/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 2438/668/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/669/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/688/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/689/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/690/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/691/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/692/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/693/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/694/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/695/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/696/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/697/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/698/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/699/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/700/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/701/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/702/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/703/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2438/704/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2438/705/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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Rep No: 2442/366/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

We support the general preferred strategy but we feel that a measured increase of employment opportunities near existing employment land will be desirable and sustainable given the prospects of the St Athan's future employments factor. New employment land, of small workshops specialising on I.T., science and research can be allocated independently from the nearby established industrial estate land, to establish a specialised nucleus of this type of industry grouped together and mainly attached to residential allocations. This will establish a desirable focus for 'live-work' type of small industries, initially run by young entrepreneurs, this will constitute a very attractive feature in the local O/A plan and particularly at Llandow, East of the Llantwit Major Road.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

It is the Council's intentions to ensure that a range and mix of employment opportunities are encouraged in sustainable locations to meet the Vale's future employment needs, including mixed used development schemes.

Rep No: 2442/709/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Generally we believe that population increase in the Vale will possibly be higher than that indicated, particularly considering the effects of the St Athan jobs generation and the increased immigration expected to this area. Many able and skilled (professional or not) workers and self-employed researchers I.T. specialists and young scientists will be attracted to this area, given the effects of huge jobs and related industries and services, to be established in St Athan and nearby areas. As indicated on our reply to q1, one area of Llandow (East of Llantwit Major Road), would be an ideal & appropriately sustainable location for this type of population increase.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council’s topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Comments regarding the effects of the DTA St. Athan development on the housing requirement figure are noted. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Rep No: 2442/710/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Don't Know

Representation Comments:

We completely support the vision and eight objectives of the LDP. We feel that our answers to question 1 and 2 above fall squarely within the plan's vision and objectives - but we not agree with the part of the policy assigning Llandow, as minor settlement category. If this would mean that, together with new employment directly linking with housing for a 'live-work' unit (as described in answer 1) community facilities to the area of Cowbridge - Llantwit Major and St Athan (as described on our comment for the preferred strategy sustainability appraisal) already sent to you.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The identification of Llandow within Area Strategy Policy 1- Settlement Hierarchy as a minor settlement has been on the basis of the Council's Sustainable Settlement Appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents and also its current role. The minor settlements are generally those smaller settlements that have some basic facilities and where the focus of development will be on assisting rural diversification.

Recommendation: No change required.

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Rep No: 2442/711/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Same reply as q3. Our proposal to establish a model 'live-work' mix residential - employment units, plus an hotel to promote tourism to the nearby area, including the heritage coast, plus a social club, sport complex, and a home for the elderly, together with related sheltered bungalows, will provide the majority, if not all, of the 8 objectives of the draft preferred strategy. In Llandow, east of the Llantwit Major Road there is land, previously brownfield, of the appropriate size (40-45 acres) to establish these community facilities and services, strategically near the key & primary settlements of Cowbridge/Llantwit Major/St Athan and surrounding area with good transport links.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2442/712/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2442/713/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2442/714/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2442/715/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2442/716/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Rep No: 2442/717/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2442/718/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2442/719/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:
Yes in principle, but it would be an imbalance if apart from the south east zone, the main settlements of Cowbridge, Llantwit Major and St Athan would not be provided with general community services that can be located nearby reducing intensity of traffic and strategically located to serve not only these key and primary settlements, but all the surrounding area as described on q4.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Outside of the South East Zone, the preferred strategy indicates that the role of development in the main settlements of Cowbridge and Llantwit Major will be to support their
existing role as important rural settlements. In this regard development would not be at the detriment of this aspiration. Similarly, development at St Athan will benefit these settlements through enhanced employment opportunities and highway improvements associated with DTA St Athan proposal.

Recommendation: No change required.

Rep No: 2442/720/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Don't Know

Representation Comments:
Same reply as on Q5, also concerning housing. The imbalance between the south-east area and the south and central areas of the Vale, is also apparent concerning intensity of housing. These south-western and central areas (I.e. St Athan, Llantwit Major, Llandow, Cowbridge and surrounding regions) should also be provided with good housing preferably on brownfield or past brownfield land but not exclusively if there would be strong reasons to do so. This fact can be seen on the key diagram, where there is no obvious proposed link of services, within these areas, outside the south-east zone.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Outside of the South East Zone, the preferred strategy indicates that the role of development in the main settlements of Cowbridge and Llantwit Major will be to support their
existing role as important rural settlements. In this regard development would not be at the detriment of this aspiration. Similarly, development at St Athan will benefit these settlements through enhanced employment opportunities and highway improvements associated with DTA St Athan proposal. The level of housing planned within each settlement will be considered in relation to the level of services, availability of land and the role and function of each settlement. Accordingly this would not necessarily lead to an imbalance of housing across the Vale, but will ensure a sustainable planned pattern of development to reflect local circumstances.

Recommendation: No change required.

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Rep No: 2442/721/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Don't Know

Representation Comments:

Yes concerning the key and primary settlements noted mainly: St Athan-Llantwit Major-Cowbridge but we do not agree to diminish Llandow as a minor settlement, because the Llandow area (east of the Llantwit Road) being midway of those key and primary settlements described above, can provide sustainable community uses, and live-work uses (being to opposite the existing industrial and trading estates), all as described above in q4 etc. The residential emphasis on these key and primary settlements necessitates to be coupled with the already existing need for modern and efficient community facilities, to deliver the objectives of the plan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of Llandow as a minor settlement is based on a thorough assessment of all the settlements with the Vale, using a set of sustainable indicators relating to accessibility and services locally available to each settlement. For Llandow the assessment shows minimal services available to local residents and this has been reflected in it being categorised as a minor settlement. The Council considers that the objectives and core strategic policies in the DPS will result in a sustainable and planned pattern of development that will reflect local circumstances.

Recommendation: No change required.

Rep No: 2442/722/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2442/724/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2442/725/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2442/726/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

Housing Need CSP4 - We believe that housing need would be higher than that projected in the three periods to 20026, please refer our answer to q2 above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Please see response to question 2.

Rep No: 2442/727/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2442/728/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2442/729/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2442/730/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2442/731/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2442/733/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2442/5220/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2442/735/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2442/737/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2442/738/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2442/739/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
Our comments are those above, and the ones made on the preferred strategy SA. The former brownfield land in Llandow referred to on these replies, is unique in that is strategically located between the key and primary settlements of St Athan - Llantwit Major - Cardiff and surrounding area. It will deliver a sustainable and efficient community link through its community services described. It will also be able to offer 'live-work' type of dwellings with attached small or medium workshop, reducing the use of cars. At the same time it would be an appropriate location for the emergence of new high quality type of employment in the area. It will promote a community bond through the social cultural and sporting services to the area private investment would support funding for the project, and the community services proposed would be membership based. We feel this is an opportunity to provide the area with these much needed services which are all aimed to deliver the Council's main objectives.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The former airfield site at Llandow has been submitted to the Council as a Candidate Site. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

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Rep No: 2447/374/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/809/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
History has shown allocations on similar previous occasions have proved to be inadequate. This particular candidate site would form a logical extension of the existing settlement being situated in a desirable area and without overloading existing services.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2447/810/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/811/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/812/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/814/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/815/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/816/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/817/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/818/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/819/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/820/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/821/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/822/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/823/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/824/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/825/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/826/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/827/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/828/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/829/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/830/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/831/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/832/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/833/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/834/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/835/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2447/836/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: **2447/837/DPS -1** **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response is required.

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Rep No: 2448/376/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/885/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:
History has shown on previous similar occasions initial allocation has shown to be inadequate. The modest extension of existing settlements is to be preferred over a large development on a site unrelated to existing settlements.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2448/886/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/887/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/889/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support welcomed.

Rep No: 2448/890/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/892/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/893/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/894/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/895/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/896/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed

Rep No: 2448/897/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/898/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/899/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2448/900/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/901/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/902/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/903/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/904/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/905/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/906/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/907/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/908/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/909/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/910/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/911/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/912/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2448/913/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: **2448/914/DPS -1** **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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Rep No: 2452/950/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/973/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/974/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/975/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/976/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/977/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/978/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/979/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/980/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/981/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/982/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/983/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/984/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/985/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2452/986/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/987/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/988/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/989/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/990/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/991/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/992/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/993/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/994/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/995/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/996/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/997/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/998/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2452/999/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2452/1000/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Local Business Representor

Rep No: 2455/1010/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

If the approach is to utilise existing employment allocations (as the current allocations are of sufficient quality to meet expected demand) then it should take into account whether the existing individual site allocations as employment are still appropriate for each site, whether new employment allocations should be made because some existing allocations would now be more appropriately developed for alternative uses, and whether existing allocations are still viable.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The viability and suitability of existing and allocated employment sites has been undertaken as part of the Council's Employment Land Study (October 2007). This has identified a hierarchy of sites for consideration within the LDP (Table 39, page 64). In addition the study has highlighted sites which due to constraints or owner intentions should be either de-allocated or considered for alternative uses. In due course this information will be used to formulate more detailed site specific policies that will be included in the Deposit Draft LDP.

Recommendation: No change required.

Rep No: 2455/1011/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2455/1012/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2455/1013/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2455/1014/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2455/1015/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2455/1016/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1017/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1018/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1019/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1020/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1021/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1022/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1023/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1024/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1025/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1026/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1027/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1028/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1029/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1030/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1031/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:
CSP8 The employment needs of the Vale should be met through the use of existing employment allocations except where it can be demonstrated that employment use of that site is unavailable and / or surplus to market requirements and / or is no longer an appropriate use of an individual site.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The viability and suitability of existing and allocated employment sites has been undertaken as part of the Council's Employment Land Study (October 2007). This has identified a hierarchy of sites for consideration within the LDP (Table 39, page 64). In addition the study has highlighted sites which due to constraints or owner intentions should be either de allocated or considered for alternative uses. In due course this information will be used to formulate more detailed site specific policies that will be included in the deposit draft LDP.

Recommendation: No change required.

Rep No: 2455/1032/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1033/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1034/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1035/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2455/1036/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/1037/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2455/406/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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House builder Representor

Rep No: 2469/1041/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1042/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1043/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1044/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1045/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1046/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1047/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1048/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1049/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1050/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1051/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1052/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1053/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1054/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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House builder Representor

Rep No: 2469/1055/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1056/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1057/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1058/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1059/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1060/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1061/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1062/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1063/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1064/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1065/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1066/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/1067/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
You have identified very few targets so it is difficult to see or understand the value of a monitoring exercise given those circumstances.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Targets have only been set where the core strategic policy contained such targets, e.g. CSP4 and for indicators over which the Council has some element of control through the land use planning system. The indicators have been set to monitor the direction of the plan in terms of success rather than setting specific targets so as to determine the effectiveness of the policies in ensuring development supports the LDP objectives.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2469/1068/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2469/411/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2498/1203/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2498/1204/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.
A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006.The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

Glamorgan Council has to use the regional figure – a figure which has not been the Question 2: Population Growth and Housing (Paragraphs 8.1 – 8.7).

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.
In conclusion therefore, it is evident that:

(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
C) No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the DTA scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2498/1205/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1206/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1207/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1208/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1209/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1210/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1211/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1212/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1213/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1214/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1215/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1216/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1217/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2498/1218/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1219/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1220/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CPS4
We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regards to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation: No change required.

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Public Representor

Rep No: 2498/1221/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP5
We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2498/1222/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2498/1223/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required

Rep No: 2498/1224/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1225/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1226/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1227/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1228/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1229/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2498/1245/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2498/356/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Southerndown as a Secondary Settlement in the Draft Preferred Strategy is supported. Southerndown benefits from a range of services and facilities, including a church, a public house, restaurant and visitor centre and is served by public transport and performs well in the Council's ranking of settlements set out in appendix 3 of the Sustainable Settlements Appraisal.

The identification of Southerndown as a Secondary Settlement in the Draft Preferred Strategy is supported.
It is considered that the Candidate Site to the north of the Three Golden Cups, is well contained by existing development, comprises a logical location for development and would be well related to existing settlement form.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2499/1140/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1141/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:
In previous occasions house building has been inadequate. This particular candidate site being above the flood protection area would be eminently suitable to round off the development of Wyndham Park.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2499/1142/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1143/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1144/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1145/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1146/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1147/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1148/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1149/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1150/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1151/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1152/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1153/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2499/1154/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1156/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1157/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1158/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed

Rep No: 2499/1159/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1160/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1161/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1162/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1163/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1164/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1165/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1166/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1167/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2499/1168/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2499/375/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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Rep No: 2500/1286/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1287/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:
The highway proposals & existing new development makes this site eminently suitable to extend industrial development at this location.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2500/1288/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1289/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1290/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1291/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1292/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1293/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1294/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1295/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1296/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1297/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1298/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1299/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2500/1300/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1301/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1302/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1303/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1304/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1305/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1306/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1307/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1308/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1309/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1310/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1311/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1312/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1313/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: **2500/1314/DPS -1** **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2500/1315/DPS -2 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1316/DPS -2 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:
The highway proposals & existing new development makes this site eminently suitable to extend industrial development at this location.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2500/1317/DPS -2 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1318/DPS -2 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1319/DPS -2 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1320/DPS -2 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1321/DPS -2 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1322/DPS -2 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2500/1323/DPS -2 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1324/DPS -2 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1325/DPS -2 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1326/DPS -2 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1327/DPS -2 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1328/DPS -2 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2500/1329/DPS -2 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1330/DPS -2 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1331/DPS -2 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1332/DPS -2 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1333/DPS -2 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1334/DPS -2 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1335/DPS -2 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1336/DPS -2 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1337/DPS -2 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1338/DPS -2 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1339/DPS -2 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1340/DPS -2 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1341/DPS -2 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1342/DPS -2 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2500/1343/DPS -2 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2500/1344/DPS -3 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1345/DPS -3 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:
The highway proposals & existing new development makes this site eminently suitable to extend industrial development at this location.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2500/1346/DPS -3 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1347/DPS -3 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1348/DPS -3 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1349/DPS -3 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1350/DPS -3 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1351/DPS -3 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1352/DPS -3 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1353/DPS -3 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1354/DPS -3 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1355/DPS -3 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1356/DPS -3 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1357/DPS -3 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2500/1358/DPS -3 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1359/DPS -3 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1360/DPS -3 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1361/DPS -3 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1362/DPS -3 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1363/DPS -3 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1364/DPS -3 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1365/DPS -3 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1366/DPS -3 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1367/DPS -3 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1368/DPS -3 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/1369/DPS -3 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/370/DPS -3 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2500/371/DPS -3 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2500/372/DPS -3 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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Business Groups Representor

Rep No: 2501/1426/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

Legal and General agrees with the need to create a balanced economy, the need to provide land that meets the requirements of businesses and the emphasis on creating new high quality employment. However, we are concerned that the key implications and recommendations of the ELS are not carried through into the Preferred Strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The employment land study indicated there to be sufficient existing employment land to meet the Vale's requirements over the LDP period. It also highlighted employment sites in strategic locations (i.e. Barry) that were under utilised due to insufficient infrastructure. Accordingly policy CSP 8 has been worded to reflect the findings of the report. Further detailed policy on the location and type of development on employment sites will be provided in the Draft Deposit LDP.

Rep No: 2501/1428/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Providing additional housing at Rhoose will help to absorb the housing development required in the Vale and contribute to creating a sustainable location.
We consider that the housing requirement for the Vale should be raised. Paragraph 8.6 highlights the SEWSPG requirement for 7,500 dwellings. The SEWSPG figures are over the period 2006- 2021. It does appear that the Council has rolled this requirement forward to cover the LDP plan period 2011-2026. As currently proposed the Council will have lost some of the accelerated housing growth for the period 2006-2011. We question whether its appropriate to roll the housing requirement forwards to years beyond the scope of the SEWSPG period, which is to 2021.

The number of completions has also been high in the last five years and we believe that housing completions are an important indicator which should be factored into the need to provide an adequate supply of housing and also, as an indication of need. Planning Policy Wales also supports this approach.

Paragraph 9.3 identifies the need to provide 652 affordable dwellings per annum in the Vale. The total proposed housing requirement of 500 dwellings per annum does not appear to reflect need and could mean that affordability issues may not be addressed. The LDP may not be able to meet objective 3, which seeks to meet the housing needs of people in the Vale. Increasing the overall housing requirement could help to tackle this issue.

Rhoose has been acknowledged as a primary settlement in the Preferred Strategy and the site could therefore help contribute to providing the required housing in the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council has a statutory duty to prepare a Local Development Plan that covers a 15 year period. While the current population projections utilised have been taken from the SEWSPG figures and rolled forward from 2021 this is considered to be an accepted method for preparing such data.

With regard to the high rate of completions over the past five years the use of past build rates as an indicator of future provision has been included in the housing populations' topic paper as an option. However, using such a mechanism has been shown to be unreliable as it can be influenced by factors such as the prevailing economic climate. The current housing market stagnation is a prime illustration of this.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

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Business Groups Representor

Rep No: 2501/1429/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

We welcome the overall vision in the draft strategy but feel it could be enhanced with greater reference to the impact of land use. We feel there is a balance and natural synergy between community engagement and land development which we feel can be met by our proposed development.

We consider that the vision should include reference to meeting housing and employment needs and a greater commitment to improving transport, learning and training. These issues will be critical to the success of the Vale in the next plan period.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The LDP vision is a broad overarching aspirational statement as to what the Council wishes the Vale to be at the end of the LDP period. The LDP objectives are the Council's statement of how this aspiration can be delivered in land use terms. Furthermore, the adoption of the Community Strategy vision as the vision for the LDP accords with Welsh Assembly Government guidance on the preparation of LDPs.

Recommendation: No change required

Rep No: 2501/1430/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2501/1431/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2501/1432/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:

We would ask the Council to reconsider the housing requirement set out in the Preferred Strategy because we think this may inhibit the Council's ability to meet objective 3 and meet the housing needs of people in the Vale. Raising the housing requirement is a solution that the Council should consider further.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the Deposit Draft Plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2501/1433/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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Business Groups Representor

Rep No: 2501/1434/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2501/1435/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** No

Representation Comments:
In accordance with objective 6, the site at Rhoose will provide the opportunity to use and consolidate sustainable forms of transport.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2501/1436/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2501/1437/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:
We support the commitment to improving the quality of life of residents that objective 8 seeks.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2501/1438/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:
We agree that an appropriate range of strategy options have been considered.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2501/1439/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
We broadly agree with the wording of the draft Preferred Spatial Strategy. We support the identification of St. Athan as a key development opportunity and the location of development in sustainable locations that offer a range of services and facilities.

We support the recognition of the growth of Cardiff Airport. However, we consider that greater emphasis should be placed upon Cardiff Airport and the expansion plans in the Preferred Strategy. Increasing passenger levels from 2 million (currently) to 5 million by 2015 and 8 million by 2030 will clearly have a large impact on the role and function of the airport and the Vale and patterns and flows of people, land and development. Providing additional housing at Rhoose would ensure that a labour pool is provided close to Barry and the 2 key development opportunities in the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

The planned expansion of passenger numbers at Cardiff International Airport is acknowledged within the LDP settlement hierarchy with Rhoose being identified as a primary settlement where development will be aimed at providing mixed use developments that supports the needs of the local community and takes advantage of its close proximity to the airport. However at this stage no decision has been made on the level of development that will be provided within Rhoose or any other settlement identified in the LDP settlement hierarchy.

Recommendation: No change required

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Business Groups Representor

Rep No: 2501/1440/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

We fully support the proposed DTA investment at St. Athan and the need to capitalise on this investment, but believe that the LDP should deal with St. Athan as a major development opportunity as suggested by the wording of the Preferred Spatial Strategy. The Preferred Strategy should be clearer as to whether the future development
of St. Athan is based solely on DTA proposals or to meet the more general growth requirements of the Vale.

The identification of St. Athan as a key settlement is contrary to the Sustainable Settlement Appraisal, which identifies more sustainable locations than St. Athan. Furthermore, the population of St. Athan is only 2,000 compared to the population of Barry of 48,000. Whilst the population of St. Athan will undoubtedly rise as a direct result of the DTA investment the Council should consider carefully the impact on the environment, infrastructure and services that allowing general development not directly related to DTA at St. Athan could cause.

We do not agree with the assertion of paragraph 16.6 that St. Athan is currently a key settlement and do not consider that the identification of St. Athan as a key settlement accords with the Wales Spatial Plan or the Councils Sustainable Settlement Appraisal, which identifies more sustainable locations than St. Athan. The population of St. Athan is only 2,000 compared to the population of Barry of 48,000. Whilst the population of St. Athan will undoubtedly rise as a direct result of the DTA investment, the Council should consider carefully the impact on the environment, infrastructure and services that allowing general development not directly related to DTA at St. Athan could cause. Whilst it will be important to capitalise on DTA we question whether seeking to deliver the plan on the basis of a strategy that does not appear to fully reflect the evidence base Sustainable Settlement Appraisal) will result in sustainable growth.

We agree with the inclusion of Rhoose as a primary settlement and consider that the site can provide additional housing in a location that would accord with and help achieve the Preferred Strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The identification of St Athan as a Key Settlement in the settlement hierarchy is to reflect the importance of the DTA proposal in terms of inward investment into the Vale and the potential opportunities that this will bring. This also accords with the identification of St Athan as a Strategic Opportunity Area within the revision of the Wales Spatial Plan.

The settlement hierarchy has been developed to interpret the spatial strategy and also to take account of the need to address sustainable development. The strategy has not been designed purely to deliver housing. Consequently, the position of the settlements within the hierarchy does not merely reflect the potential level of housing that will be allocated in each settlement, its purpose is to recognise the roles and functions of each settlement in the delivery of the strategy. The reference to St Athan as a key settlement in paragraph 16.6 relates to its perceived position within the DPS rather than its current settlement status. Further clarification on the role of St Athan will be provided in the Draft Deposit Plan.

Recommendation: No change required

Rep No: 2501/1441/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** No

Representation Comments:

We consider that development and expansion of the Airport and land near to it needs to be built into the Core Strategic LDP policies as this is a major factor in the future of the Vale, particularly in terms of employment and transport.

We support the principles of Policy CSP1 including promoting higher density mixed use development in sustainable locations, offering sustainable transport choices and improving economic and social wellbeing. The development of land at Rhoose would accord with this policy and help to achieve the LDP objectives.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Cardiff Airport Master plan (2006) indicates that the projected increase in passenger numbers would not require additional land and any improvements to infrastructure at the airport could be largely accommodated within the existing site boundaries. This is also verified in the Council's employment land study (paragraph 4.29). Development opportunities including site identification will be dealt with in the preparation of the detailed Deposit Draft LDP.

Recommendation: No change required

Rep No: 2501/1442/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Business Groups Representor

Rep No: 2501/1443/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2501/1444/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

We do not agree with Policy CSP4. We consider that the requirement to provide 7,500 dwellings should be raised to help tackle affordability issues. The figure should also be raised if the Housing Market Assessment finds a local need greater than the SEWSPG distribution.

Planning Policy Wales (paragraph 9.2.3) confirms that household projection should be the starting point for assessing housing needs. The delivery of the housing requirement should not be phased. It is important to tackle the existing housing shortage and affordability crisis and the phasing policy does not meet the objective of meeting housing needs, particularly in light of the current requirement of over 600 affordable dwellings per annum. Furthermore, 2,500 dwellings are proposed in the period 2021-2026, which is beyond the SEWSPG timeframe which all Local Authorities in South East Wales signed up to.

We believe that land off Porthkerry Road can help deliver the housing requirement in the Vale, not only in terms of the required numbers but also in terms of the type of product. Barry Waterfront is likely to yield mainly flats and apartments and there is a growing realisation, particularly within the context of a changing residential market, that
more family housing is needed. The risk of unforeseen changes in markets and need is another reason why the Council should not seek to phase housing development too prescriptively.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5-year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies is maintained throughout the Plan period.

Planning Policy Wales (PPW 2002) also indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale during parts of the UDP process the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate mechanism.

It is the Council's intentions to clearly define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the Deposit Draft Plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

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Business Groups Representor

Rep No: 2501/1445/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

Policy CSP5 seeks to provide 2,500 dwellings or 166 per annum, which is much lower than the 652 dwellings required. We consider the 30% affordable housing requirement to be at upper limits of what is financially viable and it is therefore necessary to raise the overall housing requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers). Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

Rep No: 2501/1446/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2501/1447/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2501/1448/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2501/1449/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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Business Groups Representor

Rep No: 2501/1450/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2501/1451/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2501/1452/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2501/1453/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2501/1454/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:
Paragraph 6.1 states that in order to inform the LDP's Draft Preferred Strategy, the Council has undertaken a number of background studies. We understand that only the Employment Land Study and Housing Topic Paper have been published at the same time as the Preferred Strategy. We await publication of the studies on the
Housing Market Assessment, Retail and Special Landscape Area study. When these are published they will provide more data and analysis which will enhance the ability of stakeholders to provide meaningful comments and contribute to the overall plan process.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted.

Rep No: 2501/398/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:
No further comments at this stage.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Professional bodies Representor

Rep No: 2511/1529/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Care should be taken when enhancing existing sites to provide adequate access to public transport to ease congestion and discourage car use

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed and your comments noted. Objective 6 and Core Strategic Policy 1 of the DPS detail the Council's aspirations that the LDP will assist in reducing the reliance upon the private car.

Rep No: 2511/1530/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Paragraph 8.6 suggests 500 dwellings per annum as the LDP housing requirement, yet in paragraph 9.3 highlights a need to build 652 new affordable dwellings per year.

It is worth considering how the emissions from the projected 7500 new dwellings will be compensated for elsewhere in the LDP, to meet proposed local authority emissions reduction targets.

The average household (built to current building regulations) emissions are 4 tonnes of carbon dioxide per years, so 7500 dwellings could be responsible for as much as an extra 30,00 tonnes per year. This is an increase of 10% in domestic emissions from the current yearly figure of 309,000, and a 2 % increase in the Vale's total yearly emissions (Defra 'Local and Regional Co2 Emissions Estimates for 2005).

We suggest that the Vale considers a policy on improvements to existing buildings when planning permission is applied for-see Merton Borough Council. An indication should be also given of what national policy has been used to support this projected figure.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The affordable housing requirement identified at 9.3 is the current draft number of affordable housing dwellings required to address existing demand as identified within the Council's Draft Housing Needs Assessment. The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for the Council's housing strategy and also housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of affordable housing that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Sustainability is at the core of the plan and Objective 2 supported by core strategic policies 1, 2 and 3 seek to minimise the impact that new development will have on the causes of climate change.

The Council is undertaking a strategic energy assessment as part of the background work on the LDP, within which the issues associated with increased energy consumption and subsequent carbon emissions will be considered. It is anticipated that this provide a policy framework appropriate for the Vale, which may or may not include a Merton style policy.

Recommendation: No change required.

Rep No: 2511/1531/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response is required.

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Professional bodies Representor

Rep No: 2511/1532/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Paragraph 12.3- the LDP should define what is meant by terms such as 'sustainability', 'sustainable development' and 'sustainable management' in order to create a clear frame of reference.

Paragraph 12.8- we will be happy to contribute to/comment on your planned SPG on climate change and renewable energy

Paragraph 12.9- the LDP should define what is meant by 'sustainable communities'

Paragraph 12.13- the LDP should define what is meant by 'sustainable local economy' and 'sustainably balanced economy'.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council welcomes the offer of support of the South East Wales Energy Agency. The Council is of the view that there is no need to again define sustainability and the Council is of the view that the objectives of the DPS are adequately explained by the supporting texts that follow and there is no further need to provide clarification as suggested.

Rep No: 2511/1533/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2511/1534/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2511/1535/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2511/1536/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Professional bodies Representor

Rep No: 2511/1537/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

12.3- this should be linked to the commitment in Objective 6, to promote sustainable transport, as these two paragraphs are currently contradictory. It is assumed in this section that highways improvement is the predominant method of improving transport links to Cardiff and alleviate congestion. Improvements to the rail network would help ease congestion and be a more sustainable strategic transport option, as the per capita emissions are less from rail travel

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The strategic objectives are not independent of each other and this is also true of the core strategic policies, and as such the plan will seek to provide a balanced approach to future development.

Recommendation: No change required.

Rep No: 2511/1538/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2511/1539/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2511/1540/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2511/1541/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

14.1 – focusing on the development of Barry Waterfront contradicts previous statements about the climate change concerns of building in coastal areas

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The development at Barry Waterfront is the continuation of a larger regeneration programme, within which sufficient infrastructure has been and will continue to be provided. Furthermore Barry Waterfront is predominantly urban, whereas the previous statement refers to the remoter undeveloped coastline.

Recommendation: No change required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Professional bodies Representor

Rep No: 2511/1542/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

16.3- Plans for development in Barry should consider how to make the most of and enhance its rail link with Cardiff. Emphasizing its proximity to the M4 does not encourage development of rail provision. This paragraph also does not address transport for visitors into the county, for example day-trippers from Cardiff, and providing sustainable transport options for these visitors.

It is good that the Vale of Glamorgan is considering how its LDP can link up with those of its neighbouring local authorities. In particular, the intention to implement bus prioritisation and park and ride schemes are very positive. Concentrating development in areas with existing services and encouraging mixed-use development are good ways to reduce the need to travel, and we are glad to see that priority will be given to schemes that encourage walking and cycling and use of public transport. Care should be taken to link up development areas to enable movement between them via public transport and cycle routes, as this will aid both residents and tourists alike.

16.7- How are residents of the expanded St Athan going to access services and recreation outside of the village? There needs to be more emphasis on public transport services to the town/village if it is going to be one of two 'centres' for the Vale of Glamorgan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

With 4 passengers trains per hour to Cardiff, Barry is well serviced for both commuters and visitors. The reference to its proximity to the M4 is to highlight the potential for employment opportunities as a result of inward investment.

The inclusion of St Athan as a key settlement is to reflect the importance and potential of the DTA St Athan proposal, rather than the level of growth-which is the case for all settlements in the hierarchy. In any instance new development will be required to ensure that adequate infrastructure, including public transport is provided.

Recommendation: No change required.

Rep No: 2511/1543/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

CSP1- what is meant by 'sustainable locations' should be clearly defined for the benefit of developers and officers.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Sustainable locations are those where services and facilities can be accessed by a range of transport modes. The Council considers that the sustainable settlement hierarchy and the background paper "Sustainable Settlement Appraisal" provide adequate descriptive information in this regard to assist developers and officers.

Recommendation: No change required.

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Professional bodies Representor

Rep No: 2511/1544/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** No

Representation Comments:

CSP2- The policies supporting this objective could be strengthened to be more specific. We recommend you include targets in your policy as outlined in the 'Planning for Climate Change' MIPPS. Even if WAG devolve the building regulations and go for Code For Sustainable Homes Level 5 by 2011, there is still an opportunity for planning to influence non-domestic development. A 10% target could apply to large developments – expecting them meet a target carbon reduction in the community of 10% of total energy use of the development – either by excess renewable energy generation or energy efficiency measures in the local community.

The WAG has announced that it intends to adopt the Code for Sustainable Homes and is seeking devolution of the building regulations to steer Wales towards achieving its aspiration of all new buildings being zero carbon by 2011. The 2006 'Planning for Climate Change' MIPPS showed a clear direction for Welsh planning policy and must be taken into consideration during the development of the LDP. WAG has indicated that the final issued document is unlikely to alter significantly from the consultation document and that planning authorities should develop planning policy accordingly. Although devolution and adjustment of building regulations will take time, there is a great opportunity for planning policy to set the scene and steer development in this direction, creating a cohesive policy and regulatory structure.

More detail should be given about what should be included in the statement that will be required from developers. Discussions with developers have revealed that they look to local planning authorities to be clear about what they want from new development, setting specific targets and requirements to create a level playing field. Other local authorities in the South Wales area (Torfaen in particular) are considering including Merton Rule type policies in their LDP (see http://themertonrule.org).
The Welsh Local Government Association publication, 'Shaping the Way We Work, Live and Play- Practical guidance on delivering sustainable development through the planning system' has examples of policies that can be used in the LDP (it can be downloaded at http://www.wlga.gov.uk/content.php?nID=367;pID=1815;lID=1).

A useful WLGA contact is Craig Mitchell, Policy Officer Climate Change/Wales Spatial plan/Planning/Countryside access and management, 029 2046 8625,
craig.mitchell@wlga.gov.uk.

Reducing the demand for water is something that should be included in the statement to be required from developers at the application stage. The treatment and pumping of water generates approximately 0.4kg CO2 per cubic meter (Carbon Trust baseline tool), so it should be included in climate change mitigation policy. Again, policy ideas can be found in the WLGA document. It is also worth contacting the WLGA to discuss their project with the UK Climate Impacts Programme on helping local authorities to adapt to the predicted impacts of climate change (see 'Climate Change and Local Communities- How Prepared Are You?' http://www.ukcip.org.uk/resources/publications/documents/Local_authority.pdf).

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council has commissioned consultants to undertake a renewable energy assessment for the LDP. To date they have advised not to include a Merton style policy on the basis that changes to building regulations requiring developers to take account of climate change may result in current targets being superseded. However in the event that this is not the case such a policy would be considered appropriate and could be included in the Draft Deposit Plan.

The Planning and Climate Change MIPPS identified the Vale of Glamorgan's current supplementary planning guidance on sustainable development as an example of best practice. The Council intend to update this guidance for the LDP, which will include advice on sustainable development statements.

Recommendation: No change required.

Rep No: 2511/1545/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2511/1546/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Professional bodies Representor

Rep No: 2511/1547/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP5- a commitment should be made to encouraging affordable sustainable housing. Buildings account for 47% of UK carbon emissions and housing contributes around 27%, making it a significant target for action to reduce both current and future emissions. As the WAG intend to adopt the Code for Sustainable Homes it could be stipulated in the LDP that all new homes must reach at least code level 3 (the minimum level likely to be adopted by WAG).

It has been estimated by the Energy Saving Trust that code level 3 can be reached without excessive extra cost (contact Helen.Northmore@est.org.uk for more information). The whole life costs of the properties themselves, but also the running costs for residents are elements that the planning system can influence.

Given the scale of the anticipated development in the St Athan area it should be stipulated that all new developments over a certain size must consider the use of district heating systems to provide low cost and low carbon heat and power. As district heat and power schemes work best in mixed use developments this fits with the Vale of Glamorgan objective to reduce travel needs by creating mixed use developments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

In Wales all affordable homes funded by social housing grant are required to meet Eco-homes “Good" rating. Therefore to include the wording "sustainable affordable housing" is superfluous. It is an aspiration of the LDP to ensure that all types of development is sustainable. Furthermore sustainability extends beyond energy efficiency of buildings (see policy CSP1).

The Council considers it inappropriate to require on site energy generation for developments over a certain size, since systems such as district heating may not always be the best option.

Recommendation : No change required.

Rep No: 2511/1548/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2511/1549/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2511/1550/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2511/1551/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Professional bodies Representor

Rep No: 2511/1552/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2511/1553/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:

CSP11- The extra burden on transport created by the expansion of the airport and the St Athan academy is not fully addressed in the draft Preferred Strategy.
This large development will have a major impact on other areas as well as locally, so it should be considered within the strategic context of planning transport provision.

Although the expansion of the airport can be seen to bring economic benefits it is important to reduce the wider environmental and local congestion and air pollution impact associated with increased volumes of people travelling to and from the airport. With at least 10,000 people using the academy site alone, careful consideration must be given to how to manage the traffic generated. Rail provision is currently inadequate, with an hourly slow service that takes nearly an hour to reach Cardiff (the distance can be driven in half the time). Although building a new station at St Athan is a welcome idea, it is unlikely to provide a viable alternative to driving if the current rail service is not upgraded
to a high-speed link. Rail provision is not currently considered at a strategic level in the Preferred Strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

In relation to St Athan, these issues will be considered at the planning application stage. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Road access improvements to Cardiff Airport are currently the subject of a Welsh Assembly Government Study.

CSP11 supports any additional schemes contained within the Regional Transport Plan, within which a new airport access road could be included. Further details on the solutions to access to Cardiff International Airport will be covered in the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2511/1554/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2511/1555/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:

See our comments on CSP5 regarding the Code for Sustainable Homes. The current indicator is 'Number of dwellings constructed to eco-homes standard of good and above', but eco-homes does not set minimum standards for energy or water use. The 'good' standard is not what we would recommend using as a benchmark; as WAG intend to adopt the Code for Sustainable Homes and are aiming for zero carbon buildings from 2011 we recommend using a more stringent standard.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The current indicator reflects existing best practice, and is referred to in the draft Planning and Climate Change MIPPS, whereas the Code for Sustainable Homes (CSH) at present only applies to England. If the WAG were to adopt the CSH and aim for zero carbon homes by 2011, arguably this indicator will no longer be required since all building will be required to be built to this standard.

Recommendation: No change required.

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Rep No: 2511/1556/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2511/425/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The local development plan should aim to reduce transport emissions in line with the national climate change targets. Forms of transport that fall under the UK's measured carbon emissions should be prioritised. Air travel is not a sustainable mode of transport and if we are to cut CO2 emissions by 60-80% by 2050 it should not be encouraged. The development plan should aim to encourage modal shift to lower carbon alternatives. Better transport links with other parts of Wales and the rest of the UK can be achieved through improved and higher speed rail services and prioritisation of buses and long distance coaches on roads and motorways to cut travel time.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council consider that the issues highlighted are outside of the influence of the land use planning system and are best addressed at a national level. Notwithstanding this, the Council is of the view that the DPS objectives are consistent with national targets.

Recommendation: No change required.

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Rep No: 2514/1875/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 2514/1876/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The “agreed” apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.
A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006.The appendix to the report contains a table which calculates each local authority’s dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council’s topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Recommendation: No change required.

Rep No: 2514/1877/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed

Rep No: 2514/1878/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed

Rep No: 2514/1879/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2514/1880/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2514/1881/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2514/1882/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2514/1883/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2514/1884/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2514/1885/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2514/1886/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2514/1887/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2514/1888/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2514/1889/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2514/1890/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2514/1891/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2514/1892/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.
There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP.
It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intention to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regards to outstanding permission contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

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Public Representor

Rep No: 2514/1893/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2514/1894/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2514/1895/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2514/1896/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2514/1897/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2514/1898/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2514/1899/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2514/1900/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 2514/1901/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2514/1902/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2514/358/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Rhoose as a Primary Settlement in the Draft Preferred Strategy is supported. The proposed development of this site, as submitted at the Candidate Site stage, would be compatible with the role that the Council envisage for Rhoose as referred to in paragraph 17.2 of the Draft Preferred Strategy. This seeks to provide mixed use developments, which support the needs of the community and take advantage of its close proximity to the employment opportunities of Cardiff International Airport and the St Athan DTA. Rhoose lies within the Waterfront Strip; it has a passenger railway station and large employment allocations associated with the strategic development of Cardiff Airport. It is in close proximity to St.Athan, where the proposed expansion of the military base will generate an additional requirement for housing in this area. Rhoose is well served by existing services and facilities and the development could allow for the provision of additional facilities with such as village centre, primary school or library. It is considered that the Candidate Site at Rhoose comprises a logical location for expansion, would be well related to existing settlement form and would accord with the principles of sustainable development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

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Public Representor

Rep No: **2518/1934/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Public Representor

Rep No: 2518/1935/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.
A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006.The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.
In conclusion therefore, it is evident that:
(a)
The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b)
No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
(c)
No regard has been given to the high level of housing need within the Vale of Glamorgan.
There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the DTA scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2518/1936/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1937/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1938/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1939/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1940/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1941/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1942/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1943/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1944/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1945/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1946/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1947/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1948/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1949/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2518/1950/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2518/1951/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to refine the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regards to outstanding permission contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2518/1952/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would-be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2518/1953/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2518/1954/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2518/1955/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2518/1956/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1957/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1958/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1959/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1960/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2518/1961/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2518/322/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Llantwit Major/ Boverton as a Primary Settlement in the Draft Preferred Strategy is supported. The proposed development of this site would be compatible with the role that the Council envisage for Llantwit Major which seeks to encourage development that support the needs of the community and takes advantage of its close proximity to the employment opportunities located at St Athan DTA and Cardiff International Airport.

Llantwit Major has a passenger railway station and is well served by buses: it is in close proximity to St. Athan, where the proposed expansion of the military base will generate an additional requirement for housing in this area. Llantwit Major is also located a short distance from Cardiff International Airport. The settlement performs well in terms of access to services, facilities and public transport as indicated in Table 2 of the Sustainable Appraisal. It is the third highest ranking settlement scoring 35 points. It is considered that the Candidate Site on the western fringes of Llantwit Major comprises a logical location for expansion which would be well related to existing settlement form and would accord with the principles of sustainable development. The allocation of the site would help meet housing needs in this part of the Vale and would be compatible with the Draft Preferred Strategy.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: **2519/1974/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2519/1975/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.
A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006.The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:

(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
(c) No regard has been given to the high level of housing need within the Vale of Glamorgan.
There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the DTA scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2519/1976/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1977/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1978/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1979/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1980/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1981/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1982/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1983/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1984/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1985/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1986/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1987/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1988/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1989/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2519/1990/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2519/1991/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2519/1992/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2519/1993/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2519/1994/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2519/1995/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2519/1996/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1997/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1998/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/1999/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/2000/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2519/2001/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2519/328/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of St Athan as a Key Settlement in the Draft Preferred Strategy is supported.

The development of the site would be sustainable in that St Athan benefits from a range of services, facilities and employment opportunities, including those at the RAF base, all of which would be accessible by foot, cycle and public transport. There is a regular bus service linking St Athan with surrounding settlements. Further, there is a passenger rail service linking Barry with Llantwit Major and Rhoose and following the decision by DARA to carry out major investment at St Athan, the provision of a railway station at St Athan will be investigated. St. Athan performs well in the service sand facilities ranking as set out in Table 2 of the Sustainable Settlements Appraisal.

It is considered that the Candidate Site comprises a logical location for development and would relate well to existing settlement form. The allocation of the Candidate Site for housing would help meet housing requirements in this part of the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: **2521/2005/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2521/2006/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.
A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006.The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.
In conclusion therefore, it is evident that:
(a)
The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b)
No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
(c) No regard has been given to the high level of housing need within the Vale of Glamorgan.
There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2521/2007/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2008/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2009/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2010/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2011/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2012/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2013/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2014/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2015/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2016/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2017/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2018/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2019/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2020/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2521/2021/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2521/2022/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.
There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2521/2023/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation in relation to the proposed LDP housing requirement has been considered at Question 2 above.

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to refine the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regards to outstanding permission contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation: No change required.

Rep No: 2521/2024/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2521/2025/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2521/2026/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2521/2027/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2028/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2029/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2030/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2031/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2521/2032/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2521/323/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Wenvoe as a Primary Settlement in the Draft Preferred Strategy is supported. Wenvoe benefits from a range services and facilities, including a school, churches, a public house, motel, a post office and a garden centre, which includes a cafeteria, all of which are accessible by foot and cycle. Wenvoe is also accessible to the extensive range of services, facilities and employment opportunities available at Barry and Culverhouse Cross, both of which are about 2 kilometres away. The site is well served by frequent local bus services linking Wenvoe to Barry, Cardiff, Llantwit Major, Rhoose and other local settlements.

It is considered that the Candidate Site to the north of Walston Castle, Wenvoe comprises a logical location for expansion. The site would not breach any strategic boundary being well contained by existing development. The allocation of the site would be compatible with the provisions of the Preferred Strategy.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2522/2033/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2522/2034/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.
A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006.The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.
In conclusion therefore, it is evident that:
(a)
The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b)
No consideration has been given to the impact of the major economic investment at St. Athan the housing requirements and;
(c) No regard has been given to the high level of housing need within the Vale of Glamorgan.
There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2522/2035/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2036/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2037/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2038/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2039/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2040/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2041/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2042/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2043/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2044/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2045/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2046/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2047/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2048/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2522/2049/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2522/2050/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2522/2051/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2522/2052/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2522/2053/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required

Rep No: 2522/2054/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2522/2055/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2056/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2057/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2058/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2059/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2522/2060/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2522/329/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Wick as a Secondary Settlement in the Draft Preferred Strategy is supported. Wick offers a wide range of local services and facilities including a school, a church, church hall, public houses, a shop and post office all of which would be accessible by foot or cycle. Wick performs well in the Council's ranking of settlements set out in appendix 3 of the Sustainable Settlements Appraisal, scoring a total of 22 points. A more extensive range of services, facilities and employment opportunities is available in Llantwit Major and Bridgend which are approximately 5 and 6 kilometres away respectively. The site is served by regular bus services (145 and 146) which link Wick to Bridgend, Llantwit Major and Barry. The development of this site would comply with the principles of sustainable development.

It is considered that the Candidate Site along St Bride's Road, comprises a logical location for development, would be well related to existing settlement form and would be compatible with the Council's Draft Strategy.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: **2523/2144/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2523/2145/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006.The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.
In conclusion therefore, it is evident that:

(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
(c) No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Date Printed - March 2009

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2523/2146/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2147/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2148/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2149/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2150/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2151/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2152/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2153/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2154/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2155/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2156/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2157/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
It is considered that Llanmaes should be re-categorised as a Secondary Settlement in the Settlement Hierarchy. The settlement performs well in terms of services, facilities and transport and accessibility and is capable of accommodating a higher level of development.

Table 2 of the Sustainable Settlements Appraisal, which ranks settlements according to the services and facilities available, shows that Llanmaes scores 13: this is higher than Southerndown and Ystradowen, both of which as categorised as Secondary Settlements. In addition, Llanmaes has a higher population than Southerndown, Corntown, Ewenny and Bonvilston all of which are identified as Secondary Settlements. There are some local services available within Llanmaes, including a church, public house, play area and playground. A wider range of services, facilities and employment opportunities is available in Llantwit Major, the outskirts of which are only about 200 metres away. The services, facilities and employment opportunities are accessible by foot, cycle or public transport. The site is served by a village bus service and additional bus services are available in nearby Llantwit Major. The mainline passenger rail service is also available in Llantwit Major, approximately 1 kilometre away. The development of this site would comply with the principles of sustainable development

It is considered that the candidate site is a logical location for development and would be well related to settlement form. The allocation of the site would help meet the housing needs of this part of the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of area strategy policy 1: settlement hierarchy are noted. As part of the preparation for the Deposit LDP, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2523/2158/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2159/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2160/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2523/2161/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regards to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2523/2162/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2523/2163/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2523/2164/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2523/2165/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2523/2166/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2167/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2168/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2169/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2170/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/2171/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2523/330/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: **2524/2172/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2524/2173/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be in sufficient dwellings built to meet the increase in households.
A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006. The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:
(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
(c)
No regard has been given to the high level of housing need within the Vale of Glamorgan.
There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2524/2174/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2175/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2176/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2177/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2178/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2179/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2180/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2181/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2182/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2183/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2184/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2185/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2186/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2187/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2524/2188/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2524/2189/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2524/2190/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2524/2191/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2524/2192/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2524/2193/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2524/2194/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2195/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2196/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2197/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2198/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2524/2199/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Rep No: 2524/320/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Corntown as a Secondary Settlement in the Draft Preferred Strategy is supported. There is a range of local services, facilities and employment opportunities available within Corntown and nearby Ewenny. Corntown performs well in the Council's ranking of settlements set out in appendix 3 of the Council's Sustainable Settlements Appraisal, scoring a total of 17 points. In addition Corntown is located about one kilometre from the major employment opportunities, services and facilities available on the southern limits of Bridgend, Waterton and at the Science Park, all of which are accessible on foot or by cycle. The site is also in close proximity to the major employment allocation at Brocastle, Bridgend.

The site is served by a village bus service, route V4 which provides links between Bridgend and Cowbridge. The development of this site would comply with the principles of sustainable development.

It is considered that the Candidate Site comprises a logical location for development, would be well related to existing settlement form and would be compatible with the Council's Draft Strategy.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: **2532/327/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2532/2233/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.
A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006.The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:

(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
(c) No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan periods more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2532/2234/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2235/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2236/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2237/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2238/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2239/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2240/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2532/2241/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2242/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2243/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2244/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2245/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
It is considered that St Nicholas should be identified as a Secondary Settlement in the Vale of Glamorgan Settlement Hierarchy.

Table 2 of the Sustainable Settlements Appraisal, which ranks settlements according to the services and facilities available, shows that St. Nicholas scores 14: this is higher than Southerndown and Ystradowen, both of which as categorised as Secondary Settlements. In addition the population of St. Nicholas is higher than that of Southerndown.

The village benefits from some local services including churches, church hall, Church in Wales Primary Schools and a police station. Additional facilities are located within the nearby villages of Bonvilston and Peterston-Super-Ely. The site is located approximately 2 kilometres from the eastern limits of Cardiff and Culverhouse Cross where there is a large retail park offering a wide range of services, facilities and employment opportunities. Further employment opportunities exist at Dyffryn Gardens Conference and Educational Centre, which again is around 2 kilometres away. The site is located on the A48 and is served by regular bus services. The X2 is a half hourly service which links the village with Cardiff, Cowbridge and Bridgend. It is considered that the development of the site would comply with the principles of sustainable development.

St. Nicholas is capable of accommodating a higher level of development than is envisaged for Minor Settlements and should be re-categorised as a Secondary Settlement. The candidate site comprises a logical location for development and could help meet housing needs in this part of the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of area strategy policy 1: settlement hierarchy are noted.
As part of the preparation for the Deposit LDP, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2532/2247/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2248/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2249/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2532/2250/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regards to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2532/2251/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would-be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2532/2252/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2532/2253/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2532/2254/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2532/2255/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2256/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2257/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2258/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2259/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2260/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2532/2261/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: 2533/399/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

Economic Driver

DTZ agrees with the need to create a balanced economy. To do so requires land that meets the needs of businesses that can create high value employment. ITV is such a business and Culverhouse Cross is at an optimum location for further high value employment, which can help the Vale to achieve many of the objectives of the LDP.

The Employment Land Study, October 2007 ("ELS") recommends within Appendix 5 that ITV should be retained, and recognises it as a key employer in the Vale. That being so, it is important that policy facilitates and enables ITV to develop new premises. The allocation of the existing and surrounding site would enable ITV to rationalise
its existing hub and enable the development of a nationally important media led business park/hub. The ELS further recognises that there is a lack of high quality offices but notes that ITV provides an opportunity to stimulate growth in the creative industries sector. It is imperative that the LDP encourages this unique opportunity.
Crucially in assessing submitted candidate sites the proposals at Culverhouse Cross score the second highest of candidate sites in the Vale of Glamorgan and it is stated that:

"Two sites are proposed in this area. 2533/CS.1 ITV Wales and Land Adjacent to Old Port Road and 2372/CS.2 Land at Rhiwan Farm, Old Port Road. Culverhouse Cross is a good business location because of its accessibility and prominence. ITV is a key employer and flagship operation in the Vale. ITV should be supported.

Land Supply

Paragraph 7.5 of the Preferred Strategy document is misleading as it suggests that there are 173 hectares of employment land in the Vale of Glamorgan. However, the ELS demonstrates that most of this is unavailable or un-developable and, in these circumstances, the 50 hectares identified by the BE Group should be used as the supply base going forward. It is critical that the key implications and recommendations of the ELS are carried through into the Preferred Strategy. A key point within PPW is that land use planning policies for economic development are realistic in terms of land availability and delivery action in order to achieve development plan objectives. Significantly, the currently available portfolio does not fulfil the objectives.

The ITV land should be allocated for development, particularly given its acknowledged importance to the region. The potential to provide a high quality media hub development would bring significant benefits to the local community, the Vale and South Wales as a whole.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Whilst the Employment Land Study has appraised the merits of candidate sites submitted specifically for consideration as potential employment sites , this has been independent of the Draft Preferred Strategy. Therefore, the Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: 2533/2284/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Housing Requirement

Providing additional housing at Culverhouse Cross will help to absorb the housing development required in the Vale and contribute to creating an even more sustainable location.
The housing requirement for the Vale should be raised. Paragraph 8.6 highlights the SEWSPG requirement of 7,500 dwellings over the period 2006-2021.

It is inappropriate for the Council to roll this requirement forwards and retro-fit it to the LDP plan period 2011-2026. As currently proposed the Council will have lost some of the accelerated housing growth for the period 2006-2011. Furthermore it is not appropriate to roll the housing requirement to years beyond the scope of the SEWSPG period, which is to 2021.

It cannot be assumed that one authority's housing shortfall would be met by another authority as suggested in paragraph 6.3 of the Population and Housing Projections Topic Paper.

Housing Completion

The number of completions has also been high in the last five years and should be factored into the provision of a future supply of housing. Planning Policy Wales advocates this approach.

Figure 1 below (see original submission form) sets out the current and future housing trajectory and demonstrates the mismatch between demand and supply and that the proposed housing requirement does not accord with the regional apportionment, resulting in a shortfall of housing.

Affordable Housing

Paragraph 9.3 identifies a need to provide 652 affordable dwellings per annum in the Vale. The source of affordable housing to meet this significant need is unspecified. The total proposed housing requirement of 500 dwellings per annum does not reflect need and will mean that affordability issues will not necessarily be addressed, and may worsen. The LDP will clearly not be able to deliver the amount of affordable housing required to meet objective 3, which seeks to meet the housing needs of people in the Vale. Increasing the overall housing requirement would help to tackle this issue. The provision of housing (including affordable hosing) at Culverhouse Cross will help to increase people's choice due to its sustainable location, proximity to Cardiff and the type of product likely to be delivered. Focusing significant housing growth solely in Barry will serve only to limit people's choice of housing location and product.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Point 1: The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

At the present moment, the WAG population projections have been published up to 2021, but the LDP period covers up to 2026. Accordingly, the rolling forward of these current projections up to 2026 is considered to be the most appropriate mechanism for determine the overall housing requirement for the LDP. Please note that a review of the current Population and household figures will be undertaken for the Deposit Draft Plan.

The Council is not assuming that its housing shortfall would be met by another authority, since the Council has identified the appropriate level of housing required over the plan period to meet anticipated populations changes. However, the apportionment of housing at the regional level does allow for flexibility for each authority so that housing allocations can be attuned to local circumstances or growth strategies.

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: "Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target" (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site" (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

The methodology for determining future housing requirements for the Vale of Glamorgan is based on population projections, since these provide a robust approach to predicting future housing growth. Whereas past building rates are un reliable since they are influenced by external factors such as the prevailing economic climate-as evidenced in the current economic down turn- that is the "credit crunch"

Rep No: 2533/2285/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

DTZ consider that the Vision could be improved and made more relevant to the development and land use needs of the Vale. Whilst we appreciate that the vision must reflect the Community Strategy the current vision has too much emphasis on community engagement and does not provide a clear statement that sets a strategic spatial framework for future development.

DTZ consider that the vision should include specific reference to meeting housing and employment needs.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The LDP has adopted the Vale of Glamorgan Community Strategy vision as the vision for the LDP. It is the Council's view that this will ensure that the LDP will, in land use terms assist in the delivery of the aspirations of the Community Strategy, one of which is to "develop a diverse and sustainable economy", which also the aspiration of Objective 5 of the LDP.

Recommendation: No change required.

Rep No: 2533/2286/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2533/2287/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2533/2288/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:

Housing

DTZ is concerned that the housing requirement and locational distribution set out by the Preferred Strategy will inhibit the Council's ability to meet objective 3 and meet the housing needs of people in the Vale. Raising the housing requirement is a solution that the Council should consider further.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation relating to the proposed LDP dwelling requirement has been considered at Question 2 above.

Rep No: 2533/2289/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Retail

Paragraph 12.12 recognises the role and contribution of the Vale's retail centres.

Culverhouse Cross is a key destination and serves the existing community at Culverhouse Cross and beyond. DTZ supports the development of existing retail centres, and the objective of them playing a key role in supporting healthy and viable communities.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: 2533/2290/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:
Employment

DTZ support objective 4 and consider that development at Culverhouse Cross can reinforce and enhance the plethora of services currently available there.

In addition further development at Culverhouse Cross can make a significant contribution to achieving objective 5. Whilst the ELS indicates a supply of employment land that is technically adequate it is clear that there is room for improvement in diversifying the economy and more closely aligning the supply of land with high value employers, such as ITV. Development spearheaded by ITV at its key gateway site at Culverhouse Cross offers an opportunity to foster knowledge based and creative industries in the Vale and in a location with key connectivity to Cardiff. The development has the potential to create over 2,000 jobs, and represents a unique opportunity to provide a media hub of national prominence.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2533/2291/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:
Sustainable

In accordance with objective 6, further development at Culverhouse Cross would be in a sustainable location and broaden the excellent mix of uses, which currently includes retail, leisure, employment, and housing. In helping to cluster services and reduce the need to travel the relationship between Culverhouse Cross and Cardiff should not
be overlooked. In respect of cross boundary issues, we welcome the commitment in partnership with Cardiff Council to exploring the potential for park and ride proposals at Culverhouse Cross. This would further improve the sustainability of this key destination.

We have completed a sustainability assessment using the Councils methodology which demonstrates that Culverhouse Cross is a sustainable location and should be identified in the settlement hierarchy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2533/2292/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:
We support the principle of objective 7 to protect the historical, built and natural environment.

Studies to consider such issues are yet to be completed but we would ask that potential designations are considered against a criteria based policy that critically assesses the quality of individual sites. For example, the Countryside Council for Wales has previously indicated that the fields forming part of the ITV site are of no particular merit and that they would not object to their loss.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

The Vale of Glamorgan are in the process of reviewing all existing landscape designations within the Vale of Glamorgan and this shall in due course form part of the Deposit Draft Plan. As a statutory organisation CCW will be consulted as part of the Candidate Site Appraisal and on the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: 2533/2293/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

We support the commitment to improving the quality of life of residents that objective 8 seeks.

We consider that development at Culverhouse Cross can further strengthen and diversify the existing mix of uses at this key location and have a positive impact on the quality of life of the community.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2533/2294/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2533/2295/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

While DTZ agrees with some aspects of the wording of the draft Preferred Spatial Strategy, but overall it objects to it.

In particular, greater attention should be given toward transport issues in the LDP. Given the key opportunities in the Vale presented by ITV Wales and the expansion of Cardiff Airport it is clear that improved transport links will be critical to future development in the Vale.

Whilst broadly supporting the strategies, concerns are held over its deliverability and capability to spread benefits throughout the whole of the Vale of Glamorgan and sub region
beyond. The interface between Authorities is a key issue for the LDP as advocated by the Welsh Assembly Government. Section 3.2 of Planning Policy Wales confirms the importance of joint working input to the UDP (LDP) process and paragraph 8.3 encourages cross boundary working in relation to transport issues.

Development at Culverhouse Cross would accord with the Preferred Strategy, building upon the existing population and services to create and support sustainable growth.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

References to the improvement to and provision of transport infrastructure, including the importance of addressing sustainability are contained within paragraphs 12.15-12.17, and CSP 6 and CSP 11. In particular, CSP 11 supports strategic transport schemes such as links to Cardiff International Airport, where they will serve the economic or social needs of the Vale of Glamorgan. Access improvements to Cardiff International Airport are currently being investigated by the Welsh Assembly Government and further detail on any proposed scheme for this route will be included within the Deposit Draft Plan.

The Draft Strategy states clearly where the Council will seek to work with partners including neighbouring authorities in the development of LDPs, regional bodies e.g. Sewta and the Welsh Assembly Government, to ensure that aspirations set out in the LDP are realistic and deliverable. A key example of this is the Council's emphasis on ensuring that the LDP strategy is consistent with the Wales Spatial Plan review, through the identification of Barry and St Athan as key settlements for regeneration and inward investment opportunities. Since it is envisaged that the WSP will be a mechanism for future WAG funding, this coherence places the LDP in a strong position for ensuring that aspirations are delivered.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: 2533/2296/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Culverhouse Cross should be included in the settlement strategy. As a key destination in the Vale offering significant employment, retail and leisure opportunities, the future development of this area needs to be taken into account. Culverhouse Cross can continue to be a sustainable location by capitalising upon the intrinsic qualities of the area to help deliver housing, employment and leisure opportunities.

DTZ do not fully support the format of Area Strategy Policy 1 and specifically, find the identification of St. Athan as a key settlement confusing. The LDP should deal with St. Athan as a major development opportunity as suggested by the wording of the Preferred Spatial Strategy. The Preferred Strategy should be clearer as to whether the future development of St. Athan is based solely on DTA proposals or to meet the more general growth requirements of the Vale.

St. Athan should not accommodate general growth. The location is distinctly rural in nature and the Council should consider the implications of promoting St. Athan as a key settlement, particularly if the investment is less than originally expected, or is withdrawn in the future. In January 2008 the proposed DTA investment was significantly reduced.

DTZ do not agree with the assertion of paragraph 16.6 that St. Athan is currently a key settlement. The identification of St. Athan as a key settlement does not accord with the Wales Spatial Plan or the Council's Sustainable Settlement Appraisal, which identifies more sustainable locations than St. Athan. The population of St. Athan is only 2,000 compared to the population of Barry of 48,000. Whilst the population of St. Athan will undoubtedly rise as a direct result of the DTA investment the Council should consider carefully the impact on the environment, infrastructure and services that allowing general development not directly related to DTA at St. Athan could cause.

Whilst it will be important to capitalise on DTA we cannot agree that seeking to deliver the plan on the basis of a strategy that is at odds with the evidence base (Sustainable Settlement Appraisal) will result in sustainable growth.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Culverhouse cross has not been identified within the settlement strategy on the grounds that it is an out of town retail park and not an established settlement. Its role will however be taken into consideration in relation to the Vale's retail hierarchy.

The identification of St Athan as a Key Settlement in the settlement hierarchy is to reflect the importance of the DTA proposal in terms of inward investment into the Vale and the potential opportunities that this will bring. This is clearly set out in paragraph 16.6 of the DPS. This also accords with the identification of St Athan as a Strategic Opportunity Area within the revision of the Wales Spatial Plan. The reference to St Athan as a key settlement in paragraph 16.6 relates to its perceived position within the DPS rather than its current settlement status.

The settlement hierarchy has been developed to interpret the spatial strategy and also to take account of the need to address sustainable development. The strategy has not been designed purely to deliver housing. Consequently, the position of the settlements within the hierarchy does not merely reflect the potential level of housing that will be allocated in each settlement, its purpose is to recognise the roles and functions of each settlement in the delivery of the strategy.

Recommendation: No change required.

Rep No: 2533/2297/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: 2533/2298/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

DTZ is concerned that the Core Strategic local plan policies have been developed without the benefit of a complete or robust evidence base, and question the legitimacy of the core policies.

Mixed Use Development

Culverhouse Cross is a sustainable location and offers an excellent mix of uses. It is a key location in the Vale and as such its future growth and pattern of development would make a significant contribution to achieving sustainable development in the Vale. We support some of the principles of Policy CSP1 including promoting higher density mixed use development in sustainable locations, offering sustainable transport choices and improving economic and social wellbeing and consider that development at Culverhouse Cross would accord with these principles. However, Policy CSP1 should be flexible and take account of Planning Policy Wales which recognises that brownfield land is just one facet of sustainable development and that some greenfield sites may be more sustainable than brownfield sites due to their location for example.

The enclosed plan and is chrome assessment demonstrates the sustainability of Culverhouse Cross. It uses isochrones based upon the IHT guidelines that the Council will use to assess candidate sites and demonstrates that the site is in a very sustainable location.

DTZ agree with the objective of policies CSP2 and CSP3 and consider that development at Culverhouse Cross can help the Vale to realise these objectives.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Core Strategic Policies have been drafted in line with Planning Policy Wales and also in light of the key strategic issues identified as being of relevance to the Vale of Glamorgan during the gathering of background evidence and stakeholder consultations undertaken whilst developing the Strategic Environmental Appraisal Framework. These issues are also reflected in the 8 strategic objectives, which the Core Strategic Policies seek to support. Where on going studies have been identified, draft findings have been used in the development of the policies and where necessary the policies will be refined to reflect the findings of the final studies.

Policy CSP1 has been drafted to reflect the overarching role that the land use planning system can play in achieving sustainable development. The Council recognises that not all brown field sites are suitable for development, since they may be in unsustainable locations as can greenfield sites. Accordingly, the Council has developed a candidate site assessment methodology to identify site specific characteristics, of which accessibility is one of many categories. This is also supported by the Council's Sustainable Settlements Appraisal. Within which Culverhouse cross has not been identified since it is an out of town retail park and not an established or proposed settlement.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2533/2299/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

DTZ agree with the objective of policies CSP2 and CSP3 and consider that development at Culverhouse Cross can help the Vale to realise these objectives.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: 2533/2300/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

Housing Supply

We object to Policy CSP4. We consider that the requirement to provide 7,500 dwellings should be raised to help improve range and choice and tackle affordability issues. The figure should also be raised if the Housing Market Assessment finds a local need greater than the SEWSPG distribution. Planning Policy Wales (paragraph 9.2.3)
confirms that household projection should be the starting point for assessing housing needs.

The delivery of the housing requirement should not be phased. It is important to tackle the existing housing shortage and affordability crisis and the phasing policy does not meet the objective of meeting housing needs, particularly in light of the current requirement of over 600 affordable dwellings per annum. Furthermore, 2,500
dwellings are proposed in the period 2021-2026, which is beyond the SEWSPG timeframe, with which all Local Authorities in South East Wales have agreed.

Culverhouse Cross can help deliver the housing requirement in the Vale, not only in terms of the required numbers but also in terms of the type of product. Barry Waterfront is likely to yield mainly flats and apartments and there is a growing realisation, particularly within the context of a changing residential market, that more family housing is
needed. Unforeseen market changes and housing need are reasons why the Council should not seek to phase housing development too prescriptively.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5-year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies is maintained throughout the Plan period.

Planning Policy Wales (PPW 2002) also indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale during parts of the UDP process the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate mechanism,

It is the Council's intentions to clearly define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives.

The Council cannot comment on the merits of individual sites at this time. In due course each site will be assessed against the Council's Approved Candidate Site Methodology an overview of which is provided at section 21 of the DPS.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: 2533/2301/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

Policy CSP5 seeks to provide 2,500 dwellings or 166 per annum, much lower than the 652 dwellings required. We consider the 30% affordable housing requirement to be at upper limits of what is financially viable and it is therefore necessary to raise the overall housing requirement. The policy should also provide flexibility for circumstances where it would be financially unviable to provide 30% affordable housing.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The affordable housing requirement identified at 9.3 is the current number of affordable housing required to address existing demand as identified within the Council's Draft Housing Needs Assessment. The initial findings of the draft study, which Core Strategic Policy 5 has been informed by justify a requirement of up to 45%. However, the Council considers the adoption of a minimum 30% to be more realistic in terms of deliverability.

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for the Council's housing strategy and also housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of affordable housing that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Recommendation: No change required

Rep No: 2533/2302/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2533/2303/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Commercial Activity

DTZ agree with the need to enhance existing retail centres set out in Policy CSP7. New development at Culverhouse Cross will reinforce existing services, and the addition of further housing and employment opportunities to the area will improve the sustainability and mix of uses.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: 2533/2304/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:

We broadly agree with policy CSP8. However, we consider that some flexibility needs to be built into the policy, particularly with regard to the safeguarding of employment land. As the ELS identifies, the vast majority of existing employment land is unavailable and it is crucial that land is used efficiently and meets the needs of businesses. Moreover, the ELS acknowledges the potential benefits of ITV's proposals and state that they should be supported. In seeking to meet the needs of businesses the policy should deal with circumstances where relocation or rationalisation of employment sites would be beneficial. For example, where employment sites would be better located elsewhere or would 'fit' better with the overall Preferred Strategy spatial framework.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

With regard to CSP8, the Council concur that a more flexible approach to the development of employment sites would be beneficial, especially where redevelopment would aid the utilisation of sites as part regeneration initiatives where these would include employment.

Recommendation:

Add new bullet point 3 to CSP 8 to read:

·UTILISING EXISTING EMPLOYMENT SITES WHERE APPROPRIATE TO MEET EMPLOYMENT NEEDS

Rep No: 2533/2305/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2533/2306/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2533/2307/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:

Transport

Policy CSP11 should seek transport improvements at Culverhouse Cross, as the Preferred Strategy document seeks. Furthermore, the Cardiff Preferred Strategy identifies the potential for a park and ride in the Culverhouse Cross area and refers to joint working with the Vale that has been carried out to help achieve this. We understand that the Vale will be taking the lead in this development and undertaking a feasibility study to identify potential sites. As a key gateway between Cardiff and the Vale, the LDP should complement proposals in Cardiff and improvements at Culverhouse Cross should be included in the Vale LDP.

In general we consider that transport issues should be given more weight in the LDP given that expansions at Cardiff Airport, DTA proposals and the existing trend of out commuting from the Vale. Development at Culverhouse Cross will be sustainable and will also help to improve public transport at an existing key destination and transport node.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of a potential park and ride facility at or near Culverhouse Cross is at this stage aspirational and will be subject to a feasibility study in due course. The findings of which will inform the detailed Deposit Draft LDP. CSP11 supports strategic and local transport schemes, which would include improvements to Culverhouse Cross if required. The Draft Strategy also recognises the need to address road congestion between Barry and Cardiff through it's continued support of the Waterfront to Cardiff link road by safeguarding land for the route. With regard to DTA St Athan, local highway improvements will be undertaken as part of the development. Access improvements to Cardiff International Airport are currently being investigated by the Welsh Assembly Government and further details will be provided in the Draft Deposit Plan.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: 2533/2308/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2533/2309/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2533/2310/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:
Paragraph 6.1 states that in order to inform the LDP's Draft Preferred Strategy, the Council has undertaken a number of background studies. However, only an Employment Land Study and housing topic paper have been published at the same time as the Preferred Strategy. DTZ understands that studies including the Housing Market Assessment, Retail and Special Landscape Area study are still ongoing.

It is plain, therefore concerned that the Preferred Strategy has not been adequately informed by a sound and/or robust evidence base. We are also concerned that the deficiency of this evidence base means that stakeholders' ability to provide meaningful comments and contribute to the overall plan process is unduly hindered. We are also concerned that where studies have been completed these are not accurately reflected in the Preferred Strategy. In particular, the Preferred Strategy does not take on board the findings and recommendations of the Employment Land Study and the fact that the majority of identified land is not available.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Preferred Strategy has been drafted in line with Planning Policy Wales and also in light of the key strategic issues identified as being of relevance to the Vale of Glamorgan during the gathering of background evidence and stakeholder consultations undertaken whilst developing the Strategic Environmental Appraisal Framework. These issues are also reflected in the 8 strategic objectives, which the Core Strategic Policies seek to support. Where on going studies have been identified, draft findings have been used in the development of the policies and where necessary the policies will be refined to reflect the findings of the final studies.

The employment land study recommends that aside from the land that is restricted by developer aspirations, no existing UDP allocated employment sites should be de-allocated. It also advises that the Council should work closely with other agencies to overcome site constraints, and this is reflected in policy CSP8. The housing population paper has been used to identify the projected population and housing requirements for the Vale over the plan period. Whereas the Local Housing Market Assessment shall identify the type and mix of housing, including affordable housing required to address local needs. Therefore the housing requirements identified within the LDP are based on robust evidence base. However, it should be noted that it is proposed to review the Population and household paper as part of the work on the Draft Deposit Plan.

Rep No: 2533/2311/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2536/395/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

2.The Employment Land Study

2.1 The Employment Land Study rightly focuses on assessing the employment base in the Vale, which it concludes is too heavily weighted towards declining industries and not enough towards expanding service sector jobs and examines the dependence of Vale residents on jobs outside the Authority's boundaries, which is strongly towards Cardiff in the urban eastern part of the Authority, but more towards Rhondda Cynon Taff and Bridgend in the rural west of the Authority. The emphasis in the report illustrating the importance of recent and future developments in those parts of Bridgend and Rhondda Cynon Taff closest to the north western part of the Vale is noted. These are bound to have a significant impact on housing demand in that part of the Vale of Glamorgan. The other aspect of the report which is welcomed is the assessment of the impact of the decision to base the MoD Training Agency at RAF St Athan and other defence-based jobs on the adjacent 60 Ha. Business Park on the employment base in the western part of the Vale (paragraph 4.10 of the BE Group report) which goes some way to describing the potential for new jobs over and above the Training Agency at St Athan.

2.2The aspect of the BE Group's study which is most welcome is the emphasis on the supply side of the employment land and premises equation.

A similar approach has not been followed in respect of housing, where some assessment of the capacity of settlements to accept new housing consistent with the WAG policy framework should have been undertaken before determining the housing strategy

2.3 It would be helpful if the Draft LDP Strategy made some attempt to relate the demand for housing to the recent and proposed major employment development at St Athan, Waterton in Bridgend, Pencoed and Llanilid. No attempt has been made to link future housing and employment spatially with a view to reducing journey-to-work distances

2.4 It is noted the report makes only a passing reference to the Westwinds Business Park in Fferm Goch, indicating that there are two 'good quality' units available for letting in the village of 192 sq. metres (1000 sq. feet) each. As a point of information both these units are now let.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the Employment Land Study are welcomed.

The first stage of this has been the sustainable settlement hierarchy which has identified the most suitable settlements in terms of accessibility to services where future development would be appropriate. The next stage will be the candidate site assessment process whereby sites constraints will be identified for potential sites that accord with the LDP strategy. In this regard the identification of a settlement hierarchy does accord with the advice contained within PPW as set out in section 2.5.

Comments regarding the housing demand associated with the DTA St. Athan development are noted. The Council understands that the scheme os scheduled for completion in 2014. Planning applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft deposit LDP, thereby ensuring that their needs are fully met.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2536/2615/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

1.The Population and Housing Background Paper

The Population and Housing Report focuses entirely on trying to project forward the population from 2011 to 2026 and then to assess the likely requirement for housing. This is done within the framework set by the South East Wales Strategic Planning Group (SEWSPG), a non-statutory alliance of local authorities and the Welsh Assembly Government, which attempts to distribute the Region's population and housing growth between local authorities. Without going into too much detail, the Council has opted for a housing requirement of 500 dwellings per annum (or 7500 over the 15-year plan period) which is an increase in the 433 per annum in the UDP, but is less than the initial requirement of SEWSPG, which would have indicated about 569 dwellings per annum (or 8535 over the plan period). Another curious thing about the housing demand estimate is that it is less than the assessed demand for affordable housing, which the Council's own Draft Local Housing Market Assessment indicates is 652 dwellings per annum (paragraph 9.3 of the Draft Strategy).

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments are noted and will be considered as part of the preparation of the emerging deposit draft plan.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growths. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing and provide valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

Recommendation: No change required.

Rep No: 2536/2631/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2536/2691/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2536/2695/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2536/2696/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2536/6023/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2536/2699/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2536/2766/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2536/2769/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2536/2771/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2536/2772/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

3. The settlement strategy

3.1 The method chosen by the Vale of Glamorgan Council to determine which of its settlements is sustainable can be examined on three levels:-

(i) Is the method comprehensive in that it reflects all of the current thinking and policy on the sustainability of settlements?
(ii) Does the methodology chosen accurately reflect the emphasis which should be placed on each of the elements which go to make up the sustainability of a settlement? In essence this part of the analysis looks at the weighting given to each element, and a sensitivity analysis relating to the intensity of a particular element, such as employment or transport.
(iii) Does the scoring of each settlement match the survey results actually found on the ground? (See Q7)

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. The Council is aware that the methodology is subjective. It also recognises that the results have low temporal validity and that things change over time. A revised version of the Sustainable Settlements Appraisal will be published in due course and will be monitored as part of the overarching review and development of the LDP.

Recommendation: No change required.

Rep No: 2536/2819/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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House builder Representor

Rep No: 2536/2823/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

4.The methodology

4.1Policy Background

Current UK and Welsh Assembly Government policy focuses on the need to reduce travel by the private car and to boost the use of public transport, walking and cycling. The Welsh Assembly Government Policy is summarised in Appendix 1 to this statement.
4.2 Main Policy Points
The main points in these statements of policy which favour the release of the former Garden Centre site for housing include:-

• Preference of brownfield sites over greenfield ones
• Preference for mixed-use and mixed-tenure schemes
• An enhancement of the landscape where possible
• The creation of attractive landscape around dwellings, with housing schemes incorporating usable open space and having regard for the need to protect biodiversity
• An emphasis on the most efficient use of land
• An emphasis on the four 'pillars' of sustainability- economic development, social progress, prudent use of resources (including land and infrastructure) and a protection of the environment

4.3 Justifying settlement Strategy
Other aspects of the guidance which have a crucial bearing on the future of the Fferm Goch site include the need to have a fully justified settlement strategy (my underlining) and also that "specify the circumstances in which previously developed sites would be deemed to perform so poorly that their use would not be favoured before that of a (particular) greenfield site".

4.4 Completeness of the list of Sustainability Criteria

4.5 The supply of land and services, and the assessment of constraints

It is plain from the above list that the Vale of Glamorgan's Settlement Appraisal emphasises only some of the Sustainability Objectives listed above. The first major criticism of the approach is that it has not made any assessment of brownfield opportunities for new development, exactly how many potential infill or rounding-off opportunities exist in the many settlements in the Vale, or the corresponding restrictions which might exist for expanding them. In addition no attempt has been made to assess the availability of physical infrastructure (such as water supply, sewage treatment and electricity power supply) or social infrastructure such as schools, despite the clear policy guidance that this should be undertaken. Another aspect not looked at is the impact any settlement extensions might have on acknowledged issues of landscape or biodiversity importance in areas around the settlements which have been selected for additional development, despite the fact that this, too, is a clear sustainability objective.

4.6 Proximity to main service and employment centres

The requirement for a fully justified settlement strategy demands that any appraisal of settlements take into account all aspects of sustainability, and should not centre merely on the availability of a narrow range of services. It should be acknowledged that most people in rural areas look to major urban centres for most of their retail shopping needs, and proximity to those centres is far more important than the availability of a local shop. Cleveland Council and North Norfolk are two of the Authorities that have adopted this approach.

4.7 Utility of Public Transport

As far as public transport is concerned it is important that its frequency and availability is related to access to facilities. This is best described by the example of a bus service which links relatively quickly to a major employment or service centre being of far more use than one which takes a very long time to reach any useful destination, or does not connect with a place people actually want to go to. Boston and Holland County Council has done some of the most detailed work on analysing the frequency of services to its main centres of Boston, Spalding, Sleaford and Skegness. In the Vale of Glamorgan the main centres are Barry, Penarth, Llantwit Major, Cowbridge and (outside the Authority's area) Cardiff, Bridgend and Talbot Green-Pontyclun. Lesser centres include St. Athan, Dinas Powys and Pencoed, just beyond the Vale's Boundary.

4.8 Multi modal journeys

A linked transport aspect relates to the fact that some journeys are multi-modal, i.e. they may start as a car journey but link to an express bus or a train service. These are particularly important for journeys to work where parking charges in major centres such as Cardiff can be prohibitive. It is therefore important to assess how close settlements are to commuter rail stations and express bus stops. Some of the South East of England Authorities place great reliance on the availability of commuter rail services

4.6 Limiting car journeys
The final point on transport is one which policy makers find hard to accept. In rural settlements most people have cars and tend to use them for shopping, leisure, visits the doctor and going to work, even where a satisfactory bus service exists. In this the determining factor in reducing private car journeys will be determined by how close a small rural settlement is to a centre or centres with these facilities. On this measure the most remote settlements become the least sustainable. A significant proportion of authorities assessing sustainability, such as Ellesmere Port and Neston, use proximity to main centres as a key sustainability measure, and some of the key academic research such as the University of the West of England's publication Sustainable Settlements- A Guide to Planners and Developers (see Appendix 2).

5. The methodology of assessing sustainable settlements

5.1The scope of the task

It is accepted that the task of coming up with 'fully justified' settlement strategy accurately reflecting the criteria laid down by the Welsh Assembly Government is no easy task; nevertheless it is important that this work is done as thoroughly as possible.

5.2 Other Authorities approach

The problem confronted by the Vale of Glamorgan Council in trying to determine what is a sustainable settlement is shared by a very large number of local authorities in Wales and in England. Many of these authorities have attempted to arrive at an assessment of the sustainability of the settlements within their administrative area, and hence to fully justify their settlement strategy.

5.3 Employment

While there is no definitive statement of sustainability, certain common aspects can be identified. The first relates to employment, where the preferred measures are:-
• the ratio of jobs in the settlement to the number of economically active residents
• the proximity of major employment centres
• the ability to travel to major employment centres by public transport at a time when people go to work and within a relatively short time
• the proximity of the settlement to commuter rail stations

5.4 Identifying brownfield sites and incorporating environment constraints

Other authorities, such as North Wiltshire, St Edmondsbury in Suffolk, West Oxfordshire and the High Weald in Kent and Salisbury in Wiltshire, have found some of the older techniques of plan-making can be of assistance in the process of determining the sustainability of a settlement, such as an identification of opportunities for re-using disused or under-used land, and developing an inventory of infill sites within the boundaries of the settlement. Of equal importance is the identification of constraints to settlement growth such as areas of landscape or special landscape value (SLA's etc.), areas of biodiversity interest such as SINCS, and known flood risk areas which is an approach taken in East Northamptonshire District Council's approach to sustainability. Creating an information base of these opportunities and constraints would go a long way to satisfying the objectives relating to the need to recycle derelict and underused land, and to protecting and enhancing the natural and built environment, respectively.

5.5 The Availability of services

Many authorities have considered the issue of the range of services which are deemed to make a settlement sustainable, and the relative weighting that should be given to them. One of the most comprehensive is that prepared by the Vale of the White Horse and is attached as Appendix 3. The important facets of this approach are that it includes a sophisticated weighting system for each facility, it incorporates the distance facilities are away from a settlement into the scoring system and it includes the distance main employment areas are from the settlement. The main differences with the Vale of Glamorgan's approach are the emphasis it places on the existence of a Primary School, the differentiation it makes in the quality of the retail services, the absence to any reference to the existence of a post box (one of the oddest things about the Vale of Glamorgan's approach is that it equates a primary or even a secondary school with a post box! The benefits of having a school and its facilities far outweigh the importance to a community of having a post box) and its reference to the distance to main centres and to rail transport.

5.6 Towards a fully justified settlement strategy for the Vale of Glamorgan

In light of the analysis presented above it is suggested that the Vale of Glamorgan Council undertake a revised assessment containing the following elements:-

(i) A sophisticated weighted assessment of the facilities available to each settlement, along the lines of that prepared by the Vale of the White Horse Council shown in Appendix 2
(ii) The incorporation of a measure of the distance to the facilities in the list deemed important by the Council, together with the distance to the main centre on which the settlement depends
(iii) An assessment of existing and proposed employment opportunities, both within the settlement and within 5Km. of it. The local ones could be expressed as the ratio of jobs to economically active population
(iv) A sophisticated analysis of public transport opportunities, relating journey times and frequencies to main centres and concentrations of employment, as well as distance to opportunities for rapid rail and bus travel
(v) An assessment of the capacity of physical (water, sewers and electricity) and social (schools) infrastructure in each settlement
(vi) An inventory of brownfield opportunities in each settlement, together with some analysis of potential infill and rounding-off sites within each settlement if possible (it is suspected that many of the lesser settlements nominated for growth may not actually have any sites which will meet the strict criteria which will be laid down in the Local Development Plan)

(vii) Some assessment of the environmental and physical constraints of all of the settlements in the Vale of Glamorgan. This should be readily available from the various surveys of the environment and landscape already undertaken on behalf of the Council

6. The scoring of the Vale of Glamorgan's settlements

6.1 The conclusion of the preceding section is that the method chosen by the Vale of Glamorgan Council is of crucial importance in determining in which settlements allocations will be made for housing, employment and other uses. It is the contention of Winchester Properties that the methodology employed to determine the sustainability of settlements will not actually produce a fully justified sustainable strategy, as required by the Welsh Assembly Government and hence does not comply with the policies of that body. It is also contended elements of work undertaken by other authorities and in universities could usefully be incorporated into this method to make it a 'fully justified' approach. These are dealt with in the next section of this submission.

6.2 Notwithstanding this contention, it was thought that it would be important to examine the actual base data used in the Settlement Assessment, and to carry out a resurvey of some of the secondary 'growth' settlements, and all of the tertiary 'minor growth and infill'

settlements in order to establish whether the conclusions of the facilities assessment exercise are correct within the terms set out by the Council.

6.3 It proved difficult to reconcile the figures the Vale of Glamorgan Council survey produced for the individual elements with the final scores for those settlements. This seems, in part, due to an undisclosed 'core element' and a complex weighting system which is not explained, but there also seem to be problems in relating the surveyed facilities to the score. The partial survey carried out on behalf of Winchester Properties also revealed errors in the actual scoring.

6.4 The settlement scores that are queried are as follows:
(i) Aberthaw East
(ii) Corntown
(iv Pentre Meyrick
(v) Llanmaes
(vi) Southerndown
(vii) Llandow
(viii) Colwinston
(ix) Pendoylan
(x) Treoes
(xi) Llysworney
(xii) Penllyn
(xiii) Southerndown
(xiv) Ogmore by Sea
(xv) Aberthin
(xvi) Llancarfan
(xvii) Sigingstone
(xviii) Fferm Goch
(xix) Llangan

6.5 It will be noted that all of the settlements listed above, except for Llangan and Fferm Goch, come in the secondary 'growth', or tertiary 'minor growth' categories. The reason Llangan and Fferm Goch have been included is because of their relevance to this submission and to illustrate one of the errors in the Vale of Glamorgan Council's survey. Llangan Primary School is in Fferm Goch and not in the village of Llangan.

7. Towards a fuller settlement appraisal (REFER TO SUBMISSION FORM FOR TABULATED DATA)

The suggested system indicated below is an attempt to reconcile the aspirations of the Welsh Assembly Government for a sustainable policy for settlements with the practical issues relating to scoring the various facilities a settlement possesses. As this submission is related to the promotion of the Garden Centre Site in Fferm Goch, the scores have been related to that settlement.

(i) Assessment of services other than travel: based on the Vale of the White Horse model.

(ii) Employment (Weighting x3)

(iii) Travel analysis (Weighting x2)

(iv) Availability of physical infrastructure to accept new development. Existence of capacity- 2 points, weighting x2=4 points

(iv) Availability of Brown Field Site/s to accept development- 2 points, weighting x3= 6 points. (Availability of Infill Sites would score 1 point)

(v) Absence of constraints in settlement to development- 2 points

This numbering this put forward above would give a total of 44 points for Fferm Goch. Plainly many of the other settlements in the Vale of Glamorgan would also go up, but it would be interesting to see how well they performed against this scoring system, which is a much more comprehensive one than that adopted by the Council.

Planning Policy Wales indicates in Paragraph 9.2.8 of the revised Housing Section that authorities must "specify the circumstances in which previously developed sites would be deemed to perform so poorly that their use would not be favoured before that of a (particular) greenfield site". If the Former Garden Centre in Fferm Goch remains unallocated in the Draft of the Local Development Plan when it emerges, it will be for the Vale of Glamorgan Council to justify why it has ignored a brownfield site with potential to meet some of the local affordable housing need of the north western part of its administrative area plus providing a quality employment site, in favour of greenfield sites elsewhere in the Borough.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted. All candidate sites will be assessed in accordance with the Councils approved Candidate Site Assessment methodology in due course. Furthermore issues such as water supply and sewerage treatment will also be considered during this process as will brownfield opportunities and the impact of settlement extensions on the landscape and biodiversity. Social infrastructure has been taken into account throughout the LDP process. In response to your comments regarding the Sustainable Settlements Appraisal (SSA), the document only considers sustainable accessibility at this stage as this is all that is required for this purpose.

Disagree with comments concerning proximity to main service and employment centres. The public transport links considered within the SSA are those linked to the major towns and villages and have therefore been considered accordingly. It is equally important when considering this matter to look at a local shop for the provision of daily singular items that may be required without the need to use a private car or take an hour round trip on public transport.

In response to chapter 4.7 – Utility of Public Transport, comments are noted. This matter has been taken into account in the scoring mechanism. The frequency of a service was scored according to the following criteria: >1hrly, 1 – 2hrly and <2hrly. The Council is aware of the main centres within and adjoining the authority area and took these into account in the methodology.

Disagree with comments relating to multi-modal journeys. The Council holds the view that the key principle of a sustainable settlement in this regard is how sustainable an area can be without the use of the private car. The purpose of the study was to evaluate the opportunities to undertake an entire journey using sustainable methods of transport within the immediate locality of each settlement. Many areas are unsustainable due to the nature of part of the journey regardless of the ultimate method of travel. There are also external factors that have been considered within the methodology including the safety of routes and public transport infrastructure. For example, The Council understands that train operating company (Arriva Trains Wales) is not able to cope with additional commuter traffic at peak periods without extending platforms or increasing rolling stock.
In response to your comments regarding the inclusion of a post box in the sustainable settlements appraisal, this was used to indicate a complete lack of other facilities in an otherwise unsustainable settlement.

Comments found under Chapter 5 (v) – (vii) and Chapter 6 are noted. These issues will be addressed within the Candidate Site Analysis process.

Comments regarding the reliability and validity of the SSA are noted. The Council is aware of some minor erroneous calculations within the document and a revised version with a more transparent scoring mechanism will be published as part of the Deposit Plan process.

Recommendation: No change required.

Rep No: 2536/2828/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2536/2840/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2536/2900/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2536/2902/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2536/2903/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2536/2904/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2536/2929/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2536/2931/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2536/2932/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2536/2933/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2536/2934/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2536/2936/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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House builder Representor

Rep No: 2536/2937/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:

Objection to 1/5th of five year housing target being delivered each year, as housing can never be delivered as an even flow because of market fluctuations and other factors such as supply of infrastructure and removal of constraints. Affordable housing should be related to need and not simply be a minimum of 30% of the total for any site.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The 1/5th housing year target has been included as a monitoring mechanism to measure the effectiveness of the phasing of housing proposed in CSP4- this being 2500 dwellings over a 5 year period. The purpose of this being to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies.

Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)". Whilst Assembly guidance leaves such decisions to the discretion of local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, and that "market demand would exhaust totalled planned provision in the early years of the UDP (paragraph 3.4.1). Accordingly, the Council consider this to approach to be consistent with the 'plan, monitor, manage' approach, and with the use of phasing.

In relation to the LDP strategic requirement for the provision of 30% affordable housing, this has been based on an identified need contained with the Draft local Housing Market Assessment. This suggest that a target of 30-45% could be justifiable in certain situations.

Recommendation: No change required.

Rep No: 2536/2946/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2536/2953/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2538/3405/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3441/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3442/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3443/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3444/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3445/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3446/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3447/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3448/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3449/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3450/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3460/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3461/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3462/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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House builder Representor

Rep No: 2538/3463/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3465/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3466/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3469/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3470/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3471/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3472/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3477/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3480/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3488/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3489/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3490/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3491/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2538/3495/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2538/3496/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2543/354/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3498/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 - 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 - 2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.
IA report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006. The appendix to the report contains a table which calculates each local authority 's dwelling requirement over the 2001 - 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 - 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2543/3499/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3500/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3501/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3502/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3503/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3504/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3505/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3506/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3507/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3508/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2543/3509/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3510/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
It is considered that St Nicholas should be identified as a Secondary Settlement in the Settlement Hierarchy. The settlement performs well in terms of services, facilities and transport and accessibility. Table 2 of the Sustainable Settlements Appraisal, which ranks settlements according to the services and facilities available, shows that St. Nicholas scores 14: this is higher than Southerndown and Ystradowen, both of which are categorised as Secondary Settlements. In addition the population of St. Nicholas is higher than that of Southerndown.

The village benefits from some local services including churches, church hall, Church in Wales Primary Schools and a police station. Additional facilities are located within the nearby villages of Bonvilston and Peterston-Super-Ely. The site is located approximately 2 kilometres from the eastern limits of Cardiff and Culverhouse Cross where there is a large retail park offering a wide range of services, facilities and employment opportunities. Further employment opportunities exist at Dyffryn Gardens Conference and Educational Centre, which again is around 2 kilometres away. The site is located on the A48 and is served by regular bus services. The X2 is a half hourly service which links the village with Cardiff, Cowbridge and Bridgend. It is considered that the development of the site would comply with the principles of sustainable development.

St. Nicholas is capable of accommodating a higher level of development than is envisaged for Minor Settlements and should be re-categorised as a Secondary Settlement. The candidate site comprises a logical location for development which relates well to existing built form. The allocation of this site for housing would help meet housing needs in this part of the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of area strategy policy 1: settlement hierarchy are noted. As part of the preparation for the Deposit LDP, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2543/3511/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3512/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3513/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2543/3514/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the timescale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2543/3515/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2543/3516/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2543/3517/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2543/3518/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2543/3519/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3520/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3521/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3522/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3523/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3524/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2543/3525/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2544/3526/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

Additional reference in the Strategy needs to be made to the importance of leisure and tourism to the Vale of Glamorgan's economy. The Adopted Unitary Development Plan (UDP) does acknowledge that the Vale has a higher proportion of the total workforce in the tourism industry compared with Wales as a whole. It states in paragraph 5.1.13 that: "A well managed tourism industry can bring many benefits to an area. It can strengthen the local economy, through visitors generating new income, create new jobs, enable a local economy to diversify, and also attract inward investment. The environment can also benefit with tourism developments leading to the regeneration of derelict urban areas, restoring redundant historic buildings and sites, and assisting the upgrading of country and coastal walks. It can also provide social and cultural benefits, improving the image of an area and raising local civic pride. The local community can also benefit from improved infrastructure and amenities such as upgrading of transport infrastructure and improved sports and leisure facilities."

Policy CSP8 in the Strategy favours farm diversification and tourism initiatives and this is echoed in paragraph 12.14 under Objective 5, i.e. 'To foster the development of a diverse and sustainable local economy..". This is supported and welcomed.

Chapter 7 – 'Employment Needs', however, concentrates exclusively on business and industrial land requirements. There is no acknowledgement, as there is in the UDP, of the importance of the service sector to the economy, and particularly the leisure and tourism industry.

My Clients maintain that paragraph 7.6, in focusing the employment strategy on utilising existing employment sites and enhancing the range of units available, needs to be expanded to make similar provision for existing tourism and leisure facilities, such as golf courses, where there is scope to develop additional infrastructure such as hotel and conference uses.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed

The Council is currently reviewing its tourism strategy as part of the LDP, and shall also undertake a review of the current tourism policies contained in the current UDP. This work will inform the more detailed policies within the Deposit Draft LDP. Notwithstanding this, the Council is of the view that the importance of the Leisure and Tourism industry to the Vale of Glamorgan is adequately reflected in the DPS by objective 8 and CSP8.

The employment land study was commissioned specifically to identify future employment needs associated with business and industry.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2544/3527/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

3.2 The apportionment referred to in the Area Work on the WSP (paragraph 8.5 refers) has been agreed without sufficient consultation and there is consequently a soundness issue (See Question 10). The statistical basis for the SEWSPG apportionment has not been the subject of public consultation or Examination in Public, thus it can not be relied upon. Reference to this part of the framework in the context of soundness and sustainability is therefore misleading. The Strategy document must be revisited to ensure that it correctly reflects the status of background strategies.

3.3 Annual completions of new dwellings in the Vale of Glamorgan from 2001 to 2006 averaged 568 (2006 Agreed JHLA Study). WAG projections for the SE Wales region indicate that high rates of growth are anticipated 22% higher than the average annual rate of house completions in the period 1996 to 2005, during which the Vale experienced an annual rate of 510 per annum.

3.4 The proposed housing requirement of 7,500, resulting in an anticipated annual completion rate of 500 dwellings per annum is therefore inadequate to cater for the assumed general growth and does not match previous completion rates. Figures were derived mainly from a brief assessment of urban capacity in each area and on the aspirations for growth or containment of individual local authorities. Broadly it was agreed on a sub regional basis that the Valley areas of South Wales could accommodate the additional growth in order that areas such as the Vale, Cardiff and Monmouthshire could adopt comparatively low growth strategies.

3.5 Although it is acknowledged that the South Wales Valleys should be regenerated by appropriate levels of development, there is a major question mark as to whether growth can take place in these less marketable areas to offset development pressure in the Vale and other popular areas along the M4 corridor. The valley areas where a large amount of growth is proposed have major infrastructure and topographical constraints. Yet in the next 15 years it is assumed that through this process, i.e. by restricting development in the south, significant growth will take place in the valley areas to the extent that previous trends will be reversed, albeit that this would result in more commuter travel and further congestion around Cardiff and the M4.
3.6 Consequently no methodology has been applied which could establish whether the apportionment of the regional household projections is actually deliverable within the respective local authorities. It does not take into account market conditions which will be the key to realising household growth, and fails to examine economic forecasts and other trends to show how realistic the proposed amount of housing growth is within each local authority. In doing so there is a failure to recognise the central importance of growth in Cardiff and the coastal region to the development of an economically successful and sustainable 'City Region'.
3.7 The aforementioned exercise was also based on 2003 – based population and housing projections from the Welsh Assembly Government. Since there have been two other sets of national population projections for Wales, 2004 and 2006 based projections, which both show a significantly higher population growth compared with the 2003 based projections and this is likely to be reflected in the higher household forecasts.
3.8 It is also noted that the Vale of Glamorgan's LDP period is 2011 to 2026, rather than 2006 to 2021 as adopted by other local authorities in SE Wales. The SEWSPG apportionment figures do not therefore bear comparison with the timescale of the Vale's Local Development Plan. Moreover new projections emerging from WAG are likely to show a more pronounced increase in household numbers, which has implications in the Vale, particularly in the latter part of the Plan period.
3.9 On the above basis my Clients are of the view that a higher housing requirement figure needs to be incorporated in the draft Strategy to reflect housing completion rates over the previous 5 year period, to allow for a more realistic apportionment of regional needs, and to address higher anticipated projections of household growth. In this context a housing land target in the region of 10,000 new dwellings during the Plan period together with a 10% flexibility allowance would be appropriate as advocated by the Homebuilders Federation.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Regional Housing Apportionment exercise was carried out by SEWSPG in accordance with the advice contained in the MIPPS 01/2006 (Housing) and TAN 1 (JHLAS) 2006. Key stakeholders attended the SEWSPG meetings and seminars where the housing apportionment process was discussed in detail and their views were taken into account.

The methodology for determining future housing requirements for the Vale of Glamorgan is based on population projections, since these provide a robust approach to predicting future housing growth, whereas past build rates as proposed by the representor, are considered unreliable since as they may be influenced by external factors such as the prevailing economic climate. This is evidenced by the current economic down turn.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The purpose of the Wales Spatial Plan is to provide a balanced approach to development within the region. In this regard, the Council's use of population projections to determine the level of housing required during the plan period due to natural population changes and migration is considered to be complimentary to the WSP. Therefore to allow market forces to prevail in the manner suggested by the representor would not complement the WSP and would not maintain the attractiveness of the Vale as a place to live and work.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2544/3528/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2544/3529/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2544/3530/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:
They would, however, suggest that supporting paragraph 12.14 is expanded to highlight the benefits of golf, leisure and hotel complexes in established locations, where further related development should be concentrated to support tourism initiatives.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

The reference to tourism is deliberately generic, since the rural nature of the Vale allows for a multiplicity of appropriate tourism developments.

Recommendation: No change required.

Rep No: 2544/3531/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2544/3532/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2544/3533/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2544/3534/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2544/3535/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2544/3536/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2544/3537/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2544/3538/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
With regard to Question 6,"Do you agree with the Draft Preferred Spatial Strategy?" My Clients object on the grounds that Option 7 (a combination of Option 2b and Option 5) should be adopted, i.e. "Concentrate development opportunities in Barry, and the South East Zone. The St Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test."

The last sentence should be amended to read:-"…Other sustainable settlements, and closely linked settlements which share a range of facilities to accommodate further housing and associated developments based on a sustainability test."

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The sustainable test referred to in the Council's preferred option inherently takes account of the facilities available within existing settlements as the framework for planning future developments. To include other settlements where facilities are sparse but available in nearby settlements would effectively lead to patterns of development that are not sustainable and therefore would undermine the LDP objectives for the promotion of sustainable development.

Recommendation: No change required.

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Public Representor

Rep No: 2544/3539/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

With regard to Question 7, “Do you agree with the settlement strategy hierarchy?” My Clients in general support the settlement strategy hierarchy and welcome the categorization of Bonvilston as a secondary settlement.

However, it is considered that more emphasis should be given to villages which are closely linked and which share community facilities and have good accessibility and public transport links. The villages of Bonvilston and ST Nicholas, for example, are villages with a linear form, and lie in close proximity along a major route corridor, the A48. Bus services to and from Cardiff and Bridgend (Service X2), and Cardiff and Llantwit Major (Service X44) run at half hourly frequencies with a less frequent service between Michaelston Le Pit and Barry (Service V86). These villages, some 1.5 kilometres apart lie within reasonable walking cycling distance along a segregated footway along the A48. Together they have facilities such as a primary school, shop, community hall, public house and places of worship. The villages have major leisure and tourism facilities in the form of Cottrell Park Golf Course and Leisure Complex, which lies between the two settlements, and Duffryn House and Gardens, to the south of St Nicholas. These provide local employment and leisure facilities, as well as drawing visitors from a wider area. Several ‘bed and breakfast’ establishments are also present in the villages.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The sustainable test referred to in the Council's preferred option inherently takes account of the facilities available within existing settlements as the framework for planning future developments. To include other settlements where facilities are sparse but available in nearby settlements would effectively lead to patterns of development that are not sustainable and therefore would undermine the LDP objectives for the promotion of sustainable development.

Recommendation: No change required.

Rep No: 2544/3540/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2544/3541/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2544/3542/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Public Representor

Rep No: 2544/3543/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

The apportionment referred to in the Area Work on the WSP (paragraph 8.5 refers) has been agreed without sufficient consultation and there is consequently a soundness issue (See Question 10). The statistical basis for the SEWSPG apportionment has not been the subject of public consultation or Examination in Public, thus it can not be relied upon. Reference to this part of the framework in the context of soundness and sustainability is therefore misleading. The Strategy document must be revisited to ensure that it correctly reflects the status of background strategies.

Annual completions of new dwellings in the Vale of Glamorgan from 2001 to 2006 averaged 568 (2006 Agreed JHLA Study). WAG projections for the SE Wales region indicate that high rates of growth are anticipated 22% higher than the average annual rate of house completions in the period 1996 to 2005, during which the Vale experienced an annual rate of 510 per annum.

The proposed housing requirement of 7,500, resulting in an anticipated annual completion rate of 500 dwellings per annum is therefore inadequate to cater for the assumed general growth and does not match previous completion rates. Figures were derived mainly from a brief assessment of urban capacity in each area and on the aspirations for growth or containment of individual local authorities. Broadly it was agreed on a sub regional basis that the Valley areas of South Wales could accommodate the additional growth in order that areas such as the Vale, Cardiff and Monmouthshire could adopt comparatively low growth strategies.

Although it is acknowledged that the South Wales Valleys should be regenerated by appropriate levels of development, there is a major question mark as to whether growth can take place in these less marketable areas to offset development pressure in the Vale and other popular areas along the M4 corridor. The valley areas where a large amount of growth is proposed have major infrastructure and topographical constraints. Yet in the next 15 years it is assumed that through this process, i.e. by restricting development in the south, significant growth will take place in the valley areas to the extent that previous trends will be reversed, albeit that this would result in more commuter travel and further congestion around Cardiff and the M4.

Consequently no methodology has been applied which could establish whether the apportionment of the regional household projections is actually deliverable within the respective local authorities. It does not take into account market conditions which will be the key to realising household growth, and fails to examine economic forecasts and other trends to show how realistic the proposed amount of housing growth is within each local authority. In doing so there is a failure to recognise the central importance of growth in Cardiff and the coastal region to the development of an economically successful and sustainable 'City Region'.

The aforementioned exercise was also based on 2003 – based population and housing projections from the Welsh Assembly Government. Since there have been two other sets of national population projections for Wales, 2004 and 2006 based projections, which both show a significantly higher population growth compared with the 2003 based projections and this is likely to be reflected in the higher household forecasts.

It is also noted that the Vale of Glamorgan's LDP period is 2011 to 2026, rather than 2006 to 2021 as adopted by other local authorities in SE Wales. The SEWSPG apportionment figures do not therefore bear comparison with the timescale of the Vale's Local Development Plan. Moreover new projections emerging from WAG are likely to show a more pronounced increase in household numbers, which has implications in the Vale, particularly in the latter part of the Plan period.

On the above basis my Clients are of the view that a higher housing requirement figure needs to be incorporated in the draft Strategy to reflect housing completion rates over the previous 5 year period, to allow for a more realistic apportionment of regional needs, and to address higher anticipated projections of household growth. In this context a housing land target in the region of 10,000 new dwellings during the Plan period together with a 10% flexibility allowance would be appropriate as advocated by the Homebuilders Federation.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The representation has been addressed in the response to question 2.

Rep No: 2544/3544/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2544/3545/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2544/3546/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2544/3547/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2544/3548/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2544/3549/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2544/3550/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2544/3551/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2544/3552/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

My Clients generally support the indicators and targets. They would, however object on the grounds that the “Amount of Land Developed for Employment” be expanded to “including Tourism Related development”. Alternatively a separate category should be included to specifically cover tourism schemes – number of additional bed spaces etc.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Noted, the Council will include a tourism related indicator, as suggested.

Recommendation:

Include indicator and target to monitor the LDP's performance in creating additional tourism bed spaces. Add new indicator at CSP 8 of table on page 43 to read "No. of new additional bed spaces" Target "Increase" Mechanism "STEEAM Survey"..

Rep No: 2544/3553/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

My Clients object on the grounds that the regional apportionment exercise from which the housing figures were derived was not transparent and not conducted in a sound manner. Their response to Question 2 refers. As regards the Tests of Soundness it therefore fails the Consistency Tests, particularly Test CE2, i.e. “The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base.”

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Regional Housing Apportionment exercise was carried out by SEWSPG in accordance with the advice contained in the MIPPS 01/2006 (Housing) and TAN 1 (JHLAS) 2006. Key stakeholders attended the SEWSPG meetings and seminars where the housing apportionment process was discussed in detail and their views were taken into account.

Rep No: 2544/3554/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

My Clients wish to comment on the Candidate Site Assessment, as it applies to the sites which they are promoting in Bonvilston and St Nicholas.

The sites which my Clients are promoting are well related to the existing settlement form in both villages and would be suitable for minor rounding off or infill development. The villages share a range of facilities including good public transport provision and this factor should be taken into account when assessing the sites in sustainability terms.

My Clients also wish to promote tourism related initiatives which are important to the economy of the Vale of Glamorgan. The Bonvilston and St Nicholas area lies in close proximity to Cardiff and Cardiff Wales Airport. It enjoys good transport connections along the A48 corridor and these linkages are programmed to be improved. The area could therefore accommodate additional tourism and leisure development whilst being sympathetic to the surrounding countryside which is an asset in attracting visitors.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

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Public Representor

Rep No: 2550/316/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Public Representor

Rep No: 2550/3555/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.
A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006.The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:

(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
(c) No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2550/3556/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3557/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3558/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3559/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3560/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3561/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3562/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3563/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3564/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3565/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3566/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3567/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3568/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2550/3569/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3570/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3571/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

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Rep No: 2550/3572/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2550/3573/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2550/3574/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2550/3575/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2550/3576/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3577/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3578/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3579/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3580/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2550/3581/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2550/3582/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Wenvoe as a Primary Settlement in the Draft Preferred Strategy is supported. Wenvoe benefits from a range of services and facilities, including a school, churches, a public house, motel, a post office and a garden centre, which includes a cafeteria, all of which are accessible by foot and cycle. Wenvoe is also accessible to the extensive range of services, facilities and employment opportunities available at Barry and Culverhouse Cross, both of which are about 2 kilometres away. The site is well served by frequent local bus services linking Wenvoe to Barry, Cardiff, Llantwit Major, Rhoose and other local settlements. It is considered that the Candidate Site to the east of Port Road, Wenvoe, could form part of a comprehensive development scheme in association with the construction of a new Airport Access Road. In the event of the Road not proceeding, a smaller part of the site could be appropriately developed as a southern consolidation / extension of Wenvoe. The allocation of the site for housing would comprise a sustainable form of development and help meet housing needs in this part of the Vale.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2555/313/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2555/3583/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.
A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006. The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:
(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
(c) No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the
true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2555/3584/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3585/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3586/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3587/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3588/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3589/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3590/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3591/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3592/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3593/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3594/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3595/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3596/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3597/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2555/3598/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2555/3599/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2555/3600/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2555/3601/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2555/3602/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2555/3603/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2555/3604/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3605/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3606/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3607/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3608/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2555/3609/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2555/3610/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Dinas Powys as a Primary Settlement in the Draft Preferred Strategy is supported.

The settlement of Dinas Powys has a range of existing community facilities and benefits from good bus and rail links with the wider area, with employment opportunities available locally as well as in Barry and Cardiff. Dinas Powys performs well in the services and facilities ranking as set out in Table 2 of the Sustainable Settlements Appraisal scoring 33 points.

It is considered that the Candidate Site is located in an area of land, to the south of Dinas Powys, which comprises a logical location for the extension of the settlement.
The allocation of the site would help meet housing needs in this part of the Vale.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: **2557/314/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2557/3611/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.
A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006.The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:
(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
(c) No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2557/3612/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3613/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3614/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3615/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3616/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3617/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3618/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3619/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3620/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3621/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3622/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3623/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3624/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3625/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2557/3626/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2557/3627/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2557/3628/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2557/3629/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2557/3630/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2557/3631/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2557/3632/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3633/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3634/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3635/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3636/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2557/3637/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2557/3638/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Dinas Powys as a Primary Settlement in the Draft Preferred Strategy is supported.

The settlement of Dinas Powys has a wide range of existing community facilities and services and benefits from good bus and rail links with the wider area, with employment opportunities available locally as well as in Barry and Cardiff.

Dinas Powys performs well in the services and facilities ranking as set out in Table 2 of the Sustainable Settlements Appraisal scoring a total of 33 points.

It is considered that the Candidate Site is located in an area of land, to the south of Dinas Powys, with potential for housing development in association with the provision of a new road linking Barry Waterfront with Cardiff. The allocation of the site would help meet housing needs in this part of the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Statutory Consultees Representor

Rep No: 2561/3699/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

These representations are made solely in connection with DE&T's interest in the St Athan project and a comprehensive response to each question is not considered appropriate.

Paragraph 7.4 states that DTA St Athan itself has the potential to generate demand for 0.5-1.0 ha of employment land per annum. The source for this statement is the report prepared for the Council by consultants. Having looked at that report (Employment Land Study, BE Group, October 2007, paragraph 9.31), it is clear that those figures are no more than an assumption and that they are unsupported by either evidence or an economic impact study. The statement and the implications flowing from it must therefore be treated with caution.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The comments made by the Welsh assembly Government are noted.

At the time of the undertaking of the employment study, little information on the full details of the DTA St Athan proposal was available. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Notwithstanding this, the employment land study has identified a surplus supply of employment land within the Vale of Glamorgan, and this excludes the land earmarked for the proposed aerospace business park that forms part of the approved DTA St Athan proposal. Accordingly, the Council is of the opinion that the LDP will ensure that sufficient employment land will be provided to meet the Vale's needs for local employment and as a result of the DTA proposals.

Recommendation: No change required.

Rep No: 2561/3700/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Paragraph 8.6 indicates a regional apportionment of 7500 dwellings to the Vale of Glamorgan over a 15 year period: 500 per annum. The extent to which that figure takes account of demand generated by the proposed development at St Athan is not stated in the Preferred Strategy. It would appear from the Population & Housing Projections Topic Paper (The Vale of Glamorgan Council, December 2007) that no account has been taken of this in the forecasting process. Apart from any increased general market demand for new dwellings as a result of DTA, there will be a requirement for service families accommodation, which will be additional to any figure derived from population forecasts. The Preferred Strategy should take account of these factors and should refer, in particular, to the specific requirement for SFA accommodation associated with DTA St Athan. An estimate of the number of SFA dwellings and an indication of preferred site locations may be obtainable from the MoD.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The development brief prepared by the Metrix consortium considered the additional demand for housing in respect of the DTA St Athan proposal. The figures in respect of housing and additional migration cited within the development brief should be treated as indicative only at this time The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Rep No: 2561/3701/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

These representations are made solely in connection with DE&T's interest in the St Athan project and a comprehensive response to each question is not considered appropriate.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2561/3702/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

These representations are made solely in connection with DE&T's interest in the St Athan project and a comprehensive response to each question is not considered appropriate.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2561/3703/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3704/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3705/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3706/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3707/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3708/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3709/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Statutory Consultees Representor

Rep No: 2561/3710/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3711/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:
The identification of St Athan as a key settlement and key development opportunity is welcomed.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2561/3712/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3713/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3714/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3715/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3716/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CSP4 - see the response to Question 2 above in relation to housing demand generated by DTA St Athan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Se response to question 2.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Rep No: 2561/3717/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3718/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3719/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3720/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:
CSP8 - The proposed employment developments at St Athan - DTA and the aerospace business park - are of such significance that they should be specifically referred to in this policy or should be the subject of a separate policy.

These representations are made solely in connection with DE&T's interest in the St Athan project and a comprehensive response to each question is not considered appropriate.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Policy CSP8 is an over arching strategic policy, setting out how the Council will meet the employment land needs for the Vale during the plan period. It is therefore non-site specific. The full Deposit Draft Plan will contain site specific policies that support the LDP Strategy, and consideration for the inclusion of a policy specifically for DTA St Athan will be given in due course. Nevertheless, the absence of a DTA St Athan policy within the Draft Preferred Strategy does not undermine the importance placed on the proposal which is evidenced by the identification of St Athan as a Key Settlement within the overarching settlement strategy and Area Strategy Policy 1.

Recommendation: No change required.

Rep No: 2561/3721/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3722/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Statutory Consultees Representor

Rep No: 2561/3723/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3724/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/3725/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
Comments on the indicators related to employment:

1. The amount of land developed for employment does not necessarily reflect the size or significance of any investment. A better measure would be the number of jobs created and/or safeguarded.

2. The target of retaining all existing employment land in employment use is not realistic or necessarily appropriate. Not all employment land continues to be suitable for modern needs but, as brownfield land, it is better used for other forms of development (including housing) than being allowed to remain derelict, disused or underused.

These representations are made solely in connection with DE&T's interest in the St Athan project and a comprehensive response to each question is not considered appropriate.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
As a land use plan, the Council considers the take up of land developed for employment purposes to be an appropriate indicator for the monitoring of the plan. Whereas the number of jobs secured/safeguarded is dependent on other factors outside of the influence of the plan.

Noted. Further detail on the retention, de-allocation of redevelopment of existing employment land, and new allocations will be considered within the full Deposit Draft LDP.

Recommendation: No change required.

Rep No: 2561/3726/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2561/412/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
The acknowledgement in the Preferred Strategy of the future role of St Athan is welcomed and endorsed, as is the support of the Council in securing the development of the DTA and aerospace business park.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: **2562/319/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2562/491/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011-2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over 2003-2021 period for the Vale of Glamorgan is 9940 households I.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006. The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001-2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwelling over the 2001-2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro-rata basis. This would indicate a dwelling requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of the Welsh Assembly Planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:

(a) The draft proposed dwelling requirement of 72500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.

(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;

© No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft)

Rep No: 2562/502/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/504/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/515/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/517/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/519/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/521/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/523/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/525/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/527/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/529/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/531/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/533/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
It is considered that Pendoylan should be identified as a Secondary Settlement in the Vale of Glamorgan Settlement Hierarchy.

Table 2 of the Sustainable Settlements Appraisal, which ranks settlements according to the services and available, shows Pendoylan scores 11: this is the same level of facilities as Ystradowen which has been identified as a Secondary Settlement. It is considered that the population of Pendoylan has been significantly underestimated, there being a population in the core village area alone of approximately 150 persons.

The village benefits from a good range of local services , including a church, Church in Wales Primary School, a public house, a village hall, a sports pitch, a post box and a playground. This level of provision is better than many other villages in the Vale and the provision of additional housing would help support these village facilities. Additional facilities and employment opportunities are located within the nearby settlements, including Cowbridge and Pontyclun. The site is served by regular bus services providing links to local settlements. It is considered that the development of the site would comply with the principles of sustainable development.

Pendoylan is capable of accommodating a higher level of development than is envisaged for Minor Settlements and should be re-categorised as a Secondary Settlement. The candidate site comprises a logical location for development and could help meet housing needs in this part of the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of area strategy policy 1: settlement hierarchy are noted. As part of the preparation for the Deposit LDP, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2562/558/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/560/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/570/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2562/573/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

CSP 4

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phrasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

"Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods."

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 -2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the 'plan, monitor, manage' approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2562/591/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP 5

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites (i.e. less than 10 units) which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over 15 years LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation to the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 than there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2562/621/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2562/622/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2562/623/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/624/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/625/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/627/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/628/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/629/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2562/630/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: **2562/631/DPS -1** **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:
No

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: **2563/635/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2563/637/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011-2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over 2003-2021 period for the Vale of Glamorgan is 9940 households I.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006. The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001-2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwelling over the 2001-2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro-rata basis. This would indicate a dwelling requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of the Welsh Assembly Planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:

(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.

(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;

© No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft)

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2563/638/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/639/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/640/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/642/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/645/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/647/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/648/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/649/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/650/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/651/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/654/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/655/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/656/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/670/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2563/671/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/672/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CSP 4

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phrasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

"Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods."

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 -2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the 'plan, monitor, manage' approach.

It is the Council's intention to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2563/775/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP 5

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites (i.e. less than 10 units) which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over 15 years LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation to the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 than there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2563/675/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2563/740/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2563/742/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/6012/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/6013/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/6014/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/6015/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/743/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2563/744/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2563/745/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Barry as a Key Settlement in the Draft Preferred Strategy is supported.

The development of the site would be sustainable in that Barry benefits from a range of services, facilities and employment opportunities. Barry performs well in the services and facilities ranking as set out in Table 2 of the Council's Sustainable Settlements Appraisal: it is the highest ranking settlement with a score of 37 points. Barry is also well served by public transport and many of the services and facilities are accessible by walking and cycling.

It is considered that the Candidate Site at Highlight Farm comprises a logical location for development which would relate well to existing settlement form. The allocation of the Candidate Site for housing would help meet housing requirements in this part of the Vale and would be compatible with the provision of the Draft Preferred Strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: **2564/317/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2564/747/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011-2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over 2003-2021 period for the Vale of Glamorgan is 9940 households I.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006. The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001-2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwelling over the 2001-2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro-rata basis. This would indicate a dwelling requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of the Welsh Assembly Planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:

(a) The draft proposed dwelling requirement of 72500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.

(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;

© No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2564/749/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/750/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/751/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/753/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/754/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/756/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/757/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/759/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/761/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/763/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/765/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/766/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/767/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/768/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2564/770/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/771/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CSP 4

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phrasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

"Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods."

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 -2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the 'plan, monitor, manage' approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2564/5989/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP5
We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2564/776/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2564/779/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2564/780/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/784/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/787/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/792/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/797/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/798/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2564/800/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2564/801/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Ogmore by Sea as a Secondary Settlement in the Draft Preferred Strategy is supported.

Ogmore by Sea benefits from a range of local services and facilities, including a church, a public house, hotels, shops, residential educational centre, post office and a restaurant and is served by public transport. It performs well in the Council's ranking of settlements in terms of services and facilities available, set out in appendix 2 of the Sustainable Settlements Appraisal, scoring 19 points.

It is considered that the Candidate Site on the existing Caravan Site comprises a suitable site for re-development for housing. It is well related to existing development and located within the existing settlement boundary.

The allocation of the site would help meet housing needs in this part of the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2565/315/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2565/848/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011-2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over 2003-2021 period for the Vale of Glamorgan is 9940 households I.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006. The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001-2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwelling over the 2001-2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro-rata basis. This would indicate a dwelling requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of the Welsh Assembly Planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:

(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.

(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;

© No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft)

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2565/855/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/858/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/861/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/862/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/863/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/864/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/865/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/866/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/867/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/868/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/870/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/871/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/874/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/875/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2565/877/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/880/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CSP 4

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

"Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods."

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 -2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the 'plan, monitor, manage' approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2565/883/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP 5

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites (i.e. less than 10 units) which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over 15 years LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation to the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 than there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2565/891/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2565/915/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2565/917/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/918/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/920/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/921/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/922/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/923/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2565/924/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2565/925/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Llantwit Major/ Boverton as a Primary Settlement in the Draft Preferred Strategy is supported. The proposed development of this site would be compatible with the role that the Council envisage for Llantwit Major which seeks to encourage development that supports the needs of the community and takes advantage of its close proximity to the employment opportunities located at St Athan DTA and Cardiff International Airport.

Llantwit Major has a passenger railway station and is well served by buses: it is in close proximity to St. Athan, where the proposed expansion of the military base will generate an additional requirement for housing in this area. Llantwit Major is also located a short distance from Cardiff International Airport.

The settlement performs well in terms of access to services, facilities and public transport as indicated in Table 2 of the Sustainable Appraisal. It is the third highest ranking settlement scoring 35 points.

It is considered that the Candidate Site at Boverton comprises a logical location for expansion, would be well related to existing settlement form, and would accord with the principles of sustainable development. The allocation of the site would help meet housing needs in this part of the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: **2566/324/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2566/940/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011-2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over 2003-2021 period for the Vale of Glamorgan is 9940 households I.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006. The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001-2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwelling over the 2001-2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro-rata basis. This would indicate a dwelling requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of the Welsh Assembly Planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:

(a) The draft proposed dwelling requirement of 72500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.

(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;

© No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2566/942/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/943/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/944/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed

Rep No: 2566/945/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/946/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/947/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/948/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/951/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/952/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/953/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/954/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/955/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/956/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/957/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2566/958/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/959/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CSP 4

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phrasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

"Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods."

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 -2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the 'plan, monitor, manage' approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2566/960/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP 5

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites (i.e. less than 10 units) which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over 15 years LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation to the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 than there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2566/961/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2566/962/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2566/963/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/964/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/966/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/967/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/968/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/969/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2566/970/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2566/971/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Dinas Powys as a Primary Settlement in the Draft Preferred Strategy is supported.

Dinas Powys has a wide range of existing community facilities and services and benefits from good bus and rail links with the wider area. Employment opportunities are available locally as well as in nearby Barry and Cardiff.

Dinas Powys performs well in the services and facilities ranking as set out in Table 2 of the Council's Sustainable Settlements Appraisal scoring a total of 33 points.

It is considered that the Candidate Site comprises a logical rounding-off of this part of Dinas Powys which relates well to existing urban form and would accord with the principles of sustainable development. The allocation of the site would be compatible with the Draft Strategy and could help meet housing needs in this part of the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2567/1097/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1098/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1099/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1103/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1104/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1105/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1107/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1109/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1110/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1111/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1112/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1113/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1114/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1115/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1118/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1121/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1122/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1123/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1124/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1128/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1129/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1130/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1131/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1132/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1133/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1135/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1136/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2567/1138/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2567/318/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Llantwit Major as a Primary Settlement in the Draft Preferred Strategy is supported.

The settlement performs well in terms of access to services, facilities and public transport as indicated in Table 2 of the Sustainable Appraisal. It is the third highest ranking settlement scoring 35points. Llantwit Major has a passenger railway station and is well served by buses.

It is considered that the Candidate Site at Ham Manor Park comprises an appropriate location for the provision of holiday chalets and caravan pitches adding to the tourism facilities in the Vale and supporting the local economy. The allocation of the site for new tourism facilities would be compatible with the provisions of the Draft Preferred Strategy.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's Approved Candidate Site Assessment Methodology an overview of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2568/1255/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2568/1257/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006.The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:
(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
© No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft)

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2568/1258/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1259/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1260/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1261/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1262/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1263/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1264/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1265/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1266/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1267/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1268/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1269/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1270/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1271/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2568/1272/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1273/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CSP 4

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phrasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

"Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods."

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 -2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the 'plan, monitor, manage' approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2568/1274/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP 5

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites (i.e. less than 10 units) which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over 15 years LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation to the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 than there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2568/1275/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2568/1276/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2568/1277/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1278/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1279/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1280/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1281/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1282/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2568/1283/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2568/352/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Wenvoe as a Primary Settlement in the Draft Preferred Strategy is supported.

Wenvoe benefits from a range services and facilities, including a school, churches, a public house, motel, a post office and a garden centre, which includes a cafeteria, all of which are accessible by foot and cycle. Wenvoe is also accessible to the extensive range of services, facilities and employment opportunities available at Barry and Culverhouse Cross, both of which are about 2 kilometres away. The site is well served by frequent local bus services linking Wenvoe to Barry, Cardiff, Llantwit Major, Rhoose and other local settlements.

It is considered that the Candidate Site to the south of Wenvoe is the most logical location for expansion and would be well related to existing settlement form.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2587/1370/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

We agree with the need to create a balanced economy, the need to provide land that meets the requirements of businesses and the emphasis on creating new high quality employment. However, we are concerned that the key implications and recommendations of the ELS are not carried through into the Preferred Strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The employment land study indicated that there is sufficient existing employment land to meet the Vale's requirements over the LDP period. It also highlighted employment sites in strategic locations (i.e. Barry) that were under utilised due to insufficient infrastructure. Accordingly policy CSP 8 has been worded to reflect the findings of the report. Further detailed policy on the location and type of development on employment sites will be provided in the Draft Deposit LDP.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2587/1371/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Housing Requirement

Providing additional housing at Sully will help to absorb the housing development required in the Vale and contribute to creating a more sustainable location. We consider that the housing requirement for the Vale should be raised. Paragraph 8.6 highlights the SEWSPG requirement of 7,500 dwelling over the period 2006-2021. We question whether it is appropriate for the Council to roll this requirement forwards to the LDP plan period 2011-2026. As currently proposed the Council will have lost some of the accelerated housing growth for the period 2006-2011. Furthermore it is not appropriate to roll the housing requirement to years beyond the scope of the SEWSPG period, which is to 2021.
It cannot be assumed that one authority's housing shortfall would be met by another authority as suggested in paragraph 6.3 of the Population and Housing Projections Topic Paper.

Housing Completion

The number of completions has also been high in the last five years. Housing completions are an important indicator of need and demand, which should be factored into the provision of an adequate supply of housing. Planning Policy Wales advocates this approach.

Figure 1 below sets out the current and future housing trajectory and demonstrates the mismatch between demand and supply and that the proposed housing requirement does not accord with the regional apportionment, resulting in a shortfall of housing.

(NOTE, TO VIEW FIGURE 1 OFFICERS WILL NEED TO REFER TO DPS FORM 2587/DPS 1 - THE GRAPH CANNOT BE DISPLAYED HERE).

Affordable Housing

Paragraph 9.3 identifies the need to provide 652 affordable dwellings per annum in the Vale. The total proposed housing requirement of 500 dwellings per annum does not appear to reflect need and could mean that affordability issues may not be addressed. The LDP may not be able to meet objective 3, which seeks to meet the housing
needs of people in the Vale. Increasing the overall housing requirement could help to tackle this issue.

The provision of housing at Sully will help to increase people's choice due to its location and the type of product likely to be delivered. Focusing significant housing growth solely in Barry will limit people's choice of housing
location and product.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

In determining future housing requirements for the Vale of Glamorgan the Council has utilised population projections as these provide a robust approach to predicting future housing growth. Whereas past building rates are unreliable as they may be influenced by external factors such as the prevailing economic climate. This is evidenced by the current economic down turn. While the comments in respect of the rolling forward of the SEWSPG housing apportionment figure is noted, the Council is of the view that such a process is acceptable in the absence of more accurate information.

The affordable housing requirement identified at 9.3 is the current number of affordable housing required to address existing demand as identified within the Council's Draft Housing Needs Assessment. The initial findings of the draft study, which Core Strategic Policy 5 has been informed by justify a requirement of up to 45%. However, the Council considers the adoption of a minimum 30% to be more realistic in terms of deliverability.

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for the Council's housing strategy and also housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of affordable housing that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A

review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2587/1372/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

DTZ consider that the Vision could be improved and made more relevant to the development and land use needs of the Vale. Whilst we appreciate that the vision must reflect the Community Strategy the current vision has too much emphasis on community engagement and does not provide a clear statement that sets a strategic spatial
framework for future development.

DTZ consider that the vision should include specific reference to meeting housing and employment needs.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The LDP vision is a broad overarching aspirational statement as to what the Council wishes the Vale to become at the end of the LDP period. The LDP objectives are the Council's statement of how this aspiration can be delivered in land use terms. Furthermore, the adoption of the Community Strategy vision as the vision for the LDP accords with Welsh Assembly Government guidance on the preparation of LDPs.

Recommendation: No change required.

Rep No: 2587/1373/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Whilst we agree with the use of brownfield land in preference to greenfield land this is just one consideration and we believe it important to consider other factors such as sustainability in parallel with a sequential approach. For example, the development of greenfield sites adjoining key and primary settlements is likely to be result in a more sustainable, efficient and effective pattern of development than developing brownfield sites in more rural locations. Planning Policy Wales supports this. Furthermore, brownfield and greenfield sites will often yield different housing products and it is essential that a mix of housing that meets needs is provided

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. While the comments are noted, the Council is of the view that sustainability forms a central element of the Draft Preferred Strategy and that this is reflected in paragraph 12.3 and within the settlement hierarchy. The Council acknowledges that not all brown field sites are suitable for development, since they may be in unsustainable locations. Accordingly, the Council has developed a candidate site assessment methodology to identify site specific characteristics, of which accessibility is one of many categories. This is also supported by the Council's Sustainable Settlements Appraisal.

Recommendation: No change required.

Rep No: 2587/1374/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2587/1375/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:

DTZ is concerned that the housing requirement and locational distribution set out by the Preferred Strategy will inhibit the Councils ability to meet objective 3 and meet the housing needs of people in the Vale. Raising the housing requirement is a solution that the Council should consider further.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2587/1376/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

We support the emphasis of objective 4 on maintaining and improving local services. We believe that services in existing settlements can be retained and their usage increased by providing housing growth at the key and primary settlements. Development of the site at Swanbridge Road can help protect and increase local service and public
transport provision in Sully.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site assessment Methodology an overview of which is provided at section 21 of the DPS.

Recommendation: No change required.

Rep No: 2587/1377/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2587/1378/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** No

Representation Comments:

In accordance with objective 6, further development at Sully would be in a sustainable location, strengthen the existing community and services and therefore reduce the need to travel. The growth of Sully would enable viable improvements to public transport to become viable. Furthermore, Sully is close to Barry and Penarth. There is also potential to help deliver a cycle link close to the site.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Sully has been identified by the Council as a primary settlement within the settlement hierarchy; the questionnaire response therefore does not accord with the representors comments.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment Methodology an overview of which is provided at section 21 of the DPS.

Recommendation: No change required.

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Public Representor

Rep No: 2587/1379/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:
We broadly support the objective of protecting the built and natural environment where designations can be justified.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2587/1380/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:
We support the commitment to improving the quality of life of residents that objective 8 seeks. We consider that development at Sully can further strengthen and diversify the existing mix of uses at this key location and have a positive impact on the quality of life of the community.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2587/1382/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2587/1383/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
DTZ broadly agree with the wording of the draft Preferred Spatial Strategy.

We support the identification of St. Athan as a key development opportunity. DTZ consider that greater attention should be given toward transport issues in the LDP. Given the key opportunities in the Vale presented by St. Athan and the expansion of Cardiff Airport it is clear that improved transport links will be critical to future development in the Vale. Whilst broadly supporting the strategies, concerns are held over its deliverability and capability to spread benefits throughout the whole of the Vale of Glamorgan and sub region beyond.

We support the focus on the South East Zone and agree that growth of the main settlements will result in the most acceptable and sustainable growth.

We would ask the Council to be cautious with the assertion that brownfield land in Barry will meet a large proportion of need. Development at Barry is likely to yield predominantly flats and apartments and it is important that all housing need is catered for, such as additional family housing.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed and comments noted.

References to the improvement and provision of transport infrastructure, including the importance of addressing sustainability are contained within paragraphs 12.15-12.17, and Core Strategic Policy 6 Planning Obligations. Similarly, traffic congestion is recognised within the Draft Strategy, particularly within the eastern Vale which the LDP seeks to address through the implementation of the Barry Waterfront to Cardiff Link Road (Para 16.5).

With regard to determining future housing requirements, the Council will be informed by its Local Housing Market Assessment which will identify the likely type, mix and size of dwellings required within the Vale of Glamorgan. Furthermore, the Council has been advised tha the housing mix planned for the remainder of Barry Waterfront will be of a mix and type appropriate to the identified need.

Recommendation: No change required

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2587/1384/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

DTZ does not fully support the format of Area Strategy Policy 1 and specifically, find the identification of St. Athan as a key settlement confusing. We do support the proposed DTA investment at St. Athan and the need to exploit this investment, but believe that the LDP should deal with St. Athan as a major development opportunity as
suggested by the wording of the Preferred Spatial Strategy. The Preferred Strategy should be clearer as to whether the future development of St. Athan is based solely on DTA proposals or to meet the more general growth requirements of the Vale.

St. Athan should not accommodate general growth. The location is distinctly rural in nature and the Council should consider the implications of promoting St. Athan as a key settlement, particularly if the investment is less than originally expected, or is withdrawn in the future. In January 2008 the proposed DTA second stage investment was significantly reduced.

DTZ do not agree with the assertion of paragraph 16.6 that St. Athan is currently a key settlement. The identification of St. Athan as a key settlement does not accord with the Wales Spatial Plan or the Councils Sustainable Settlement Appraisal, which identifies more sustainable locations than St. Athan. The population of St. Athan is only 2,000 compared to the population of Barry of 48,000. Whilst the population of St. Athan will undoubtedly rise as a direct result of the DTA investment the Council should consider carefully the impact on the environment, infrastructure and services that allowing general development not directly related to DTA at St. Athan could cause.

Whilst it will be important to capitalise on DTA we cannot agree that seeking to deliver the plan on the basis of strategy that is at odds with the evidence base (Sustainable Settlement Appraisal) will result in sustainable growth.

We agree with the inclusion of Sully as a primary settlement. Sully has been demonstrated by the Council to be sustainable, is within the south east zone and is close to Barry. As such we consider that Sully is a suitable location for housing growth and that the development of site will deliver tangible benefits to Sully and the wider community.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of St Athan as a Key Settlement in the settlement hierarchy is to reflect the importance of the DTA proposal in terms of inward investment into the Vale and the potential opportunities that this will bring. This also accords with the identification of St Athan as an Area of Opportunity within the revision of the Wales Spatial Plan. Therefore, while the comments are noted, the Council is of the view that the role of St. Athan within the hierarchy is adequately set out at paragraph 16.6. Further, paragraph 16.6 refers to the future role of St Athan within the DPS rather than its current role. The comments in respect of this are therefore considered unwarranted. There will be further detail within the Draft Deposit Plan in respect of the DTA and St Athan.

The settlement hierarchy has been developed to interpret the spatial strategy and also to take account of the need to address sustainable development. The strategy has not been designed purely to deliver housing. Consequently, the position of the settlements within the hierarchy does not merely reflect the potential level of housing that will be allocated in each settlement; its purpose is to recognise the roles and functions of each settlement in the delivery of the strategy.

Recommendation: No change required

Rep No: 2587/1385/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

DTZ is concerned that the Core Strategic local plan policies have been developed without the benefit of a complete evidence base, and whilst acknowledging that the LDP has been subject to SA/SEA, DTZ question the legitimacy of the core policies.

Sully is a sustainable location on the Vale and as such its future growth and pattern of development could make a significant contribution to achieving sustainable development in the Vale. We support the principles of Policy CSP1 including promoting higher density mixed use development in sustainable locations, offering sustainable transport choices and improving economic and social wellbeing and consider that development at Sully would accord with these principles. The area is served by public transport and is in close proximity to Barry.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council is of the view that the background studies that have been prepared on a wide range of topics e.g. housing and population, employment, form a detailed and comprehensive evidence base which have informed the development of the Draft Preferred Strategy and will continue to inform the development of the Deposit Draft LDP. Further, the range and direction of the DPS and the objectives and policies contained within it have been influenced by baseline information on key social, economic and environmental issues as detailed within the Approved Scoping Report (July 2007). The main background reports were available for inspection at the time of the DPS consultation and the Council is therefore of the view that the comments in respect of the legitimacy of the core strategic policies is unwarranted.

Support in respect of the role of Sully is welcomed.

Recommendation: No change required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2587/1386/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:
DTZ agree with the objective of policy CSP2 and consider that development at the site can help the Vale to realise this objective.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2587/1387/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:
DTZ agree with the objective of policy CSP3 and consider that development at the site can help the Vale to realise this objective.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2587/1388/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
Housing Supply: We object to Policy CSP4. We consider that the requirement to provide 7,500 dwellings should be raised to help improve range and choice and tackle affordability issues. The figure should also be raised if the Housing Market Assessment finds a local need greater than the SEWSPG distribution. Planning Policy Wales (paragraph 9.2.3) confirms that household projection should be the starting point for assessing housing needs.

The delivery of the housing requirement should not be phased. It is important to tackle the existing housing shortage and affordability crisis and the phasing policy does not meet the objective of meeting housing needs, particularly in light of the current requirement of over 600 affordable dwellings per annum. Furthermore, 2,500 dwellings are proposed in the period 2021-2026, which is beyond the SEWSPG timeframe, which all Local Authorities in South East Wales have agreed.

DTZ believe that the site can help deliver the housing requirement in the Vale, not only in terms of the required numbers but also in terms of the type of product. Barry Waterfront is likely to yield mainly flats and apartments and there is a growing realisation, particularly within the context of a changing residential market, that more family housing is needed. Unforeseen market changes and housing need are reasons why the Council should not seek to phase housing development too prescriptively.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of housing supply are addressed in the Council's response to question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5-year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies is maintained throughout the Plan period.

Planning Policy Wales (PPW 2002) also indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale during parts of the UDP process the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate mechanism.

It is the Council's intentions to clearly redefine the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

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Public Representor

Rep No: 2587/1389/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

Policy CSP5 seeks to provide 2,500 dwellings or 166 per annum, much lower than the 652 dwellings required. We consider the 30% affordable housing requirement to be at upper limits of what is financially viable and it is therefore necessary to raise the overall housing requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: "Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target" (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site" (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Rep No: 2587/1390/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2587/1391/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2587/1392/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2587/1393/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2587/1394/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2587/1395/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:
Transport:
In general we consider that transport issues should be given more weight in the LDP given that expansions at Cardiff Airport, DTA proposals and the existing trend of out commuting from the Vale results in significant transport pressures. Policy CSP11 should recognise and take account of these significant issues.

Housing development at Sully will, in accordance with the Preferred Strategy, be sustainable, but will also help to improve public transport and could help provide a cycle link. Sully is also within close proximity to Barry.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
As a strategic document, the Council considers that transport issues are adequately addressed within the Draft Preferred Strategy. In this regard, policy CSP 11 seeks to support strategic transport improvements that benefit the economic and social needs of the Vale of Glamorgan. Those schemes specifically identified are where issues are known to exist and are schemes which are long standing commitments of the Council. Transport issues related to the DTA St Athan proposal and the expansion of Cardiff International Airport are currently being considered by the Welsh Assembly Government and where necessary, further details will be included within the Deposit Draft LDP. The comments in respect of Sully are noted.

Recommendation: No change required.

Rep No: 2587/1396/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2587/1398/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2587/401/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:
Paragraph 6.1 states that in order to inform the LDP's Draft Preferred Strategy, the Council has undertaken a number of background studies. We understand that only the Employment Land Study and Housing Topic Paper have been published at the same time as the Preferred Strategy. We await publication of the studies on the Housing Market Assessment, Retail and Special Landscape Area study. When these are published they will provide more data and analysis which will enhance the ability of stakeholders to provide meaningful comments and contribute to the overall plan process.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted.

It is the Council's intention to report the remaining background studies that have informed the Draft Preferred Strategy to Cabinet later in 2008/early 2009.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2587/1491/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
No further comments at this stage.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2589/362/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

These comment forms were not available in English at Cowbridge Library who had run out.
See my observations Question 2.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

A plentiful supply of english and welsh forms were left at all deposit locations at the start of the consultation period. Libraries will be minded to contact the Council for additional forms if required in future LDP consultations. All comment forms can also be downloaded from the Council's website.

Rep No: 2589/2998/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

My belief is, regards population growth, depends on the future development of the Vale. There will always be pressure to live here. Having read the plans I would not disagree with a population of 9,940 between 2003 and 2021 at the best this is guesswork.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

Rep No: 2589/3027/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Don't Know

Representation Comments:

I don't believe a desk top study ever works in reality. The Welsh Assembly Government and national central government are capable of changing policy that could affect the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

Rep No: 2589/3028/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2589/5990/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2589/5991/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2589/5992/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/5993/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/5994/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/5995/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/5996/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/3029/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/3030/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/3031/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/3032/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/5997/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/5998/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/5999/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/6000/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/6001/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/6002/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/6003/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/6004/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/6005/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/6006/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/6007/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2589/3033/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2589/3034/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2589/3035/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

I have studied part of the above plan, in particular how it affects my own locality of which I have wide historical and modern interest. I am concerned about the future directions the plan wishes to lead us. I cannot accept all the format, the inclusions, the observations and the conclusions of the sustainability plan and how it is likely to affect planning. It falls down noticeably on those aspects which will be important to all Councils in the short term and the long.

I would guess about 10,000 new homes will be required, if not built, during the period 2003 - 2021, or say 500 per annum. However the need over the next decade for such development will depend on the ability to minimise the use of fossil fuel energy, the cutting back of household waste, and the ability to recycle surface and dirty water for secondary use.

I refer to 7.3 of the report which says "Waste levels have increased year on year despite increased levels of recycling and like the national trend energy consumption has increased annually in the Vale" - I therefore challenge the use of community services and facilities under the outcome of availability V12:- "Surgery, post box, public place of worship, Community hall, Primary School / Secondary School / Nursery, Doctor, Dentist, outside play area, formal sports pitch, leisure centre" - should be applied to the future development of the Vale villages. Most of the facilities mentioned are for small towns and are mostly "NIMBY" requirements which will turn villagers way of life to "urban living". Many are already over subscribed e.g. leisure Centres - all major hotels now have them. All are heavily dependent on rate and tax payers income and the continuing increases in rates by the Vale Council is unsustainable on the very people it wishes to support - pensioners.

Future development should be based on:
1) Developments able to negate the increase in fossil fuels by alternative power and heat.
2) Systems where surface and dirty water can be controlled and re-used including new ways of dealing with sewage.
3) Adequate and proper control of surface water run off again to be used and re used if at all possible.
4) More on site and better use of domestic waste - much more can be disposed of and utilised by the household.
We now appear to have a league table as to where and how a village could develop. I note Llancarfan has 8 points and Llantrithyd only 4. I note with some concern that we now have villages (communities) at Pancross and Pennon? Really, who did this report ? I also note Llancarfan is scheduled for development and Llantrithyd not. I find this unacceptable as we are all part of Llancarfan Community Council and the amenities (sewage system) they enjoy was originally put in by the Vale Council, who cannot or will not afford the same luxury to others !

That raises some very interesting questions:- via:
1) Can the Vale Council expect to collect the same community tax over villages in the same group, who have more facilities and growth potential than other less fortunate villages?
2) Llancarfan has a sewage system, a village hall, school and a churchyard that is maintained by the Vale Council to the tune of £1,000 per annum, I am told. All rely heavily on the rates. Llantrithyd has no sewage system, no village hall (meetings are held in households) has to maintain its own churchyard, has no school - yet we pay the same rates as Llancarfan!

There are prospects of development in Llancarfan but none in Llantrithyd we are informed. I attended the last Public Enquiry to develop part of Llantrithyd and I was told Llantrithyd was regarded as open countryside and the development proposals turned down. So what has happened since ? We now have 3 properties with large gardens with an extra bedroom / granny flat overtop. This will most surely eventually become self serving. Such granny flats are seen all over the Vale. Is this the way we want the Villages of the Vale to be developed? I think not. This is development by the back door. A ruse to get around planning sometime in the future.

The church records of St. Illtuds at Llantrithyd shows a village community here for over 500 years. The Aubrey estate of 1600 has proof of this community in abundance. It might be said that during the last 400 years there is more recorded history of Llantrithyd than Llancarfan. How can the council act as if no village exists here? What is left in the heart of Llancarfan village to develop? The school playing field? The churchyard? Nothing else in the valley left !

I refer again to the last public enquiry when the inspector agreed that there was insufficient development away from the Barry and Penarth area and he recommended development at the Darren, Cowbridge. This was subsequently turned down by the Vale Council and the Welsh Office under appeal. However other developments which were not sponsored in the last plan have come into fruition and have been built! There are still 3 years before the expiry of the old plan. 2011.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's considerations on housing requirements are available in the Population and Housing Projections Background Paper (December 2007) which examined a number of growth scenarios, based on past build rates and migration trends, including the regional apportionment figure, based on long, medium and short term trends. The housing requirement of 7500 dwellings over the plan period has been derived from Welsh Assembly Government (WAG) regional population projections and following regional collaboration with other Local Authorities, in accordance with national guidance, a regional housing apportionment exercise was undertaken. This figure takes into account the Wales Spatial Plan strategy for South East Wales and allocated 500 dwellings per year for the Vale of Glamorgan or the 7500 dwellings over the LDP time scale, which is also similar to the short to medium term population projections within the Housing and Population projections background paper. Finally, the draft deposit LDP will contain revised population and household projections based upon the most up to date 2008 WAG Data Unit regional population and household projections.

With regards to reducing levels of waste and energy consumption the Council has undertaken a Sustainability Appraisal (SA) of the strategy options arising through consultation. This considers a wide range of issues, which were identified within the Sustainability Appraisal Scoping Report (July 2007). These issues were then used to develop 15 sustainability objectives, which include objectives regarding the use of energy,natural resources, waste management and affordable housing and local housing needs.

Within the Initial Sustainability Appraisal Report (December 2007) the 9 strategy options were assessed against these SA objectives. The report found that options 5, 7 and 8 were the most sustainable options in that they are the options which are mostly likely to address the

SA objectives.

However, within the Spatial Options Background Paper (December 2007) the Council considers that overall option 5 is the most realistic and likely option to deliver benefits for both urban and rural areas as well as the option which best accords with national planning policy. Option 5 is therefore considered to be the most preferred option to take forward.

The purpose of the Sustainable Settlements Appraisal (2007) was to undertake an assessment of the general sustainability of existing settlements, in terms of the need and likelihood of residents to commute to access employment and retail facilities and to gauge the accessibility of settlements by public transport. The exercise has been used as a tool to inform the production of the LDP and not as the sole basis for the settlement hierarchy or the overall strategy where the SA, early stakeholder consultation and wider plans, policies and programs were also material considerations.

With regard to Llancarfan being identified separately to Llantrithyd within the Sustainable Settlements Appraisal, the assessment has sought to take a fresh look at all of the Vale's settlements to ensure that a fair and comprehensive assessment is undertaken. The Council will however, review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Whilst Llantrithyd is not contained within the list of minor settlements due to be allocated a small proportion of future development opportunities new developments may from time to time be granted planning permission through the development control system, accessed against the development plan and any other material considerations (i.e. on a case by case basis in accordance with adopted planning policy).

Finally, Core Strategic Policy (CSP) 6 (Planning Obligations) aims to secure improvements in infrastructure, facilities and services which are appropriate to the scale, type and location of the proposed development and, in addition, CSP 1 states future development will be guided by the principles of sustainable development, which are also supported through other strategic LDP policies and the 8 overarching LDP objectives which guide the plan.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2594/1498/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

7.5 "Actively support the rural economy."

This should not be at the expense of the countryside, green fields, etc. Also, this should only occur within the constraints of sustainability.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Strategy contains a series of strategic objectives and policies that are not exclusive to each other, and provide the over arching planning framework for future development . In this regard supporting the rural economy will be considered against the need to promote sustainable development, which for the Vale of Glamorgan LDP includes safeguarding the countryside from inappropriate development.

Recommendation: No change required

Rep No: 2594/1499/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

8.4 - Show increase in households, but what will the actual increase in population be? What proportion of increase will be caused by the St. Athan development?

Housing should only increase at the rate of population increase, enough houses can never be built to meet so called housing-need.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The number of dwellings required during the plan period has been examined against future population growth for the Vale of Glamorgan. For the Vale, current population projections would equate to some 7500 new dwellings being required during 2011-2026.A review of this requirement and of the Population and Household Projections Paper will be undertaken for the Draft Deposit Plan.

The Council understands that the DTA St Athan scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will beable to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Recommendation: No change required

Rep No: 2594/1500/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

Vision does not go far enough, should include access to countryside, whole of the protection of countryside, Vale for all of the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Vision contained within the Draft Preferred Strategy relates to the whole of the Vale and no distinction is made between urban or rural areas. The DPS contains a series of strategic objectives and policies that are not mutually exclusive but which together, provide the over arching planning framework for future development. In this regard, the objectives and the core strategic policies recognise the importance of safeguarding the character of the Vale.

Recommendation: No change required

Rep No: 2594/1501/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** No

Representation Comments:

Not all land should be used "effectively and efficiently." Should encourage biodiversity and natural habitats.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The reference within the DPS relates to land where development is proposed. In this regard it will ensure that less land is required overall for development which would ultimately result in positive effects on natural habitats and biodiversity.

Recommendation: No change required

Rep No: 2594/1502/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2594/1503/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:
Housing need is not a house for everyone, should encourage multi-occupancy. Housing should be mainly on Brown-field sites.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Objective 3 seeks to ensure that the LDP provides for a range of housing types to meet future needs within the Vale, reflecting the need for the Vale to address affordable housing. Similarly, strategic objective one and Core Strategic Policy 1 seek to encourage the beneficial use of brownfield land for future development.

Rep No: 2594/1504/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2594/1505/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2594/1506/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2594/1507/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2594/1508/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2594/1509/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2594/1510/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

14.0 Draft Preferred Strategy should specify development mainly on brown-field sites.

14.3 Transport links - major importance are links to Cardiff, train services must be improved during rush hour!

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Strategic objective one and Core Strategic Policy 1 seek to encourage the beneficial use of brownfield land for future development. Similarly, Objective 6 seeks to reduce the need to travel by encouraging development to be located in areas where existing services and facilities (including employment) is easily accessible; and Core Strategic Policy 11 identifies key strategic transport and infrastructure schemes that will be promoted during the plan period. In relation to train services, this is outside the influence of the LDP, but the Council as a member of the South East Wales Transport Alliance (Sewta) will seek to enhance all public transport provision within the Vale.

Rep No: 2594/1511/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Primary Settlement - It would be impossible to build around these without using greenfield sites. There should be an overall presumption against building on greenfields.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted however, Strategic objective one and Core Strategic Policy 1 seeks the effective and efficient use of resources including land and promotes a sequential approach to the development of land and encouraging the beneficial use of brownfield land for future development before utilising greenfield land. Notwithstanding this, it would be unrealistic to believe that all development could take place on brownfield land of which there is a limited supply.

Rep No: 2594/1512/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2594/1513/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** No

Representation Comments:

Should make sure this does not add an extra traffic burden

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The objective relates specifically to how buildings function, issues such as the impact of new traffic will be considered in more detail within the Draft Deposit LDP.

Rep No: 2594/1514/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2594/1515/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

Too many new houses. Infill, but not on greenfield sites.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The housing requirement identified reflects the need to accommodate the housing needs generated by changes in the population, generated by new household formation, natural increases and inward migration. Strategic objective one and Core Strategic Policy 1 seeks the effective and efficient use of resources including land and promotes a sequential approach to the development of land and encouraging the beneficial use of brownfield land for future development before utilising greenfield land. Notwithstanding this, it would be unrealistic to believe that all development could take place on brownfield land of which there is a limited supply.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2594/1516/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2594/1517/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/1518/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2594/1519/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:
Tourism initiatives - only where agreed by local community, must not add traffic!

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted however such matters are considered to be a site specific and would be addressed at the detailed planning stage when an application for development has been submitted and it is therefore considered to be inappropriate for a strategic level document such as the Draft Preferred Strategy.

Rep No: 2594/1520/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/1521/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/1522/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2594/1523/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/1524/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
All planning applications should have a sustainability target.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted.

Rep No: 2594/1525/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:
Very poor public consultation. Summary copies should be available on request, it is impossible to spend enough time in library after work to study these proposals properly.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council has undertaken a 6 week statutory period for consultation on the Draft Preferred Strategy and has made copies available at local libraries, main offices and on the Council's website. The Council is required to consult on the whole document, which would have been difficult to summarise.

Rep No: 2594/1526/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
I) Increase in housing growth should reflect population growth, not housing need.

II) Not enough emphasis on protection of the countryside.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The housing requirement identified in the Draft Preferred Strategy reflects the requirement to accommodate the housing needs generated by changes in population as generated by new household formation, natural population increases and inward migration. This requirement will be reviewed as part of the preparation of the Draft Deposit LDP.

The strategy highlights the need to provide for the future development needs of the Vale, whilst ensuring that the natural and built environment of the Vale is safeguarded. This is reinforced by Core Strategic Policy 10- Built and Natural Environment.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2594/6261/DPS -2 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6349/DPS -2 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:
Housing need - increase should equal population growth. New development only with sustainable modes of transport.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Rep No: 2594/6350/DPS -2 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6351/DPS -2 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:
Appendix 3 - 8) Should protect countryside that has dual use. I.e. Agriculture and recreation (footpaths)

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
LDP objective 1 seeks to ensure that development within the Vale of Glamorgan uses land effectively and efficiently and promotes the sustainable use and management of natural resources. The Deposit LDP will address your concerns regarding the protection of the countryside and is likely to favour informal recreation activities such walking.

Rep No: 2594/6352/DPS -2 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6353/DPS -2 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6354/DPS -2 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6355/DPS -2 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6356/DPS -2 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6357/DPS -2 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6358/DPS -2 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6359/DPS -2 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6360/DPS -2 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6361/DPS -2 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6362/DPS -2 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6363/DPS -2 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6364/DPS -2 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6365/DPS -2 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6366/DPS -2 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6367/DPS -2 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6368/DPS -2 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6369/DPS -2 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6370/DPS -2 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6371/DPS -2 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6372/DPS -2 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6373/DPS -2 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2594/6374/DPS -2 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2594/6375/DPS -2 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2594/6376/DPS -2 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Should protect areas around villages. The LDP candidate sites should be scrapped and 'greenbelt' type map with no build areas should be produced.

Should protect and buffer sites used for countryside recreation.
e.g. No quarry extension near Woodland Trust sites.

Should create cycle path route from Barry to Dinas Powys.

Need for speed limits in villages and around schools.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

The Deposit LDP will address your concerns regarding the protection of the countryside where there will be a general presumption against most forms of development. In terms of candidate sites, the LDP Manual states that early consideration should be given to engagement with developers and landowners to obtain information on potential sites to be included in the emerging LDP. This process aims to avoid a substantial number of additional sites coming forward at the examination stage and ensures that the LDP strategy is deliverable. All candidate sites will be assessed in accordance with the Council's approved candidate site methodology in due course. Your comments regarding a proposed cycle path between Barry and Dinas Powys are noted and will be considered as part of the Deposit LDP. Finally, the introduction of speed limits in villages and around schools is a road safety issue and not a land use planning matter. Notwithstanding this, the Council has successfully sought transport grant funding from the WAG to introduce 20 m.p.h speed limits around a number of Vale schools and will continue to do so in the future.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2607/6263/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:
It optimises development in areas where facilities already exist and with better employment opportunities which results in a more sustainable solution.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2607/6264/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6265/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6266/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6267/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6268/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6269/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2607/6270/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6271/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6272/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6273/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6274/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2607/6275/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

In order to satisfy the Welsh Assembly's target of 4,000 new homes in the Vale of Glamorgan, we are very satisfied with the Vale Council's decision in choosing Option 5 i.e. to concentrate development opportunities in Barry, Penarth / Llandough, Dinas Powys and Sully. Llantwit Major - St Athan to be a key development opportunity. Smaller sustainable settlements to accommodate further housing and associated development. The reasons for supporting the building of new homes primarily around existing settlements, as opposed to creating a new high density settlement of initially 2,750 at Llandow Newydd are outlined below;-

1) The building of such large numbers of houses would change the whole rural nature of the Western Vale. Although much of the proposed site is Brownfield, the developers would also have to use Greenfield, farming land in order to build the settlement. Furthermore, once planning permission for residential homes has been granted in that area, it is inevitable that in future LDPs there will be an expansion of the site. Having lived in City, Nr Bridgend for many years before moving to Llysworney, the community witnessed the huge expansion of Brackla housing estate which began just north of Coychurch and which now borders what was once the village of Coity. The same is now happening to Laleston with the development of Broadlands. As outlined in paragraph 2.6.7, there has already been substantial growth at Llantwit Major and as building will occur all along the line of a proposed bypass as well on the Llandow Newydd site itself, Llandow, Llysworney, Sigingstone, Llampha, Colwinston and other surrounding villages will lose their character as Vale villages.

2) Facilities have been promised by the developers in order to secure the site, but the fact remains that with a large development there would be a huge increase in traffic on the already burdened roads in the area as people have to leave the site for work, shop etc. It is fallacious that people will use public transport and the increase in traffic will have a detrimental affect on the already congested towns of Cowbridge and Llantwit Major. Parking is already in adequate in both towns and there are daily traffic jams now along the High Street in Cowbridge. The extra concentration of traffic from the Llandow Newydd would exacerbate the already problematic situation.

3) The developers have promised to help finance a Llysworney bypass. As residents of Llysworney who live on the busy B4270 we experience daily the flow of heavy traffic which passes through the village. We recognise that a road solution for Llysworney has been required for many years, but we question whether the proposed bypass would now solve the much wider transport problems in the Vale with the possible expansion of Cardiff Airport and the increased traffic to and from St Athan in the future. Rat running, which is already a problem in the area would increase and the residents of Llysworney could end up with traffic travelling around and through the village, as well as having a bypass which physically divides the residents of Carne and Penyrheol Terrace from the rest of the village. Furthermore we understand that the road programme is to be carried out in four phases over a long period of time with the funding from the sale of new homes at Llandow Newydd. In the present economic climate and the down turn in the price and sale of property there is no guarantee that the money will be available to fund the whole scheme and while certain sections of the road might be improved it might take many years before the whole road programme is completed with road chaos ensuing in the meantime for local residents.

4) A large housing in the position (north of) Llandow and Llysworney would also present a problem with surface water drainage and sewage. Both villages have suffered flooding in the past and although drainage has been improved by modernising the water station in Llysworney. The large number of dwellings at Llandow Newydd would again put both villages at risk from flooding and overload a drainage system whose capacity is already at its limit.

With all these considerations, we agree with Para 2.6.8 that this option has the most balanced approach focussing on primary urban areas whilst allowing development across other parts of the Vale. It optimises development in areas where facilities already exist and with better employment opportunities which results in a more sustainable solution.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2607/6276/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2607/6277/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2607/6278/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6279/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6280/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6281/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6282/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6283/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6284/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6285/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6286/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6287/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:
We wish to express our support for the Vale of Glamorgan's Local Development Plan 2011-2026 in regard to its Core Strategic Policy 11.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2607/6288/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6289/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6290/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2607/6291/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2616/2427/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

We agree with the need to create a balanced economy, the need to provide land that meets the requirements of businesses and the emphasis on creating new high quality employment. However, we are concerned that the key implications and recommendations of the ELS are not carried through into the Preferred Strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The employment land study indicated there to be sufficient existing employment land to meet the Vale's requirements over the LDP period. It also highlighted employment sites in strategic locations (i.e. Barry) that were under utilised due to insufficient infrastructure. Accordingly policy CSP 8 has been worded to reflect the findings of the report. Further detailed policy on the location and type of development on employment sites will be provided in the Draft Deposit LDP.

Recommendation: No change required.

Rep No: 2616/2430/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Housing Requirement

Providing additional housing at Sully will help to absorb the housing development required in the Vale and contribute to creating a more sustainable location.

We consider that the housing requirement for the Vale should be raised. Paragraph 8.6 highlights the SEWSPG requirement of 7,500 dwelling over the period 2006-2021. We question whether it is appropriate for the Council to roll this requirement forwards to the LDP plan period 2011-2026. As currently proposed the Council will have lost some of the accelerated housing growth for the period 2006-2011. Furthermore it is not appropriate to roll the housing requirement to years beyond the scope of the SEWSPG period, which is to 2021.

It cannot be assumed that one authority's housing shortfall would be met by another authority as suggested in paragraph 6.3 of the Population and Housing Projections Topic Paper.

Housing Completion

The number of completions has also been high in the last five years. Housing completions are an important indicator of need and demand, which should be factored into the provision of an adequate supply of housing. Planning Policy Wales advocates this approach.

Figure 1 below sets out the current and future housing trajectory and demonstrates the mismatch between demand and supply and that the proposed housing requirement does not accord with the regional apportionment, resulting in a shortfall of housing.

NOTE: FIGURE 1 COULD NOT BE ATTACHED TO THE DATABASE AND CAN BE VIEWED IN AMY DAVIES'S DPS FORM, FOUND IN CHRIS COX'S COMMENTS, RETURNED COMMENT FORMS, ISA & DPS STRATEGY RELATED, CRP FOLDER (CP, 7/3/08).

Affordable Housing

Paragraph 9.3 identifies the need to provide 652 affordable dwellings per annum in the Vale. The total proposed housing requirement of 500 dwellings per annum does not appear to reflect need and could mean that affordability issues may not be addressed. The LDP may not be able to meet objective 3, which seeks to meet the housing
needs of people in the Vale. Increasing the overall housing requirement could help to tackle this issue.

The provision of housing at Sully will help to increase people's choice due to its location and the type of product likely to be delivered. Focusing significant housing growth solely in Barry will limit people's choice of housing location and product.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Recommendation: No change required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2616/2431/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

DTZ consider that the Vision could be improved and made more relevant to the development and land use needs of the Vale. Whilst we appreciate that the vision must reflect the Community Strategy the current vision has too much emphasis on community engagement and does not provide a clear statement that sets a strategic spatial framework for future development.

DTZ consider that the vision should include specific reference to meeting housing and employment needs.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The LDP vision is a broad overarching aspirational statement as to what the Council wishes the Vale to become at the end of the LDP period. The LDP objectives are the Council's statement of how this aspiration can be delivered in land use terms. Furthermore, the adoption of the Community Strategy vision as the vision for the LDP accords with Welsh Assembly Government guidance on the preparation of LDPs.

Recommendation: No change required.

Rep No: 2616/2434/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Whilst we agree with the use of brownfield land in preference to greenfield land this is just one consideration and we believe it important to consider other factors such as sustainability in parallel with a sequential approach. For example, the development of greenfield sites adjoining key and primary settlements is likely to be result in a more
sustainable, efficient and effective pattern of development than developing brownfield sites in more rural locations.

Planning Policy Wales supports this. Furthermore, brownfield and greenfield sites will often yield different housing products and it is essential that a mix of housing that meets needs is provided.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. While the comments are noted, the Council is of the view that sustainability forms a central element of the Draft Preferred Strategy and that this is reflected in paragraph 12.3 and within the settlement hierarchy. The Council acknowledges that not all brown field sites are suitable for development, since they may be in unsustainable locations as can greenfield sites. Accordingly, the Council has developed a candidate site methodology to identify site specific characteristics, of which accessibility is one of many categories. This is also supported by the Council's Sustainable Settlements Appraisal.

Recommendation: No change required.

Rep No: 2616/2435/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2616/2436/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:

DTZ is concerned that the housing requirement and locational distribution set out by the Preferred Strategy will inhibit the Councils ability to meet objective 3 and meet the housing needs of people in the Vale. Raising the housing requirement is a solution that the Council should consider further.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation relating to the proposed LDP dwelling requirement has been considered at Question 2 above

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2616/2437/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

We support the emphasis of objective 4 on maintaining and improving local services. We believe that services in existing settlements can be retained and their usage increased by providing housing growth at the key and primary settlements. Development of the site at Swanbridge Road can help protect and increase local service and public
transport provision in Sully.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change requested.

Rep No: 2616/2438/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2616/2440/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** No

Representation Comments:

In accordance with objective 6, further development at Sully would be in a sustainable location, strengthen the existing community and services and therefore reduce the need to travel. The growth of Sully would enable viable improvements to public transport to become viable. Furthermore, Sully is close to Barry and Penarth. There is also
potential to help deliver a cycle link.

We have completed a sustainability assessment using the Councils methodology which demonstrates that the site is sustainable and accords with the Preferred Strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2616/2441/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

We broadly support the objective of protecting the built and natural environment where designations can be justified. The Options Appraisal prepared by Hyder Consulting recognises the benefits of option 5 (the Preferred Option), but does identify some weaknesses. Most of these are environmental due to the presence of the
coastline, SSSI's, flooding and Green Wedge. The Swanbridge Road site is not subject to any of these constraints and is therefore an ideal location to help deliver sustainable settlement growth. Therefore the development of the site would meet objective 7 and the Preferred Strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2616/2442/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** No

Representation Comments:

We support the commitment to improving the quality of life of residents that objective 8 seeks. We consider that development at Sully can further strengthen and diversify the existing mix of uses at this key location and have a positive impact on the quality of life of the community.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2616/2443/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2616/2444/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

DTZ broadly agree with the wording of the draft Preferred Spatial Strategy. We support the identification of St. Athan as a key development opportunity. DTZ consider that greater attention should be given toward transport issues in the LDP. Given the key opportunities in the Vale presented by St. Athan and the expansion of Cardiff Airport it is clear that improved transport links will be critical to future development in the Vale. Whilst broadly supporting the strategies, concerns are held over its deliverability and capability to spread benefits throughout the whole of the Vale of Glamorgan and sub region beyond.

We support the focus on the South East Zone and agree that growth of the main settlements will result in the most acceptable and sustainable growth.

We would ask the Council to be cautious with the assertion that brownfield land in Barry will meet a large proportion of need. Development at Barry is likely to yield predominantly flats and apartments and it is important that all housing need is catered for, such as additional family housing.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed and comments noted.

References to the improvement to and provision of transport infrastructure, including the importance of addressing sustainability are contained within paragraphs 12.15-12.17, and Core Strategic Policy 6 Planning Obligations. Similarly, traffic congestion is recognised within the Draft Strategy, particularly within the eastern Vale which the LDP seeks to address through the implementation of the Barry Waterfront to Cardiff Link Road (Para 16.5).

With regard to determining future housing requirements, the Council will be informed by its Local Housing Market Assessment which will identify the likely type, mix and size of dwellings required within the Vale of Glamorgan. Furthermore, the Council has been advised that housing mix planned for the remainder of Barry Waterfront will be of a mix and type appropriate to the identified need.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2616/2446/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

DTZ does not fully support the format of Area Strategy Policy 1 and specifically, find the identification of St. Athan as a key settlement confusing. We do support the proposed DTA investment at St. Athan and the need to exploit this investment, but believe that the LDP should deal with St. Athan as a major development opportunity as
suggested by the wording of the Preferred Spatial Strategy. The Preferred Strategy should be clearer as to whether the future development of St. Athan is based solely on DTA proposals or to meet the more general growth requirements of the Vale.

St. Athan should not accommodate general growth. The location is distinctly rural in nature and the Council should consider the implications of promoting St. Athan as a key settlement, particularly if the investment is less than originally expected, or is withdrawn in the future. In January 2008 the proposed DTA second stage
investment was significantly reduced.

DTZ do not agree with the assertion of paragraph 16.6 that St. Athan is currently a key settlement. The identification of St. Athan as a key settlement does not accord with the Wales Spatial Plan or the Councils Sustainable Settlement Appraisal, which identifies more sustainable locations than St. Athan. The population of St. Athan is only 2,000 compared to the population of Barry of 48,000. Whilst the population of St. Athan will undoubtedly rise as a direct result of the DTA investment the Council should consider carefully the impact on the environment, infrastructure and services that allowing general development not directly related to DTA at St. Athan could cause.

Whilst it will be important to capitalise on DTA we cannot agree that seeking to deliver the plan on the basis of a strategy that is at odds with the evidence base (Sustainable Settlement Appraisal) will result in sustainable growth.

We agree with the inclusion of Sully as a primary settlement. Sully has been demonstrated by the Council to be sustainable, is within the south east zone and is close to Barry. As such we consider that Sully is a suitable location for housing growth and that the development of site will deliver tangible benefits to Sully and the wider community.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of St Athan as a Key Settlement in the settlement hierarchy is to reflect the importance of the DTA proposal in terms of inward investment into the Vale and the potential opportunities that this will bring. This also accords with the identification of St Athan as an Area of Opportunity within the revision of the Wales Spatial Plan. Therefore, while the comments of DTZ are noted, the Council is of the view that the role of St. Athan within the hierarchy is adequately set out at paragraph 16.6. Further, paragraph 16.6 refers to the future role of St Athan within the DPS rather than its current role. The comments of DTZ in respect of this are therefore considered unwarranted. Further detail will be provided in the Draft Deposit Plan about the DTA proposal and its impacts.

The settlement hierarchy has been developed to interpret the spatial strategy and also to take account of the need to address sustainable development. The strategy has not been designed purely to deliver housing. Consequently, the position of the settlements within the hierarchy does not merely reflect the potential level of housing that will be allocated in each settlement; its purpose is to recognise the roles and functions of each settlement in the delivery of the strategy.

Recommendation: No change required.

Rep No: 2616/2448/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

DTZ is concerned that the Core Strategic local plan policies have been developed without the benefit of a complete evidence base, and whilst acknowledging that the LDP has been subject to SA/SEA, DTZ question the legitimacy of the core policies.

Sully is a sustainable location in the Vale and as such its future growth and pattern of development could make a significant contribution to achieving sustainable development in the Vale. We support the principles of Policy CSP1 including promoting higher density mixed use development in sustainable locations, offering sustainable transport
choices and improving economic and social wellbeing and consider that development at Sully would accord with these principles. The area is served by public transport and is in close proximity to Barry.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council is of the view that the background studies that have been prepared on a wide range of topics e.g. housing and population, employment, form a detailed and comprehensive evidence base which have informed the development of the Draft Preferred Strategy and will continue to inform the development of the Deposit Draft LDP. Further, the range and direction of the DPS and the objectives and policies contained within it have been influenced by baseline information on key social, economic and environmental issues as detailed within the Approved Scoping Report (July 2007). The main background reports were available for inspection at the time of the DPS consultation and the Council is therefore of the view that the comments in respect of the legitimacy of the cores strategic policies is unwarranted.

Support in respect of the role of Sully is welcomed.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2616/2449/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

DTZ agree with the objective of policies CSP2 and CSP3 and consider that development at the site can help the Vale to realise these objectives.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2616/2452/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

DTZ agree with the objective of policies CSP2 and CSP3 and consider that development at the site can help the Vale to realise these objectives.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2616/2453/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

Housing Supply

We object to Policy CSP4. We consider that the requirement to provide 7,500 dwellings should be raised to help improve range and choice and tackle affordability issues. The figure should also be raised if the Housing Market Assessment finds a local need greater than the SEWSPG distribution. Planning Policy Wales (paragraph 9.2.3) confirms that household projection should be the starting point for assessing housing needs.

The delivery of the housing requirement should not be phased. It is important to tackle the existing housing shortage and affordability crisis and the phasing policy does not meet the objective of meeting housing needs, particularly in light of the current requirement of over 600 affordable dwellings per annum. Furthermore, 2,500 dwellings are proposed in the period 2021-2026, which is beyond the SEWSPG timeframe, which all Local Authorities in South East Wales have agreed.

DTZ believe that the site can help deliver the housing requirement in the Vale, not only in terms of the required numbers but also in terms of the type of product. Barry Waterfront is likely to yield mainly flats and apartments and there is a growing realisation, particularly within the context of a changing residential market, that more family
housing is needed. Unforeseen market changes and housing need are reasons why the Council should not seek to phase housing development too prescriptively.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies (June 2006), stating that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)". (Paragraph 4.1 refers)

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the 'plan, monitor, manage' approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

In relation to the suitability of the site, the Council at this stage cannot comment on the merits of individual sites, this will be considered against the Council's approved candidate site methodology.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2616/2454/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

Policy CSP5 seeks to provide 2,500 dwellings or 166 per annum, much lower than the 652 dwellings required. We consider the 30% affordable housing requirement to be at upper limits of what is financially viable and it is therefore necessary to raise the overall housing requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Rep No: 2616/2455/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2616/2456/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2616/2457/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2616/2458/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2616/2459/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2616/2460/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:
Transport

In general we consider that transport issues should be given more weight in the LDP given that expansions at Cardiff Airport, DTA proposals and the existing trend of out commuting from the Vale results in significant transport pressures. Policy CSP11 should recognise and take account of these significant issues.

Housing development at Sully will, in accordance with the Preferred Strategy, be sustainable, but will also help to improve public transport and could help provide a cycle link. Sully is also within close proximity to Barry.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
As a strategic document, the Council considers that transport issues are adequately addressed within the Draft Preferred Strategy. In this regard, policy CSP 11 seeks to support strategic transport improvements that benefit the economic and social needs of the Vale of Glamorgan. Those schemes specifically identified are where issues are known to exist and are schemes which are long standing commitments of the Council. Transport issues related to the DTA St Athan proposal and the expansion of Cardiff International Airport are currently being considered by the Welsh assembly Government and where necessary, details will be included within the Deposit Draft LDP. The comments in respect of Sully are noted.

Rep No: 2616/2461/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2616/2469/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:
No comments at this stage.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2616/2491/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:
Paragraph 6.1 states that in order to inform the LDP's Draft Preferred Strategy, the Council has undertaken a number of background studies. We understand that only the Employment Land Study and Housing Topic Paper have been published at the same time as the Preferred Strategy. We await publication of the studies on the
Housing Market Assessment, Retail and Special Landscape Area study. When these are published they will provide more data and analysis which will enhance the ability of stakeholders to provide meaningful comments and contribute to the overall plan process.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted.

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Public Representor

Rep No: **2616/400/DPS -1** **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:
No further comments at this stage.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2653/54/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/55/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/56/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/6010/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/58/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/59/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/60/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2653/61/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/62/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/63/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/64/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/65/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
You say that you held stakeholder workshops on 27th May 2007. This was a Thursday. Those people who work probably not have had the time to attend these workshops. What cross section of views would have been obtained??

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The workshop referred to in the DPS was by invitation only and was attended by a range of local stakeholders from public and voluntary organisations, as well as local town and community council representatives. Further details of attendees can be found within the stakeholder workshop report, which is available on the Council's website.

Rep No: 2653/66/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2653/67/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

For the main part I agree with the Primary Settlement areas. Your hierarchy has been informed by an assessment of the existing services and facilities contained within each of the Vale's settlements e.g. primary school, day-to-day food shopping or access to medical facilities, as well as an assessment of the level of public transport provision.

However, I feel very strongly that Ystradowen, which has seen significant development in the past, should now be relieved of further major development. Ystradowen should now be designated as Minor Settlement. As it is now, further major development would not be sustainable. There is one public house and a church and a small hall as places for the village to gather. Any further major development would inundate what essentially are very basic facilities. There is only a small garage that sells basic provisions. I would be very concerned of the possibility of an increase in crime that might occur by increasing the population by any further significant amount. We are still a small enough community to regard ourselves as close. This would be destroyed by any further secondary development. The reason why people buy into smaller communities like Ystradowen is for that very reason, that they are small, self-contained, intimate and sustainable. As it is now, it is a very caring community. Getting bigger would destroy this. I reiterate, that building another housing estate the size of Badgers Brook, where I live, will completely destroy what is essentially a small village and put enormous strain on what basic facilities there are. It would be disappointing if certain farmers might want to 'cash-in' on the price of their land to make a quick buck. For most of us who are not involved in politics and planning, it is often very difficult to know whether we are heard or not, or whether anybody who doesn't live in the community actually cares. Often times, decisions are seen to be done by people that are completely remote (and who don't live in) those areas that they make decisions for. I hope someone hears this.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of Ystradowen within Area Strategy Policy 1- Settlement Hierarchy as a secondary settlement has been on the basis of the Council's Sustainable Settlement Appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents and also its current role. These secondary settlements are generally the larger populated rural areas that have sufficient population to sustain the additional services and facilities required for them to grow.

Whilst the Strategy does not at this stage indicate the actual level of development that each settlement will be allocated, the study recognises that within the settlements identified as secondary settlements new development would be required to contribute towards the provision of additional services and facilities. Notwithstanding the above, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2653/68/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2653/69/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2653/70/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2653/71/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/72/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/73/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/74/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/75/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/76/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/77/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/78/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/79/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/80/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/81/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2653/6011/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
Please leave Ystradowen alone, or at the very least, re-designate it under minor settlements. Thank you.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The identification of Ystradowen within Area Strategy Policy 1- Settlement Hierarchy as a secondary settlement has been on the basis of the Council's Sustainable Settlement Appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents, the population and also its current role. These secondary settlements are generally the larger populated rural areas that have sufficient population to sustain the additional services and facilities required for them to grow.

Whilst the Strategy does not at this stage indicate the actual level of development that each settlement will be allocated, the study recognises that within the settlements identified as secondary settlements new development would be required to contribute towards the provision of additional services and facilities.

Recommendation: No change required.

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Rep No: 2659/2533/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2659/2534/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

These comments refer to proposed sites for development at Ystradowen near Cowbridge. I do not think that there should be any more development either
in or at the boundaries of Ystradowen because
1) The village was doubled in size during the last decade
2) The sewerage system is at capacity
3) Everybody in the village has to travel AT LEAST 3 miles to purchase basic essentials such as fresh fruit, vegetables, meat, fresh baked bread and other staples such as rice or pasta.
4) There is no continuous pavement to either Cowbridge or Pontyclun so walking is unsafe.
5) There is no cycle lane to either Cowbridge or Pontyclun so cycling is difficult.
6) Public transport is minimal, comprising 8 buses each way each day and nothing on Sundays. It is impossible to get to either Bridgend or Cardiff to work by 9.00a.m. and get home again in the evenings using just public transport. The nearest railway station is 3 miles away and there is an hourly service to Bridgend and the same to Cardiff. The bus and train time-tables are not integrated.
7) Taking points 3,4,5 and 6 into account means that to live in Ystradowen one MUST have a car and expect to travel a minimum of 6 miles daily. In this day and age when we are all being urged to live more sustainably to build yet MORE houses so far from necessities such as food and employment seems perverse and illogical and runs counter to the Government's aim to reduce carbon emissions.
8) There are no medical facilities in the village.
9) There is no school for any age group in the village.
10) There is no post office.
11) There is no formal sports area or playing field in the village.
12) Any more development will result in greater urbanisation of a rural area.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

While the comments are noted, the identification of Ystradowen within Area Strategy Policy 1- Settlement Hierarchy as a secondary settlement has been on the basis of the Council's Sustainable Settlement Appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents and also its current role. These secondary settlements are generally the larger populated rural areas that have sufficient population to sustain the additional services and facilities required for them to grow.

Whilst the Strategy does not at this stage indicate the actual level of development that each settlement will be allocated, the Study recognises that within the settlements identified as secondary settlements new developments would be required to contribute towards the provision of additional services and facilities.

Recommendation: No change required.

Rep No: 2659/2535/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2659/2536/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2659/2537/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2538/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2539/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2540/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2541/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2542/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2543/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2544/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2545/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2546/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2547/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2548/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2549/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2550/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2551/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2552/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2553/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2554/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2555/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2556/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2557/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2659/2558/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2559/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/2566/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2659/409/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2670/2655/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2670/2656/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2670/2657/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2670/2658/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2670/2659/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2670/2660/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2670/2661/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2670/2662/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2670/2663/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2670/2664/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2670/2665/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2670/2666/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2670/2667/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2670/2668/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

The identification of Ystradowen as a secondary settlement site does not correspond with the criteria laid down 15.2. The village does not have a school or medical facilities. The garage has only limited food supplies insufficient for day-to-day needs. Public transport is extremely limited. The current road network would not support the development of more than a few new houses and certainly not several new housing estates. If development is to take place, then the infrastructure should be improved to reflect the criteria and seek to maintain the current quality of life enjoyed by local residents.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of Ystradowen within Area Strategy Policy 1- Settlement Hierarchy as a secondary settlement has been on the basis of the Council's Sustainable Settlement Appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents and also its current role. These secondary settlements are generally the larger populated rural areas that have sufficient population to sustain the additional services and facilities required for them to grow.

Whilst the Strategy does not at this stage indicate the actual level of development that each settlement will be allocated, the Study recognises that within the settlements identified as secondary settlements new development would be required to contribute towards the provision of additional services and facilities.

Recommendation: No change required.

Rep No: 2670/2671/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2670/2672/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2670/2673/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2670/2674/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2670/2675/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2670/2676/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2670/2677/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2670/2678/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2670/2680/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2670/2683/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2670/2684/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2670/2685/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2670/2686/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2670/2687/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
no response required.

Rep No: 2670/2688/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2671/6114/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6115/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6116/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6117/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6118/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6119/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6120/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2671/6121/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6122/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6123/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6124/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6125/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6126/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6127/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

I think that some of the criteria used to assess a settlement's status has been overstated and that no consideration has been given to the extra facilities that would be needed to sustain these communities if they were expanded and Ystradowen is a good example of this.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of Ystradowen within Area Strategy Policy 1- Settlement Hierarchy as a secondary settlement has been on the basis of the Council's Sustainable Settlement Appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents and also its current role. These secondary settlements are generally the larger populated rural areas that have sufficient population to sustain the additional services and facilities required for them to grow.

Whilst the Strategy does not at this stage indicate the actual level of development that each settlement will be allocated, the Study recognises that within the settlements identified as secondary settlements new development would be required to contribute towards the provision of additional services and facilities. Notwithstanding the above, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2671/6128/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2671/6132/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2671/6133/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2671/6134/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2671/6135/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2671/6136/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/6137/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6138/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/6139/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6129/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/6130/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6131/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2671/6140/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6141/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2671/6142/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
I have expressed my concern over the likely scale of expansion in secondary settlements in villages and communities such as Ystradowen given the limited existing facilities in these communities which have I feel in Ystradowen already been overstated. Especially the transport links which are already detailed and the inherent risk of raising accident levels caused by increased car usage that expansion in and adjacent to the community would inevitably cause. Especially as there seems to be no provision for addressing this issue or even acknowledging it or dealing with other issues that it would seem would likely to occur like school provision and easier access to shopping facilities etc.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The identification of Ystradowen within Area Strategy Policy 1- Settlement Hierarchy as a secondary settlement has been on the basis of the Council's Sustainable Settlement Appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents and also its current role. These secondary settlements are generally the larger populated rural areas that have sufficient population to sustain the additional services and facilities required for them to grow.

Whilst the Strategy does not at this stage indicate the actual level of development that each settlement will be allocated, the Study recognises that within the settlements identified as secondary settlements new development would be required to contribute towards the provision of additional services and facilities. Notwithstanding the above, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

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Rep No: 2671/2/DPS -2 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/3/DPS -2 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/5/DPS -2 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/6/DPS -2 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/7/DPS -2 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/8/DPS -2 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/9/DPS -2 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/10/DPS -2 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/11/DPS -2 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/12/DPS -2 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/13/DPS -2 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/14/DPS -2 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/15/DPS -2 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/19/DPS -2 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/20/DPS -2 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/5488/DPS -2 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/21/DPS -2 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/5494/DPS -2 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/22/DPS -2 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/5496/DPS -2 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/23/DPS -2 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/5497/DPS -2 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/24/DPS -2 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/5498/DPS -2 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/25/DPS -2 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/5499/DPS -2 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/26/DPS -2 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2671/27/DPS -2 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2671/28/DPS -2 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Paragraph 18: Secondary Settlements

It is difficult to comment at this stage because whilst the draft plan seems to indicate that some housing development is inevitable in Ystradowen but the size and scale is not indicated but it does seem from the relatively high rating allocated to Ystradowen that given the existing size of the village is likely to lead to it being much enlarged.

It is my view that the amenities available to Ystradowen have been overstated. The existing public transport links are limited and do not provide transport for people to commute to their places of work. Furthermore as a means of providing shopping facilities for every day life needs is very limited. As for the existing shop it provides very basic facilities for the residents. It's main function is to provide newspapers, magazines, snacks, sweets, soft drinks etc. for customers of the garage of which it forms part it certainly doesn't provide such facilities as groceries except on a very limited scale.

Also, surely some account must be taken of traffic volumes given that the car is and is likely to remain the case for the foreseeable future an essential item for Ystradowen residents.

Traffic through the village at certain times of the day is very heavy mainly caused by people passing through to the larger conurbations two or three miles away within Rhondda Cynon Taf area. This is likely to further increase within the large scale housing development planned for the Talygarn/Brynsadler/Llanharry area.

This is likely to increase the risk of accident in the village itself and this will be exacerbated by any development in Ystradowen itself.

Furthermore it must be borne in mind that there are no educational facilities in the village and children have to be bused or driven by car to various schools some situated in places where small narrow lanes are used and are heavily used at certain times of the day.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of Ystradowen within Area Strategy Policy 1- Settlement Hierarchy as a secondary settlement has been on the basis of the Council's Sustainable Settlement Appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents and also its current role. These secondary settlements are generally the larger populated rural areas that have sufficient population to sustain the additional services and facilities required for them to grow.

Whilst the Strategy does not at this stage indicate the actual level of development that each settlement will be allocated, the Study recognises that within the settlements identified as secondary settlements new development would be required to contribute towards the provision of additional services and facilities. Notwithstanding the above, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

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Rep No: 2673/2708/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

Clearly the Government decision to remove Phase 2 from the DTA St. Athan project will have an impact on employment needs. Much depends on whose estimates quoted from a number of sources are correct. The residual effects could have a knock-on effect for the remainder of the Vale. As also the need for community services/ facilities and transport improvements and whether jobs taken up are by incoming population and/or resident population.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Metrix consortium is currently progressing with a detailed study that will verify the anticipated number of personnel that will be employed directly in relation to the proposed DTA development. The study will also provide information on housing requirements associated with relocated staff and families and this information when available will be used to inform the later stages of the LDP process as and when available and as necessary. Requirements for infrastructure, community services and facilities will be addressed at the detailed planning application stage. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Recommendation: No change required.

Rep No: 2673/2710/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

As for Question 1 above projections can be influenced by a number of factors especially the close proximity to the Cardiff Bay developments and the range of jobs in the capital city. Price of houses in the Vale can be a major restraint on a desire to live in the Vale on which the planning authority will have little control.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Vale's future housing requirement set out in the Draft Preferred Strategy are based on an assessment of anticipated population growth that the Vale will experience during the plan period 2011-2026. Factors such as the Vale's proximity to Cardiff Bay and house prices within the Vale do not have a bearing on the requirement to provide for population formation and have therefore not been considered.

Recommendation: No change required.

Rep No: 2673/2711/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2673/2712/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2673/2713/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Rep No: 2673/2715/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

How does one identify need (Para 12.11)? Availability and value for money often dictates where houses are occupied to those that remain vacant. Also the constraints on certain towns/villages by the built and natural environment and their setting will mitigate against meeting housing need. Each settlement will be different.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council is currently undertaking a housing needs survey which will identify the level of housing need in terms of affordable and general market housing. In terms of need this is generally defined as "the ability of households to purchase or rent property that satisfies the needs of the household without subsidy" (Welsh Assembly Guidance, Technical Advice Note 2 Planning and Affordable Housing, Para 4.1) This definition has formed the basis for identifying need with the study. The Council has undertaken a call for "Candidate Sites" as required by the LDP Regulations and has received over 400 prospective sites for consideration. In identifying locations for additional development including housing the Council will apply its Approved Candidate Site Assessment Methodology, an outline of which is provided at section 21 of the DPS. Land use constraints such as impacts on the natural environment form an integral part of this process.

Recommendation: No change required.

Rep No: 2673/2716/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed

Rep No: 2673/2717/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed

Rep No: 2673/2718/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2673/2719/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

But. There are several examples of poor design and inappropriate development built by the initiative of your conservation officers.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed and your comments noted.

Rep No: 2673/2720/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Rep No: 2673/2721/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:
There doesn't seem to be a para. 13.2

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Noted

No response required.

Rep No: 2673/2722/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:
But…the reduction in scale of DTA St. Athan could well have implications for other parts of the Vale. In any event the impact on country roads radiating out from St. Athan will come under greater pressure.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed. The Metrix consortium is currently progressing with a detailed study that will verify the anticipated number of personnel that will be employed directly in relation to the proposed DTA development. The study will also provide information on housing requirements associated with relocated staff and families and this information when available will be used to inform the later stages of the LDP process as when available and as necessary. Requirements for infrastructure, community services and facilities will be addressed at the detailed planning application stage. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Recommendation: No change required.

Rep No: 2673/2723/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:
But…

Para. 15.1 - The last sentence will be watched with interest.

Para. 15.3 - is critical since the further Area Strategic policies and the detailing of site specific allocations for whatever future land use will be the test of this Local Development Plan and their effects on settlements.

Para. 17 - As in para 18.1 - Similar levels of growth may not be appropriate in all Primary Settlements.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed and your comments noted.

Rep No: 2673/2725/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:
Paragraph 20.2 is very important.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted. Support is welcomed.

Rep No: 2673/2726/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2673/2727/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2673/2728/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:
CSP 4 - Subject to earlier comments (Question 2) and site specific allocations.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed and comments noted.

Rep No: 2673/2729/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2673/2730/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2673/2731/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2673/2732/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2673/2735/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2673/2738/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed

Rep No: 2673/2739/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:
CSP 11- Llysworney by-pass should be included for (northwards to M4 Jct. 35) route improvements to serve the West Vale which is already a main link. Public transport services should also be improved to encourage new users. Nevertheless, settlements (other than the key settlements) are already suffering congestion through on-street parking in our towns and there is great need to provide suitable off-street parking areas to ensure the free-flow of traffic along the main shopping streets. A classic example is the use of the Cattle Market in Cowbridge.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The inclusion of Llysworney bypass within CPS-11 recognises the need to improve this important local route, however it is not the Council's intention to extend the bypass north towards junction 35 of the M4. Elsewhere, appropriate public transport and other highway improvements will be considered in association with future development proposals on a site by site basis, and may include the provision of off street parking.

Recommendation: No change required.

Rep No: 2673/2740/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2673/2741/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2673/2758/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2673/335/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
I refer to your letters dated 11th January 2008 and 31st January 2008 and wish to be kept advised of progress on the LDP.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed. Your comments are noted.

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Rep No: 2675/2862/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2863/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2675/2864/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2866/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:
Although we agree with the LDP's Strategic Objectives, by choosing Ystradowen as a proposed site, you contravene the objectives as set out in the statements. For example - Objective 1 para 12.3, Objective 2, para 12.5, Objective 4 para 12.11, Objective 6 para 12.15/16, Objective 7 para 12.19 - see question 11.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed. The specific details of your comments are unclear however, having considered your reference to question 11 the Council is of the view that your comments relate to the Candidate Sites that have been proposed at Ystradowen. These sites will be assessed in due course against the Council's Approved Candidate Site assessment Methodology an overview of which is detailed at section 21 of the DPS. Until this assessment has been undertaken, the Council cannot comment on the merits or otherwise of individual sites. Therefore, your comments in respect of the objectives are considered unwarranted.

Recommendation: No change required

Rep No: 2675/2867/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2868/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2675/2869/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2870/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2871/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2872/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2873/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2874/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2675/2875/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

I agree with what is written, but again the proposed plans for Ystradowen mean that there is unnecessary development on greenfield sites when areas such as Barry and the South East Zone have the facilities to accommodate such development. Ystradowen has none of the characteristics as outlined in 14.11.

14.3 - Ystradowen does not have good levels of services and facilities as identified in the Council's Sustainable Settlements study.

14.4 - Ystradowen's proposed development is largely on greenfield sites! Developments should be concentrated in urbanized areas - not small villages such as Ystradowen.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. As per the Council's response to question 4 Objective 1, the Council is of the view that your comments relate to the Candidate Sites that have been proposed at Ystradowen. These sites will be assessed in due course against the Council's Approved Candidate Site assessment Methodology an overview of which is detailed at section 21 of the DPS. Until this assessment has been undertaken, the Council cannot comment on the merits or otherwise of individual sites. Therefore, your comments in respect of development on greenfield sites are considered unwarranted.

The identification of Ystradowen within Area Strategy Policy 1- Settlement Hierarchy as a secondary settlement has been on the basis of the Council's Sustainable Settlement Appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents, the population and also its current role. These secondary settlements are generally the larger populated rural areas that have sufficient population to sustain the additional services and facilities required for them to grow.

Whilst the Strategy does not at this stage indicate the actual level of development that each settlement will be allocated, the Study recognises that within the settlements identified as secondary settlements new developments would be required to contribute towards the provision of additional services and facilities.

Recommendation: No change required.

Rep No: 2675/2876/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

We would consider Ystradowen as being a Minor Settlement. It is stated that "hierarchy has been informed by an assessment of existing facilities or services", yet Ystradowen has no or little facilities or services. There is no work, no medical, no shops, one very crowded school, no leisure facilities, poor public transport; all only accessible by car or bus. Yet Aberthin, which is classed as a Minor Settlement, is about the same size but is of walking distance to Cowbridge, and Treoes is very close to an Industrial Estate giving employment.

15.2 - States that "future development will be guided towards reducing the need to travel and minimize the loss of greenfield sites." As a Minor Settlement which Ystradowen should be classed as, development should be restricted to agricultural as set out in 19.1.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of Ystradowen within Area Strategy Policy 1- Settlement Hierarchy as a secondary settlement has been on the basis of the Council's Sustainable Settlement Appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents and also its current role. These secondary settlements are generally the larger populated rural areas that have sufficient population to sustain the additional services and facilities required for them to grow.

Whilst the Strategy does not at this stage indicate the actual level of development that each settlement will be allocated, the Study recognises that within the settlements identified as secondary settlements new development would be required to contribute towards the provision of additional services and facilities. Notwithstanding the above, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2675/2877/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2675/2878/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2879/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2880/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2881/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2882/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2883/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2884/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2885/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2886/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2887/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2888/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2675/2889/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
You do not have targets for number of planning applications accompanied by a sustainability statement, and also there are no targets set for the number of dwellings constructed to Eco-homes standard of good or above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council has avoided setting a targets for eco homes standards as the construction of homes to this standard is currently voluntary. However, should this situation change the Council will consider amending its monitoring framework to reflect the current best practice or national planning policy framework. Similarly, at this stage no target has been set for numbers of planning applications accompanied by a sustainability statement as this would be dependent on whether the Council require all developments to be accompanied by a statement or for specific types or sizes of developments.

Recommendation: No change required.

Rep No: 2675/2895/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response require.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2675/344/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

In selecting Ystradowen for your current proposed development plans we consider that you have not met the requirements of the Draft Preferred Strategy:

1) The proposed sites are largely greenfield sites.

2) There are very limited facilities e.g. shops, schools, leisure, medical, transport.

3) There is very little employment.

4) Based on points 2 and 3 above any migration of population into Ystradowen would result in increased carbon footprint due to car usage as population would have to seek these facilities/ work elsewhere.

We also disagree that Ystradowen should be classed as a Secondary Settlement and should in fact be classed as a Minor Settlement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The greenfield sites identified at Ystradowen are Candidate Sites. The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local development Plan) (Wales) Regulations 2005, place a statutory duty on all local planning authorities in Wales to prepare a Local Development Plan. The identification of Candidate Sites is an integral part of that process. The candidate sites put forward will be assessed in due course against the Council's Approved Candidate Site Assessment Methodology an overview of which is detailed at section 21 of the DPS. Until this assessment has been undertaken, the Council cannot comment on the merits or otherwise of individual sites. Therefore, your comments in respect of the objectives are considered unwarranted.

The identification of Ystradowen within Area Strategy Policy 1- Settlement Hierarchy as a secondary settlement has been on the basis of the Council's sustainable settlement appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents and also its current role. These secondary settlements are generally the larger populated rural areas that have sufficient population to sustain the additional services and facilities required for them to grow.

Whilst the Strategy does not at this stage indicate the actual level of development that each settlement will be allocated, the Study recognises that within the settlements identified as secondary settlements new development would be required to contribute towards the provision of additional services and facilities.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2700/2951/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:
I note that the consultants emphasises concentration of need at Llandow and need to support the rural economy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed and comments noted.

Rep No: 2700/2954/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:
Proposed result of a technical analysis which cannot be readily appreciated by a lay person.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2700/2955/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2956/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2957/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2958/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:
Objective 3 - Disagree with OPTION 5 adopted in DPS

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2700/2959/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2700/2960/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2961/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2962/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:
Objective 7 - Fully agree with particular need to preserve and enhance the qualities of village life in the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed and your comment noted.

Rep No: 2700/2963/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** No

Representation Comments:
Objective 8 - Disagree with OPTION 5 adopted in DPS

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
In identifying Option 5 as its preferred strategy, the Council has considered issues such as sustainability, environmental and economic impacts and has assessed a number of options as detailed in its Spatial Options Background Paper and the Local Development Plan Sustainability Appraisal Options Appraisal Report. Having considered the findings of this work, the Council considers that Option 5 will best address the issues identified within the Vale of Glamorgan.

Rep No: 2700/2964/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
Options have been considered but Option 5 chosen is the wrong choice. Surely the total acceptance of the requirements at Llandow (largest single investment project in Wales) calls for the development in that area to minimise travelling and environmental damage.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted. However for accuracy, the development you appear to be referring to is the DTA St Athan proposal not the development proposed at Llandow.

In identifying its preferred strategy, the Council has considered issues such as minimising the need to travel and environmental impacts, as well as addressing the wider economic and social issues affecting the Vale.

Recommendation: No change required.

Rep No: 2700/2965/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
As previous. To prevent disruption of Rural Vale by further development in the Villages with consequent negatives.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council has considers that the strategy will assist in addressing the environmental, economic and social issues affecting the Vale. Any development within the Vale during the LDP plan period will be done as sensitively as possible.

Recommendation: No change required.

Rep No: 2700/2966/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
As previous.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2700/2967/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2968/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2969/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2970/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2971/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2972/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2973/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2974/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2975/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2976/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2977/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2978/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2700/2979/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2700/2980/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2700/2981/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2703/2999/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

My Clients support the Draft Preferred Strategy's approach for further employment growth.

2.2 In particular they welcome provision for growth in St Athan, Barry and the South East Zone, where proposals for the expansion of Cardiff Wales Airport will be beneficial in enhancing the profile of the Region as a whole. In overall sustainability terms there will be a need to locate new housing opportunities within reasonable proximity of key employment areas. Provision in the Draft Preferred Strategy for these related aspects together with enhanced transportation linkages is again supported.

2.3 Chapter 7 – 'Employment Needs', however, concentrates exclusively on business and industrial land requirements. There is no acknowledgement of the importance of the service sector to the economy of the Vale, and particularly the leisure and tourism industry. More emphasis is required on mixed use schemes which potentially could achieve a sustainable balance of employment, leisure and housing opportunities.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council is of the view that the importance of tourism to the Vale is adequately reflected by objective 5 and supported by Core Strategic Policy 8 which favours tourism initiatives. Notwithstanding this, the Council is currently reviewing its tourism strategy as part of the LDP, and will also undertake a review of the current tourism policies contained in the current UDP. The employment land study was commissioned specifically to identify future employment needs associated with business and industry.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2703/3000/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

My Clients object on the grounds that the issues identified below should also be considered and included in Chapter 8 of the draft Strategy document.

3.2 The apportionment referred to in the Area Work on the WSP (paragraph 8.5 refers) has been agreed without sufficient consultation and there is consequently a soundness issue (See Question 10). The statistical basis for the SEWSPG apportionment has not been the subject of public consultation or Examination in Public, thus it can not be relied upon. Reference to this part of the framework in the context of soundness and sustainability is therefore misleading. The Strategy document must be revisited to ensure that it correctly reflects the status of background strategies.

3.3 Annual completions of new dwellings in the Vale of Glamorgan from 2001 to 2006 averaged 568 (2006 Agreed JHLA Study). WAG projections for the SE Wales region indicate that high rates of growth are anticipated 22% higher than the average annual rate of house completions in the period 1996 to 2005, during which the Vale experienced an annual rate of 510 per annum.

3.4 The proposed housing requirement of 7,500, resulting in an anticipated annual completion rate of 500 dwellings per annum is therefore inadequate to cater for the assumed general growth and does not match previous completion rates. Figures were derived mainly from a brief assessment of urban capacity in each area and on the aspirations for growth or containment of individual local authorities. Broadly it was agreed on a sub regional basis that the Valley areas of South Wales could accommodate the additional growth in order that areas such as the Vale, Cardiff and Monmouthshire could adopt comparatively low growth strategies.

3.5 Although it is acknowledged that the South Wales Valleys should be regenerated by appropriate levels of development, there is a major question mark as to whether growth can take place in these less marketable areas to offset development pressure in the Vale and other popular areas along the M4 corridor. The valley areas where a large amount of growth is proposed have major infrastructure and topographical constraints. Yet in the next 15 years it is assumed that through this process, i.e. by restricting development in the south, significant growth will take place in the valley areas to the extent that previous trends will be reversed, albeit that this would result in more commuter travel and further congestion around Cardiff and the M4.

3.6 Consequently no methodology has been applied which could establish whether the apportionment of the regional household projections is actually deliverable within the respective local authorities. It does not take into account market conditions which will be the key to realising household growth, and fails to examine economic forecasts and other trends to show how realistic the proposed amount of housing growth is within each local authority. In doing so there is a failure to recognise the central importance of growth in Cardiff and the coastal region to the development of an economically successful and sustainable 'City Region'.

3.7 The aforementioned exercise was also based on 2003 – based population and housing projections from the Welsh Assembly Government. Since there have been two other sets of national population projections for Wales, 2004 and 2006 based projections, which both show a significantly higher population growth compared with the 2003 based projections and this is likely to be reflected in the higher household forecasts.

3.8 It is also noted that the Vale of Glamorgan's LDP period is 2011 to 2026, rather than 2006 to 2021 as adopted by other local authorities in SE Wales. The SEWSPG apportionment figures do not therefore bear comparison with the timescale of the Vale's Local Development Plan. Moreover new projections emerging from WAG are likely to show a more pronounced increase in household numbers, which has implications in the Vale, particularly in the latter part of the Plan period.

3.9 On the above basis my Client is of the view that a higher housing requirement figure needs to be incorporated in the draft Strategy to reflect housing completion rates over the previous 5 year period, to allow for a more realistic apportionment of regional needs, and to address higher anticipated projections of household growth. In this context a housing land target in the region of 10,000 new dwellings during the Plan period together with a 10% flexibility allowance would be appropriate as advocated by the Homebuilders Federation.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Regional Housing Apportionment exercise was carried out by SEWSPG in accordance with the advice contained in the MIPPS 01/2006 (Housing) and TAN 1 (JHLAS) 2006. Key stakeholders attended the SEWSPG meetings and seminars where the housing apportionment process was discussed in detail and their views were taken into account.

The methodology for determining future housing requirements for the Vale of Glamorgan is based on population projections, since these provide a robust approach to predicting future housing growth, whereas past build rates as proposed by the representor, are considered unreliable since as they may be influenced by external factors such as the prevailing economic climate. This is evidenced by the current economic down turn.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The purpose of the Wales Spatial Plan is to provide a balanced approach to development within the region. In this regard, the Council's use of population projections to determine the level of housing required during the plan period due to natural population changes and migration is considered to be complimentary to the WSP. Therefore to allow market forces to prevail in the manner suggested by the

representor would not complement the WSP and would not maintain the attractiveness of the Vale as a place to live and work.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2703/3001/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

My Clients object to the vision which does not reflect the aspirations of the National Housing Strategy - Better Homes for People in Wales i.e. "That everyone in Wales should have the opportunity to live in good quality, affordable, housing; to be able to choose where they live and decide whether buying or renting is best for them and their families."

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The LDP vision seeks to encompass social, economic and environmental aspirations whereas the national housing strategy addresses a singular issue, namely housing. Therefore the Council considers that the vision reflects the need to address the issues identified as of being particular importance for the Vale, and these are supplemented by a series of 8 strategic objectives, of which objective 3 addresses housing needs.

Recommendation: No change required..

Rep No: 2703/3002/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2703/3003/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2703/3004/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

They would, however, contend that Objective 3, in seeking to provide the opportunity for people in the Vale to meet their housing needs, should be applied to a higher housing requirement, as advocated in my Clients' response to Question 2, rather than the proposed dwelling requirement in the Draft Preferred Strategy of 7,500 units.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Your representation relating to the proposed LDP dwelling requirement has been considered at Question 2 above.

Rep No: 2703/3005/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2703/3006/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2703/3007/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2703/3008/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2703/3009/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2703/3010/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
My Clients object to the strategy options identified.

5.2 Although in general terms the various spatial scenarios cover a wide range of possibilities, Option 5 could be expanded, or a related option identified, which allows consideration for providing a balanced approach to the location of housing and employment, with emphasis on locating housing around key employment sites such as St Athan and allowing housing choice. In addition consideration should be given to the balanced release of Greenfield sites if these prove more sustainable than brownfield site releases in certain locations.

5.3 My Client is of the view that a Strategy combining two expanded options on the above basis will allow for some further dispersed growth in settlements which meet accepted sustainability criteria.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council's preferred strategy option and settlement hierarchy recognises the need for a balanced approach to the allocation of housing and other development in sustainable locations. Similarly, the Council's candidate site assessment will consider the suitability of sites in terms of location, recognising that there may be circumstances where brownfield sites may be less suitable than greenfield sites due to their location.

Recommendation: No change required

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House builder Representor

Rep No: 2703/3011/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

My Clients object on the grounds that Option 7 (a combination of an expanded Option 2b and an expanded Option 5) should be adopted, i.e. "Concentrate balanced development opportunities in Barry, and the South East Zone. The St Athan area to be a key development opportunity for related employment and housing growth. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test which would include proximity to existing employment opportunities and consideration of the relative merits of Greenfield and brownfield sites in sustainability terms ."

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Option 2b includes the dispersal of development on a pro rata basis based on the current population of each settlement assessed against the Council's sustainability criteria. It is the Council's view that the future planning of the Vale on a simple pro rata basis would not take account of the capacity and character of the settlements. The preferred option 5 draws upon the sustainability assessment of each settlement but allows development to be planned in a flexible manner, taking account of capacity issues as well as the role and function of each settlement (including employment opportunities e.g. DTA St Athan, Cardiff Airport and Barry).

Recommendation: No change required

Rep No: 2703/3012/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

My Clients in general support the settlement strategy hierarchy and welcome the categorisation of Sully as a primary settlement.

However, it is considered that more emphasis should be given to primary settlements to accommodate additional development beyond local needs in order to ensure that these settlements remain balanced and sustainable. More limited growth is supported in respect of secondary settlements to meet local housing needs.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The level of development within each settlement category will be dependent on their existing role and function, the Council's aspiration for each in relation to the delivery of the over arching spatial strategy and their capacity to accommodate growth in a sustainable manner.

Recommendation: No change required.

Rep No: 2703/3013/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** No

Representation Comments:

My Clients in general support the policies, however they would object to Policy CSP4 for the reasons given in response to Question 2.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. See response to question 2.

Rep No: 2703/3014/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** No

Representation Comments:

Policy CSP 2 is objected to on the basis that it assumes that renewable energy production will be required on all sites. Here comments from the HBF are echoed whereby the most effective way to create an energy efficient building is through the fabric of its construction and not from add-on technologies, many of which are not tested. Provided therefore that the buildings can reach the agreed standard for energy efficiency through innovative design and construction, the requirement for renewable energy should not be enforced in addition.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP2 has been drafted in line with the staged approach advocated in National Planning Guidance- Planning and Climate Change (Draft 2006). This supports a flexible approach to addressing climate change, the first stage of which is to conserve energy and reduce demand - which can be achieved through for example higher levels of insulation and passive solar design. Where opportunities for on site renewable energy is feasible, this is also advocated, as is the ability to supplying energy efficiently, for example through the incorporation of district heating systems. With regard to the use of add on technologies - the need to address climate change should be integral to any development proposal and therefore should not require add on technologies as an afterthought.

Recommendation: No change required

Rep No: 2703/3015/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2703/3016/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2703/3017/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:
Policy CSP5: Affordable Housing will need to be re-examined in the context of comments on the overall dwelling requirements. Again My Clients would concur with comments submitted by the HBF i.e. that the 30% affordable housing target is only appropriate in the context of an increased overall dwelling requirement and that 30% of the Council's proposed figure of 7,500 is 2,250 not 2,500.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: "Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target" (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site" (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Rep No: 2703/3018/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2703/3019/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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House builder Representor

Rep No: 2703/3020/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2703/3021/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2703/3022/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2703/3023/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2703/3024/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2703/3025/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:
My Clients generally support the indicators and targets.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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House builder Representor

Rep No: 2703/3026/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

My Clients object on the grounds that the regional apportionment exercise from which the housing figures were derived was not transparent and not conducted in a sound manner. Their response to Question 2 refers. As regards the Tests of Soundness it therefore fails the Consistency Tests, particularly Test CE2, i.e. “The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base.”

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Regional Housing Apportionment exercise was carried out by SEWSPG in accordance with the advice contained in the MIPPS 01/2006 (Housing) and TAN 1 (JHLAS) 2006. Key stakeholders attended the SEWSPG meetings and seminars where the housing apportionment process was discussed in detail and their views were taken into account.

Rep No: 2703/3082/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

My Clients only wish to comment generally to the effect that in giving preference to the Strategy Option which is suggested, they would dismiss the option involving the potential for a new self contained settlement (Option 4). They are of the view that in order to achieve sustainable communities in the Vale in the period to 2026, growth and new housing needs should be focused on existing key locations and settlements.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed and your comments noted.

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Local Authorities Representor

Rep No: 2704/3258/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3259/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:
Bridgend County Borough Council (BCBC), as a co-signatory of the South East Wales Housing Apportionment Memorandum of Understanding welcomes the fact that, after careful examination of options in the associated Topic Paper, the Vale of Glamorgan Council is using their regionally-apportioned figure as a basis for household and population growth up to 2026. This approach accords with both MIPPS 01/2006: Housing (paragraph 9.2.2) and the Wales Spatial Plan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed and your comments noted.

Rep No: 2704/3260/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3261/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3262/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3263/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3264/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Local Authorities Representor

Rep No: 2704/3265/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3266/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3267/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3268/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3269/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3270/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:
BCBC acknowledges the draft Preferred Strategy statement (section 14 refers) that development in the Vale of Glamorgan will be concentrated in Barry and the South East Zone with St. Athan to be a key development opportunity. However, whilst acknowledging in the Key Diagram that there are inter-relationships between Bridgend County Borough Council to the Vale of Glamorgan these do not appear to be expressed in the document. In relation to this it should be acknowledged that, in western parts of the Vale of Glamorgan, residents will utilise Bridgend County Borough (particularly Bridgend town) rather than Barry for their primary retailing, service and employment needs if they are not available locally.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Noted. The Vale of Glamorgan Council is currently undertaking a retail capacity study which includes an assessment of retail catchment areas within the Vale and adjoining local authorities. This study will inform the retail policies within the LDP and the relationship of other centres outside of the vale will be taken into account in drafting these policies.

Rep No: 2704/3271/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3272/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3273/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3274/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3275/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3276/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3277/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3278/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3279/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3280/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3281/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2704/3282/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:
In relation to the above, it should also be acknowledged that a key access point to the Vale of Glamorgan is via Bridgend County Borough. To this effect it is disappointing that the proposed Brocastle link road has been omitted from CSP 11: Strategic Transport Improvements. This scheme is likely to feature in the forthcoming Regional Transport Plan (RTP) and authorities are advised to include in their LDPs references to those schemes to be included in the RTP.

The Brocastle Link will bring strategic benefits to the region for longer distance traffic using the M4 and Bridgend County Borough to access the Vale and particularly the Defence Training Academy development in St. Athan. Given the strategic nature of the Brocastle link scheme (in that it crosses the boundary between Bridgend and the Vale of Glamorgan) this proposal should be included in the Preferred Strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Brocastle link has been submitted as a candidate site, and as such has not been assessed by the Council. This assessment shall be undertaken in due course in accordance with the Council's Approved Candidate Site Methodology.

Recommendation: No change required.

Rep No: 2704/3283/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Local Authorities Representor

Rep No: 2704/3284/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2704/3285/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2704/404/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Apart from the strategic highway scheme and waste management sites, the BCBC notes that no Strategic Sites have been included in the Preferred Strategy for housing and employment. With respect to this and in relation to the points above, the inclusion of the Brocastle Link road affords the opportunity to identify an extension to the existing Waterton Industrial Estate (currently contained wholly within Bridgend County Borough). Whilst CSP8 does provide for the suitable extension to existing employment sites, given the unique nature of the Waterton Industrial Estate proposal (I.e. the existing site is in another local authority area), it should be listed as a strategic scheme.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Noted. The Brocastle scheme has been submitted as a candidate site and as such has not been subjected to a site appraisal. Once the preferred LDP strategy has been finalised all candidate site submissions will be assessed against the Council's Approved Candidate Site Assessment Methodology an overview of which is detailed at section 21 of the Draft Preferred Strategy. Following assessment suitable sites will be included in the Deposit Draft LDP. In addition, schemes that feature in regional strategies such as the RTP shall also be included where these are of strategic importance to the Vale of Glamorgan and/or address known cross boundary issues.

Recommendation: No change required.

Rep No: 2713/424/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/456/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/457/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/458/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/459/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/460/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/461/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/462/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/463/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/464/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/465/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/466/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/467/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2713/468/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

I wish to object to Area Study Policy 1 – Settlement Hierarchy in the Draft Preferred Strategy and in particular with reference to the village of Ystradowen being classified as a secondary settlement where future housing will be directed.

Ystradowen is a small rural settlement with an estimated population of 420 (initial sustainability appraisal report). The community facilities and transport services available serve the existing population and any expansion within the population will have a negative effect on the already stretched facilities. Furthermore the village school is already at capacity. Any future development will therefore not maximise social and economic benefits.

Ystradowen (only ranked 11th in the study undertaken) is ranked lower than several other villages and yet these villages with a higher ranking have not been classified as a secondary settlement. Other rural villages have not been classified as secondary developments as they are deemed to contribute to the character of the rural Vale and therefore require protection from over development. Ystradowen is currently the 'Best kept village' in the Vale of Glamorgan and has also won this award several times in recent years. Surely such a village does therefore enhance the rural Vale and requires protection from over development.

Finally any development in the village of Ystradowen will result in the loss of highly visible Green Field sites which goes against all policies on sustainability and will harm the character of the rural Vale.

In conclusion, Ystradowen is a small scale rural village which contributes to the character of the Vale. Further larger scale development in Ystradowen will result in increased traffic and put a considerable strain on existing facilities.

would be grateful if you could respond to the above and keep me updated with progress on the local plan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of area strategy policy 1: settlement hierarchy are noted. As part of the preparation for the Deposit LDP, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2713/469/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2713/470/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2713/471/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2713/472/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/473/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/474/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/475/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/476/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/477/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/478/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2713/479/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/480/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/483/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/484/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2713/5501/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5080/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5081/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5082/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5083/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5084/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5085/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5086/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5087/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5088/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5089/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5090/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5091/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5092/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5093/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5094/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5095/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5096/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5097/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5098/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5099/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5100/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5101/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5102/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5103/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5104/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5105/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5106/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2721/5107/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2721/5108/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

I write in objection to a candidate site land application submitted by Cofton for a change of use of land that is designated as recreational open space and which is located to the west of Rhoose Point for consideration in the next LDP / UDP.

I have previously delivered over 1000 signatures and objection letters for Cofton's most recent application to develop this asset for housing. Rhoose needs to preserve it's open spaces and limited recreational open space.

This land was designated to be left as recreational under the existing Section 106 agreement that Cofton agreed to as part of the Rhoose Point development in 1986. This is a fundamental example of Rhoose sustainability being eroded and abused by developers unsurprisingly trying to usurp the work of the Council's planning department and community.

Could you please advise on our next steps in procedure.

Yours sincerely

Paul Davenport

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's Approved Candidate Site Assessment Methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy

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Public Representor

Rep No: 2725/3355/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Public Representor

Rep No: 2725/3356/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011-2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over 2003-2021 period for the Vale of Glamorgan is 9940 households I.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006. The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001-2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwelling over the 2001-2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro-rata basis. This would indicate a dwelling requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of the Welsh Assembly Planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.

In conclusion therefore, it is evident that:

(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.

(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;

© No regard has been given to the high level of housing need within the Vale of Glamorgan.

There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will beable to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until

such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2725/3357/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2725/3358/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2725/3359/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2725/3360/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2725/3361/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2725/3362/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2725/3363/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2725/3364/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2725/3365/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2725/3366/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2725/3367/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2725/3368/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

It is considered that Llanmaes should be re-categorised as a Secondary Settlement in the Settlement Hierarchy. The settlement performs well in terms of services, facilities and transport and accessibility and is capable of accommodating a higher level of development.

Table 2 of the Sustainable Settlements Appraisal, which ranks settlements according to the services and facilities available, shows that Llanmaes scores 13: this is higher than Southerndown and Ystradowen, both of which as categorised as Secondary Settlements. In addition, Llanmaes has a higher population than Southerndown, Corntown, Ewenny and Bonvilston all of which are identified- as Secondary Settlements. There are some local services available within Llanmaes, including a church, public house, play area and playground. A wider range of services, facilities and employment opportunities is available in Llantwit Major, the outskirts of which are only about 200 metres away. The services, facilities and employment opportunities are accessible by foot, cycle or public transport. The site is served by a village bus service and additional bus services are available in nearby Llantwit Major. The mainline passenger rail service is also available in Llantwit Major, approximately 1 kilometre away. The development of this site would comply with the principles of sustainable development.

It is considered that the candidate site is a logical location for development and would be well related to settlement form. The allocation of the site would help meet the housing needs of this part of the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The classification of Llanmaes as a minor settlement is based on the recognition that whilst it has some basic services, it suffers from poor public transport links which are unlikely to be improved due to it not being located near to a strategic network.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Rep No: 2725/3369/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2725/3370/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2725/3371/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Rep No: 2725/3372/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

CSP 4

We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.

There is also objection to the phrasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:

"Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods."

It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 -2011) of 1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the 'plan, monitor, manage' approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

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Rep No: 2725/3373/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP 5

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500 affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites (i.e. less than 10 units) which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over 15 years LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000 units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for 30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation to the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 than there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Rep No: 2725/3374/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2725/3375/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2725/3376/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2725/3377/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2725/3378/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2725/3379/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2725/3380/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2725/3381/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2725/3383/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2725/355/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:
No.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response is required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2730/3410/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

Your statement is based on information that has been taken at face value. Rather than accept that population/ employment must increase we should be considering whether it should be restricted for any particular area. All immigration has to be controlled because this country has limited space, infrastructure, water tables etc/ On 1st Feb 2008 St Athan became an area with far less anticipated employment with estimates now less than 1,100 jobs instead of 5,000.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The LDP has a requirement to provide adequate land to meet the Vale's future employment and housing needs, the figures cited within the Draft Preferred Strategy were based at the time on the latest available population projections - whilst an element of this includes migration a large proportion is due to natural changes in the population, including new household formation. Information on the DTA St Athan proposal included within the DPS is the best available to the Council. The Metrix consortium are currently progressing with a detailed study that will verify the anticipated number of personnel that will be employed directly in relation to the proposed DTA development. The study will also provide information on housing requirements associated with relocated staff and families and this information when available will be used to inform the later stages of the LDP process as and when available and as necessary. The Council understands that the DTA scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Recommendation: No change required.

Rep No: 2730/3412/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

The same comments apply as for Question 1.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The LDP has a requirement to provide adequate land to meet the Vale's future employment and housing needs, the figures cited within the Draft Preferred Strategy were based at the time on the latest available population projections - whilst an element of this is includes migration a large proportion is due to natural changes in the population, including new household formation. Information on the DTA St Athan proposal included within the DPS is the best available to the Council. The Metrix consortium are currently progressing with a detailed study that will verify the anticipated number of personnel that will be employed directly in relation to the proposed DTA development. The study will also provide information on housing requirements associated with relocated staff and families and this information when available will be used to inform the later stages of the LDP process as and when available and as necessary. The Council understands that the DTA scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Recommendation: No change required.

Rep No: 2730/3413/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

Some parts of this are acceptable. But I am not convinced that in the final decision important caveats such as flooding, lack of facilities, roads, etc. will be ignored. I fail to see why a decision has already been made about Llandow traffic whereas other areas with more difficult road structures are still open i.e. Llancarfan/Walterston. You have accepted the viability of wind power schemes (12.6) whereas they are proven to be expensive, inefficient, environmentally disastrous, dependent on Government (i.e. taxpayer subsidies), produce small amounts of power and need back-up of power stations.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Future development proposals will be required to ensure that suitable infrastructure is provided, including highway improvements. In identifying sites for the development, the Council is required to ensure that potential flooding issues are fully explored, on this basis the Council shall engage with the Environment Agency to identify possible flooding problems. In meeting the challenges of addressing climate change, the Council, through the LDP will seek to encourage suitable alternative energy generation proposals wherever appropriate an/or viable - the issue of viability would be a matter for the energy industry to determine and is not a matter for the LDP.

Recommendation: No change required.

Rep No: 2730/3414/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** No

Representation Comments:

Comments on Question 3 obviously apply here as well.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Future development proposals will be required to ensure that suitable infrastructure is provided, including highway improvements. In identifying sites for the development, the Council is required to ensure that potential flooding issues are fully explored, on this basis the Council shall engage with the Environment Agency to identify possible flooding problems. In meeting the challenges of addressing climate change, the Council, through the LDP will seek to encourage suitable alternative energy generation proposals wherever appropriate an/or viable - the issue of viability would be a matter for the energy industry to determine and is not a matter for the LDP.

Recommendation: No change required.

Rep No: 2730/3415/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** No

Representation Comments:

Comments on Question 3 obviously apply here as well.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Future development proposals will be required to ensure that suitable infrastructure is provided, including highway improvements. In identifying sites for the development, the Council is required to ensure that potential flooding issues are fully explored, on this basis the Council shall engage with the Environment Agency to identify possible flooding problems. In meeting the challenges of addressing climate change, the Council, through the LDP will seek to encourage suitable alternative energy generation proposals wherever appropriate an/or viable - the issue of viability would be a matter for the energy industry to determine and is not a matter for the LDP.

Recommendation: No change required.

Rep No: 2730/3416/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:

Comments on Question 3 obviously apply here as well.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Future development proposals will be required to ensure that suitable infrastructure is provided, including highway improvements. In identifying sites for the development, the Council is required to ensure that potential flooding issues are fully explored, on this basis the Council shall engage with the Environment Agency to identify possible flooding problems. In meeting the challenges of addressing climate change, the Council, through the LDP will seek to encourage suitable alternative energy generation proposals wherever appropriate an/or viable - the issue of viability would be a matter for the energy industry to determine and is not a matter for the LDP.

Recommendation: No change required.

Rep No: 2730/3417/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** No

Representation Comments:

Comments on Question 3 obviously apply here as well.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Future development proposals will be required to ensure that suitable infrastructure is provided, including highway improvements. In identifying sites for the development, the Council is required to ensure that potential flooding issues are fully explored, on this basis the Council shall engage with the Environment Agency to identify possible flooding problems. In meeting the challenges of addressing climate change, the Council, through the LDP will seek to encourage suitable alternative energy generation proposals wherever appropriate an/or viable - the issue of viability would be a matter for the energy industry to determine and is not a matter for the LDP.

Recommendation: No change required.

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Rep No: 2730/3418/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** No

Representation Comments:

Comments on Question 3 obviously apply here as well.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Future development proposals will be required to ensure that suitable infrastructure is provided, including highway improvements. In identifying sites for the development, the Council is required to ensure that potential flooding issues are fully explored, on this basis the Council shall engage with the Environment Agency to identify possible flooding problems. In meeting the challenges of addressing climate change, the Council, through the LDP will seek to encourage suitable alternative energy generation proposals wherever appropriate an/or viable - the issue of viability would be a matter for the energy industry to determine and is not a matter for the LDP.

Recommendation: No change required.

Rep No: 2730/3419/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** No

Representation Comments:

Comments on Question 3 obviously apply here as well. 12.20 refers to growth within and adjoining existing sites but this conflicts in practice with 12.15, 12.16, 12.17, 12.18 and 12.19.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Future development proposals will be required to ensure that suitable infrastructure is provided, including highway improvements. In identifying sites for the development, the Council is required to ensure that potential flooding issues are fully explored, on this basis the Council shall engage with the Environment Agency to identify possible flooding problems. In meeting the challenges of addressing climate change, the Council, through the LDP will seek to encourage suitable alternative energy generation proposals wherever appropriate an/or viable - the issue of viability would be a matter for the energy industry to determine and is not a matter for the LDP.

The overall aim of the LDP is to ensure that future development is located in the most sustainable locations. Therefore by allocating new development within or adjoining existing settlements that have a good level of service provision, this will assist in meeting aims of objective 6 - "to reduce the need for Vale residents to travel to meet their daily needs and enabling them greater access to sustainable forms of transport." In identifying suitable sites for development, the Council will consider the impact that new development will have on existing settlements and also carefully control development within rural areas, thus emphasising the need to ensure future development is planned in a sustainable manner.

Recommendation: No change required.

Rep No: 2730/3420/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** No

Representation Comments:

Comments on Question 3 obviously apply here as well. 12.20 refers to growth within and adjoining existing sites but this conflicts in practice with 12.15, 12.16, 12.17, 12.18 and 12.19.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Future development proposals will be required to ensure that suitable infrastructure is provided, including highway improvements. In identifying sites for the development, the Council is required to ensure that potential flooding issues are fully explored, on this basis the Council shall engage with the Environment Agency to identify possible flooding problems. In meeting the challenges of addressing climate change, the Council, through the LDP will seek to encourage suitable alternative energy generation proposals wherever appropriate an/or viable - the issue of viability would be a matter for the energy industry to determine and is not a matter for the LDP.

The overall aim of the LDP is to ensure that future development is located in the most sustainable locations. Therefore by allocating new development within or adjoining existing settlements that have a good level of service provision, this will assist in meeting aims of objective 6 - "to reduce the need for Vale residents to travel to meet their daily needs and enabling them greater access to sustainable forms of transport." In identifying suitable sites for development, the Council will consider the impact that new development will have on existing settlements and also carefully control development within rural areas, thus emphasising the need to ensure future development is planned in a sustainable manner.

Recommendation: No change required.

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Rep No: 2730/3421/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** No

Representation Comments:

Comments on Question 3 obviously apply here as well. 12.20 refers to growth within and adjoining existing sites but this conflicts in practice with 12.15, 12.16, 12.17, 12.18 and 12.19.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The overall aim of the LDP is to ensure that future development is located in the most sustainable locations. Therefore by allocating new development within or adjoining existing settlements that have a good level of services available, this will assist in meeting Objective 6-" to reduce the need for Vale residents to travel to meet their daily needs and enabling them greater access to sustainable forms of transport". In identifying suitable sites for development, the Council will consider the impact that new development will have on existing settlements and also carefully control development within rural areas. Thus emphasising the need to ensure future development is planned in a sustainable manner.

The overall aim of the LDP is to ensure that future development is located in the most sustainable locations. Therefore by allocating new development within or adjoining existing settlements that have a good level of service provision, this will assist in meeting aims of objective 6 - "to reduce the need for Vale residents to travel to meet their daily needs and enabling them greater access to sustainable forms of transport." In identifying suitable sites for development, the Council will consider the impact that new development will have on existing settlements and also carefully control development within rural areas, thus emphasising the need to ensure future development is planned in a sustainable manner.

Recommendation: No change required.

Rep No: 2730/3422/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Meaningless question in practice to residents of any particular area.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. No response required.

Rep No: 2730/3423/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

As stated before, St Athan is now based on even more flawed assumptions.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. No response required.

Rep No: 2730/3424/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

The hierarchy of even minor settlements conflicts with objectives. There is only a school in Llancarfan, and none in Walterston. There is no transport, shops, etc. 19.1 conflicts with previous statement 15.1-19.1.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The settlement hierarchy does not include Walterston as it has few services or facilities. The inclusion of Llancarfan is due to the fact that that it has some facilities, including a school. Any future development within the settlements contained within the hierarchy will be considered on the basis of how it meets the objectives of the LDP. The Council considers that there is no conflict between paragraphs 19.1 and 15.2.

Recommendation: No change required.

Rep No: 2730/3425/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2730/3426/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2730/3427/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** No

Representation Comments:
Wind power is unacceptable as before.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Wind power is an acceptable form of alternative energy that can contribute to addressing reducing the impact of climate change.

Rep No: 2730/3428/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
Housing need as stated before should not simply be accepted but actively questioned.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The LDP has a requirement to provide adequate land to meet the Vale's future employment and housing needs, the figures cited within the Draft Preferred Strategy are based on the latest available population projections - whilst an element of this is includes migration a large proportion is due to natural changes in the population, including new household formation.

Recommendation: No change required.

Rep No: 2730/3429/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:
Housing need as stated before should not simply be accepted but actively questioned.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The LDP has a requirement to provide adequate land to meet the Vale's future employment and housing needs, the figures cited within the Draft Preferred Strategy were based at the time on the latest available population projections - whilst an element of this is includes migration a large proportion is due to natural changes in the population, including new household formation.

Recommendation: No change required.

Rep No: 2730/3430/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2730/3432/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2730/3433/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2730/3434/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2730/3435/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2730/3436/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2730/3437/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2730/3439/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
There is little point in this as you are required only to produce, not publish, and publish to you only really means produce.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2730/3440/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Self assessment is a waste of time, meaningless, does not forward the matter, only pats yourselves on the back with a 100% pass mark with tests you choose for yourselves. There are no questions vital to the public. You have not kept us fully informed in a reasonably timely way, instead we had totally inadequate notice or time for consultation based on forms of inapplicable information. Consultation does not anywhere refer to only having 6 weeks for consultation. The presumption that the LDP is sound is absurd. There is no reference to Candidate Sites on the form. To say that the DPS is coherent is laughable considering that we have to plough through numerous pages of conflicting and repetitive information. Candidate Sites have been clearly identified to you but in contrast we had no notice of the DPS and only 6 weeks to obtain and read voluminous documents.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The self assessment is an aid to assist the Council in meeting the requirements for the production of its LDP. This same test will be applied to the LDP by the Welsh Assembly Government, and ultimately the Planning Inspectorate prior to the LDP submission for public inquiry. The 6 week consultation period is a statutory requirement as specified by the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 and this is clearly stated on the statutory advertisement issued by the Council on its web site and in the local press. The candidate site register has been collated as part of the background evidence for the LDP and has been published for public information only. Consultation on the final preferred sites will be undertaken at the deposit draft stage.

Rep No: 2730/3639/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

You are required (DPS 1.2) Reg. 15 to publish pre-deposit proposals. The dictionary definition is "to make publicly known, to announce, to issue to the public (a printed work etc.)". You have utterly failed to do this. Most people have never heard of the LDP. No notice was given for the consultation and only 6 weeks to respond, in contrast to landowners who were invited to submit Candidate Sites and have had them recorded in detail. We must have adequate notice and consultation time for the LDP deposit Plan when specific sites are identified.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The 6 week consultation period is a statutory requirement as specified by the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 and this is clearly stated on the statutory advertisement issued by the Council on its web site and in the local press. The candidate site register has been collated as part of the background evidence for the LDP and have been published for public information only. Consultation on the final preferred sites will be undertaken and the deposit draft stage, which again is a statutory 6 week period.

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Rep No: 2744/29/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2744/30/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2744/31/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2744/32/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2744/33/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2744/34/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2744/35/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2744/36/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2744/37/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2744/38/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2744/39/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** No

Representation Comments:
Objective 8 - desirable not to add on to villages; necessary upgrading of existing infrastructure too expensive; character of village changed. This objective counter-productive to other strategy objectives. Preferable to create community on brownfield site (Llandow Airfield).

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The strategy seeks to plan development in a sustainable manner, through supporting existing communities and locating development in areas already well served by public transport, services and facilities. Further details on why an option for a new settlement was discounted and Option 5 progressed can be found in the Draft Preferred Strategy and accompanying Documents. Further detail will be included in the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2744/40/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
Why not consider option for new village at Llandow Airport. Where is Paragraph 13.2? Not on your website.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The strategy seeks to plan development in a sustainable manner, through supporting existing communities and locating development in areas already well served by public transport, services and facilities. Further details on why an option for a new settlement was discounted and Option 5 progressed can be found in the Draft Preferred Strategy and accompanying Documents. Further detail will be included in the Draft Deposit Plan.

The reference to paragraph 13.2 on the DPS questionnaire is a typographical error.

Recommendation:No change required.

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Rep No: 2744/41/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

My answer to Questions 4 and 5 are relevant here. The arguments against extending villages are overwhelming, especially on grounds of cost and environment. A new build development at Llandow Airfields vastly preferable. Infrastructure (site preparation) already partly done. Also Llandow site neutral as to Wildlife disruption.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The strategy seeks to plan development in a sustainable manner, through supporting existing communities and locating development in areas already well served by public transport, services and facilities. Further details on why an option for a new settlement was discounted and Option 5 progressed can be found in the Draft Preferred Strategy and accompanying Documents. Further detail will be included in the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2744/42/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

See my responses to Questions 4, 5 and 6 above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The strategy seeks to plan development in a sustainable manner, through supporting existing communities and locating development in areas already well served by public transport, services and facilities. Further details on why an option for a new settlement was discounted and Option 5 progressed can be found in the Draft Preferred Strategy and accompanying Documents. Further detail will be included in the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2744/44/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Don't Know

Representation Comments:

If any of these conflict with my opinions previously stated, then I'm against them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2744/82/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:

If any of these conflict with my opinions previously stated, then I'm against them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2744/45/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Don't Know

Representation Comments:

If any of these conflict with my opinions previously stated, then I'm against them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2744/83/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

If any of these conflict with my opinions previously stated, then I'm against them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2744/46/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:
If any of these conflict with my opinions previously stated, then I'm against them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2744/84/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Don't Know

Representation Comments:
If any of these conflict with my opinions previously stated, then I'm against them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2744/47/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:
If any of these conflict with my opinions previously stated, then I'm against them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2744/85/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:
If any of these conflict with my opinions previously stated, then I'm against them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2744/48/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:
If any of these conflict with my opinions previously stated, then I'm against them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2744/86/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Don't Know

Representation Comments:
If any of these conflict with my opinions previously stated, then I'm against them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2744/49/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Don't Know

Representation Comments:
If any of these conflict with my opinions previously stated, then I'm against them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2744/87/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:
If any of these conflict with my opinions previously stated, then I'm against them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2744/50/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2744/51/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2744/52/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
As previously indicated, why spend more public money to spoil existing western Vale villages and the environment when a cheaper more compact brownfield solution is readily available?

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The strategy seeks to plan development in a sustainable manner, through supporting existing communities and locating development in areas already well served by public transport, services and facilities. Further details on why an option for a new settlement was discounted and Option 5 progressed can be found in the Draft Preferred Strategy and accompanying Documents. Further detail will be included in the Draft Deposit Plan.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2754/4027/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4028/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4029/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4030/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4031/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4032/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4033/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4034/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4035/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4036/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4037/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4038/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4039/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4040/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4041/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4042/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4043/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4044/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4045/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4046/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4047/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4048/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4049/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4050/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4051/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4052/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4053/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2754/4054/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2754/4055/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Site ID - 2549/CS1
Ward - Rhoose
Site - Land to the West of Rhoose Point

Rhoose has grown much too big for the Doctors, School and everything else. The state of the roads is not good enough to handle any more traffic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2755/3640/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3641/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
I object strongly to the proposed development of housing in Ystradowen. In the 15 years I have lived here, the number of houses has doubled. There are no facilities in the village apart from a garage and pub. The character of this small community has changed substantially and will be destroyed by any more building. I hear from our community councillors that this plan could mean another 100 houses in Ystradowen. Small rural villages in the Vale should be protected otherwise the whole of the Vale will be changed.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The identification of Ystradowen within Area Strategy Policy 1- Settlement Hierarchy as a secondary settlement has been on the basis of the Council's sustainable settlement appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents, and also its current role. These secondary settlements are generally the larger populated rural areas that have sufficient population to sustain the additional services and facilities required for them to grow.

Whilst the Strategy does not at this stage indicate the actual level of development that each settlement will be allocated, the Study recognises that within the settlements identified as secondary settlements new developments would be required to contribute towards the provision of additional services and facilities.

Recommendation: No change required.

Rep No: 2755/3642/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3643/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3644/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3645/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3646/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3647/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3648/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3649/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3650/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3651/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3652/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3653/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3654/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3655/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3656/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3657/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3658/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3659/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3660/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3661/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3662/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3663/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3664/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3665/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3666/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2755/3667/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2755/3668/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5109/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5110/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5111/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5112/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5113/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5114/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5115/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5116/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5117/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5118/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5119/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5120/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5121/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5122/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5123/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5124/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5125/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5126/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5127/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5128/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5129/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5130/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5131/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5132/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5133/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5134/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5135/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2758/5136/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2758/5137/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

We would like to register our objection to Cottage Field, Michaelston-le-pit, Vale of Glamorgan as a Candidate Site on the Vale of Glamorgan Local Development Plan – reference WARD 2482/CS1/CS2/CS3.

The reason for this is that we believe that the site does not meet the criteria detailed in the Sustainability Appraisal Framework (Table 6 of the LDP Initial Sustainability Report) where stated objectives have been developed to assess how the plan meets the goals of sustainable developments.

With regard to developing the land for housing, the site does not meet the following objectives and would have a detrimental effect:-

Table 6
Section 6 Climate Change
To minimise the causes and manage the effects of climate change by reducing the air pollution e.g. transport or protect biodiversity, flora & fauna.

Section 8 Land use
To retain Greenfield land
Protect the countryside from inappropriate land use

Section 9 Environmental Assets
To protect natural assets such as biodiversity, flora and fauna, wildlife habitats, landscape
To improve and protect the quality of inland water resources
To enhance public access to the Vale's environmental assets.

Section 10 Quality of New Development
To enhance access for cyclists and pedestrians
To provide adequate vehicular parking

Section 12 Transport and Accessibility
To ensure new development is located in accessible locations from a range of travel modes
Provide and maintain an effective transport infrastructure e.g. cycle ways, public rights of way.

With regard to developing the land for Tourism, the site does not meet the stated objectives as above and in addition:-

Table 6
Section 15 Tourism
Promote local economic growth through tourism
Enable tourism to be accessed by sustainable travel modes

In addition with regard to developing the land for Tourism, this does not meet Sustainability Objectives from Other Plans:-

Section 7.2
Tourism – to encourage the development of a sustainable tourism sector whilst safeguarding environmental assets.
Crime reduction and community safety – to reduce crime and fear of crime

On a personal note, the Residents of Michaelston-le-pit feel this area should be preserved for future generations.
Michaelston-le-pit is situated in an area of outstanding natural beauty benefiting from Ancient Woodland, open countryside and diverse flora and fauna e.g. badgers, otters, bats, salmon, kingfishers.
Michaelston-le-pit is enjoyed not only by the residents but also people from the Vale of Glamorgan who frequently visit to ramble, walk, horse ride and to appreciate the countryside and Woodland Trust areas.

Specifically with regard to Cottage Field there is a public right of way which is used daily by the numerous dog walkers both resident and from neighbouring Dinas Powys. In addition, Cadoxton River borders the south side of the field and this should be protected from the enhanced risk of changes to its environment due to development of this area.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Business Groups Representor

Rep No: 2759/3670/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3671/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3672/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3673/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3674/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3675/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3676/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3677/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3678/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3679/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3680/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3681/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3682/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3683/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Business Groups Representor

Rep No: 2759/3684/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3685/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3686/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3687/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3688/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3689/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Business Groups Representor

Rep No: 2759/3690/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

THE VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN 2011-2026, DRAFT PREFERRED STRATEGY, COMMENTS

Roger Tym & Partners act on behalf of Somerfield Stores Ltd. Who operate two stores in the Vale of Glamorgan. The stores are located at Boverton Road, Llantwit Major and Port Road, Cwm Talwg.

We enclose our comments on the Draft Preferred Strategy. We support Policy CSP7: Retailing. It is in accordance with the Ministerial Interim Planning Policy Statement - Planning for Retailing and Town Centres (MIPPS 02/2005) which seeks to protect town, district, local and village centres in their area and to promote a successful retailing sector and support existing communities.

We consider that Policy CSP should also refer to the sequential approach to site selection, and should include criteria for determining edge and out of centre retail proposals. This approach would fully reflect the guidance contained in the Ministerial Interim Planning Policy Statement.

Please acknowledge these comments as a duly made representation to the Draft Preferred Strategy.

We are interested in the remaining stages of the Local Development Plan process. Can you please add Roger Tym and Partners to your consultation database, and keep us informed of the preparation of retail studies, emerging retail policies or site allocations.
Please contact Paul Gregory at the above address should you require any further information.

Yours Sincerely,

Roger Tym & Partners

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2759/3691/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2759/3692/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2759/3693/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2759/3694/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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Business Groups Representor

Rep No: 2759/3695/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3696/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3697/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2759/3698/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3727/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3728/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3729/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3730/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3731/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3732/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3733/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3734/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3735/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3736/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3737/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3738/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3739/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3740/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3741/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3742/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3743/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3744/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3745/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3746/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3747/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3748/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3749/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3750/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3751/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3752/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3753/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2762/3754/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2762/3755/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

My concern is with the Sustainable Settlements Appraisal of December 2007, on which the future growth of housing is based.

Appendix 3 Study Group Settlement table 4 allocated Llandough (Penarth) with 12 marks for community facilities (Penarth and Barry both score 14) and on this basis of community facilities seven candidate sites have been accepted - with Llandough cited as one of the prime areas for growth.

I should like you to tell me on what basis these marks have been allocated. They suggest that Llandough has community facilities almost equivalent to those of Penarth and Barry.

What are they please? On what did the study group base its conclusions?

Thank you.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

The methodology used within the Sustainable Settlements Appraisal assigned a score of one where there existed a community facility (e.g. shop, community centre, public house). For the purposes of the study this did not give a score for each individual facility (e.g. 10 shops would not equate to a score of 10), this therefore explains why some smaller settlements have been afforded with higher or similar scores than comparably larger settlements. The ranking of settlements within the report has been used to inform the LDP spatial strategy, by identifying those settlements that are the most sustainable, and therefore appropriate for accommodating new development. It has not however been used in the selection of candidate sites, nor on the levels of anticipated growth within each settlement. This will be undertaken as part of a separate candidate site appraisal, following agreement of the finalised preferred strategy.

Recommendation: No change required.

Rep No: 2763/4935/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4936/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4937/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4938/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4939/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4940/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4941/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4942/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4943/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4944/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4945/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4946/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4947/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4948/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4949/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4950/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4951/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4952/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4953/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4954/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4955/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4956/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4957/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4958/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4959/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4960/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4962/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2763/4961/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2763/4963/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

I would like to register my objection to Cottage Field, Michaelston-le-pit, Vale of Glamorgan and The Lawns, Cwrt yr Ala as Candidate Sites on the Vale of Glamorgan Local Development Plan – reference Site ID Number 2482/CS1/CS2 and CS3 (Ward – Dinas Powys).

The reason for this is that I believe that the sites do not meet the criteria detailed in the Sustainability Appraisal Framework (Table 6 of the LDP Initial Sustainability Report) where stated objectives have been developed to assess how the plan meets the goals of sustainable developments.

With regard to developing the land for housing, the sites do not meet the following objectives and would have a detrimental effect:-

Table 6
Section 6 Climate Change
To minimise the causes and manage the effects of climate change by reducing the air pollution e.g. transport or protect biodiversity, flora & fauna.

Section 8 Land use
To retain Greenfield land
Protect the countryside from inappropriate land use

Section 9 Environmental Assets
To protect natural assets such as biodiversity, flora and fauna, wildlife habitats, landscape
To improve and protect the quality of inland water resources
To enhance public access to the Vale's environmental assets.

Section 10 Quality of New Development
To enhance access for cyclists and pedestrians
To provide adequate vehicular parking

Section 12 Transport and Accessibility
To ensure new development is located in accessible locations from a range of travel modes
Provide and maintain an effective transport infrastructure e.g. cycle ways, public rights of way.

With regard to developing the land for Tourism, the sites do not meet the stated objectives as above and in addition:-

Table 6
Section 15 Tourism
Promote local economic growth through tourism
Enable tourism to be accessed by sustainable travel modes

In addition with regard to developing the land for Tourism, this does not meet Sustainability Objectives from Other Plans:-

Section 7.2
Tourism – to encourage the development of a sustainable tourism sector whilst safeguarding environmental assets.
Crime reduction and community safety – to reduce crime and fear of crime

On a personal note, the Residents of Michaelston-le-pit feel this area should be preserved for future generations.
Michaelston-le-pit is situated in an area of outstanding natural beauty benefiting from Ancient Woodland, open countryside and diverse flora and fauna e.g. badgers, otters, bats, salmon, kingfishers.
Michaelston-le-pit is enjoyed not only by the residents but also people from the Vale of Glamorgan who frequently visit to ramble, walk, horse ride and to appreciate the countryside and Woodland Trust areas.

Specifically with regard to Cottage Field there is a public right of way which is used daily by the numerous dog walkers both resident and from neighbouring Dinas Powys. In addition, Cadoxton River borders the south side of the field and this should be protected from the enhanced risk of changes to its environment due to development of this area.

In addition, due to the current amount of congestion on existing Michaelston-le-pit during rush hour traffic, the strain of additional commuters in the area would not be sustainable.

I look forward to your response.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation relates to a is a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2765/180/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

More employment land is needed in Barry. The development constraints relating to Hayes Wood and Atlantic Trading Estate need to be clarified and resolved. The report does not address the future employment growth in Barry relating to the DTA at St. Athan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The employment land study provides recommendations for the Council to consider in relation to utilisation of employment, including Hayes Wood and Atlantic trading estate namely to work in partnership with key stakeholder agencies such as the Welsh Assembly Government. This recommendation has been taken on board by the Council and is a key element of the preferred strategy for Barry and also Core Strategic Policy 8, with point 1 stating "the enhancement and improvement of existing employment sites". With regard to DTA St Athan, the study identifies that the Vale has adequate supply of employment to accommodate any demand generated by the proposal. Again, the Council intends to work with the WAG to ensure that existing employment sites are improved to ensure that sufficient premises and land are made available.

Recommendation: No change required.

Rep No: 2765/181/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2765/182/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

It's too nebulous. It's motherhood and apple-pie and of little use.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted.

Rep No: 2765/183/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2765/184/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2765/185/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2765/186/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2765/187/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2765/188/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2765/189/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2765/190/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2765/191/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:

There is no paragraph 13.2 in my copy of the document. The stakeholder workshops were not attended by the Barry community and it is those people who should have been involved in deciding the strategic options for the Town. The very large brown-field site at Llandow is not part of the process and should have been. Some new rural settlements are a way of balancing housing development across the Vale to avoid the Barry community becoming saturated with more and more houses. The exclusive focus on brown-field sites lacks balance and will have a massive impact on the quality of life in Barry. What about reclaiming some brown-field sites for open space opportunities?

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Noted, there is no paragraph 13.2 in the DPS and the reference to it was a typographical error on the comment form.

The stakeholder workshops were attended by members of community groups and also the community council, for Barry this included Barry Town Council representatives. In addition, the current consultation is aimed to provide the wider community with an opportunity to comment on the draft preferred strategy.

In relation to Llandow, at this stage no candidate sites have been assessed or included in the draft preferred strategy. However suitable sites which the Council consider will assist in the delivery of the preferred strategy will be consulted upon at the full Draft Deposit Local Development Plan stage.

The emphasis on the redevelopment of brownfield sites is consistent with national planning guidance, for Barry this has seen the beneficial regeneration of the Waterfront, and includes the creation of areas of open space in association with housing developments and the pedestrianisation around the dock side.

Recommendation: No change required.

Rep No: 2765/192/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

How can we agree when we have no idea how many of the proposed 7,500 dwellings are destined for Barry? There is a considerable ground swell of opinion in Barry that there are too many houses in the town. New infrastructure should be constructed before any further house building is allowed at Barry Docks. Planners clearly see Barry as an area of opportunity for housing, but I suspect there will be a strong reaction from the community to these proposals. The downside of a large increase of housing provision on our Town seems to have been omitted from all of the studies. The language relating to infrastructure lacks credibility and includes tentative words like 'seek' and 'my'. We need more than words of hope when it comes to infrastructure improvements. In addition, 7,500 homes probably means about at least 15,000 more people and the consequences of such a large increase in the population need to be addressed.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The strategy provides an overview of the likely locations for future development. For Barry, the strategy emphasises the continued regeneration of Barry Waterfront, which is anticipated to yield 2,000 dwellings. Consideration of additional development sites in Barry will be considered as part of the appraisal of the candidate sites. As part of this appraisal, the Council shall take into consideration site conditions, including the capacity of existing infrastructure such as highways and drainage. The 7500 dwellings is required in the Vale in order to address the projected changes to the population structure which is influenced by newly forming households within the Vale and inward migration. In addition the use of population projections by the Council for calculating future housing requirements, will also be used by other key service providers in the planning of future service provision in areas such as health and education. For the LDP, any additional demand on existing services would be examined at the planning application stage, where the Council would be able to secure appropriate section 106 contributions to offset increased demand, for example school places. Please note that the Housing Requirement Figure is to be reviewed as part of the preparation of the Draft Deposit LDP.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2765/193/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Why should the hierarchy assessment seek to identify the most sustainable settlements that provide a greater range of facilities for residents WHO DO NOT HAVE A CAR and are therefore less reliant on larger settlements for their day-to-day needs. In our street alone we have four, three car families. Of course some people do not have cars but they are a significant minority so why focus on a minority? Take them into account by all means. If Barry is to be one of the strategically important hub settlements that make up the City/Coast region then there must be an 'escape-proof' commitment from government in a programme of investment for substantial infrastructure improvements. Let us see this commitment before the house building consortiums get the green light to build more houses. Barry Docks has potential for more homes as long as the supporting infrastructure is in place but the rest of the town does not have a similar potential. Given the focus of planning strategy, land prices in Barry are going to rise even further with many new homes shoe-horned into every available space. Land owners are bound to be attracted by the high price or urban land and the likelihood that planning permission will be straight forward as long as the words 'brown-field' and 'affordable' are included in the proposals. It is no wonder the community is worried about the future of local facilities like the Theatre Royal, other valued amenities and our beautiful coastline. Barry has to be more than a housing estate for the Vale of Glamorgan and Cardiff, it's a place where people live and raise their families. We need a supporting infrastructure which enhances the quality of life, and the safeguards to protect our important areas of space.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

By ensuring that residents have easy access to services and facilities by a range of transport modes, and also assisting in reducing the need to travel long distances to access services and facilities, the Council consider that this will assist in meeting the Government's commitment to reducing the impact that car use has on climate change. In addition, this also ensures that those who do not have access to a car are not prejudiced against in terms of accessing new facilities, which is particularly important within the rural Vale.

For Barry, the strategy emphasises the continued regeneration of Barry Waterfront, which is anticipated to yield 2,000 dwellings. Consideration of additional development sites in Barry will be considered as part of the appraisal of the candidate sites. As part of this appraisal, the Council shall take into consideration sites conditions, including the capacity of existing infrastructure such as highways and drainage.

Recommendation: No change required.

Rep No: 2765/194/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** No

Representation Comments:

Again, many fine words but with little substance. We do not need high density development in Barry, we already have too much. If the density requirement was considerably lower the prices of land world fall. This would make land owners less likely to want to sell our treasured areas within the town. Focusing housing development in Barry is going to ruin the town for its inhabitants.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The encouragement of higher density building, particularly on brownfield sites is in recognition of the need to use land efficiently. Whereas lower density development would require more land to be allocated to meet the LDP housing and employment needs over the plan period. It is questionable as to whether lower density development would reduce the value of land; it is more likely that this would increase the market value of new housing.

Recommendation: No change required.

Rep No: 2765/195/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2765/196/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2765/197/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

CSP 4 is too vague. How can we agree to this when we have no idea how many of the 7,500 homes will be built in Barry? We need to retain our green areas, open space, domestic gardens and other important features of the town. These proposals will lead to the overdevelopment of Barry. It is only a matter of time before the planners will be wanting to extend the town boundaries to squeeze more houses into our community.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The aim of objective 4 is to ensure that existing open spaces, both public and private are protected from inappropriate development. Accordingly, in determining the location of new development the Council considered the impact that new development would have in the delivery of all the LDP objectives. In addition, the Council will be undertaking an open space study to identify any deficiencies in open space, which will inform the development of policies within the LDP for both safeguarding and creating new public open space.

Recommendation: No change required.

Rep No: 2765/198/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

Affordable housing needs to be redefined, the public are being misled. The phrase is used to sell the concept of building high density developments in our town but the general public have a different understanding about the notion. For example, subsidised housing should not be classified as affordable since many tenants are subsidised through the housing benefit system. How can it be more affordable if tenants are receiving housing benefit? Affordable housing should mean homes that are affordable to our younger generations to purchase and get their feet on the property ladder and not used as a marketing tool.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The definition of affordable housing used by the Council is that contained with guidance issued by the Welsh Assembly Government. This states that affordable housing is either Social rented housing or intermediate housing (i.e. where the rent is lower than open market rents). The purpose of the Council's Local Housing Market Assessment will be to identify the level of such need, which will include an assessment of local incomes in comparison to average house prices. This evidence will reinforce the Council's policies for securing an element of affordable housing as part of future developments.

Recommendation: No change required.

Rep No: 2765/199/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2765/200/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:

Again, this wordage is just that: words. How is the Council going to protect and enhance the attractiveness of Barry's retail centres? We have too many supermarkets surrounding Barry. What, or perhaps will, the Council seek to prevent more supermarkets being built?

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

As part of the LDP background evidence, the Council is undertaking a retail capacity study which will inform the Council where additional retail provision may be appropriate. In doing so this will allow the Council to ensure that future retail proposals will support existing retail centres.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2765/201/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:

Again, find words but how will that help us to overcome the unknown development constraints at Hayes Wood, Atlantic Trading Estate and at Cardiff International Airport, and what about the provision of the new employment 10 ha in Barry?

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The employment land study provides recommendations for the Council to consider in relation to utilisation of employment land, including Hayes Wood and Atlantic trading estate namely to work in partnership with key stakeholder agencies such as the Welsh Assembly Government. This recommendation has been taken on board by the Council and is a key element of the preferred strategy for Barry and also Core Strategic Policy 8, with point 1 stating "the enhancement and improvement of existing employment sites". With regard to DTA St Athan, the study identifies that the Vale has adequate supply of employment to accommodate any demand generated by the proposal. Again, the Council intends to work with the WAG to ensure that existing employment sites are improved to ensure that sufficient premises and land are made available.

The recommendation for a new 10ha site within the employment land study has been made to address current employment demand, however if the Council improve existing employment sites to meet this demand then it may not be necessary to allocate a new site within Barry. However this issue will be considered as part of the detailed work for the Draft Deposit LDP.

Recommendation: No change required.

Rep No: 2765/202/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2765/203/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Don't Know

Representation Comments:

Fine words and aspirations but having witnessed the Council's determination to allow a high density housing development against the wishes of the community at Cemetery Approach, it is difficult to relate to these aspirations given the Council's previous actions.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2765/204/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:

Strategic transport improvements are fundamental and a prerequisite for any further development at Barry. This element of the strategy needs to include firm commitments to improve the existing highway infrastructure rather than just 'favouring' this objective. Surely the Council can do more than just safeguard the land, the community has heard this sort of statement before, e.g. Pencoedtre where houses are now being built.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

In addition to safeguarding land for transport schemes, the Council through the Regional Transport Plan will seek to secure funding for the implementation of highway improvements. The safeguarding of land for these schemes will be seen as the Council's commitment to taken forward these schemes, and shall in turn enhance the likelihood that funding will be made available for these schemes.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2765/205/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:

The Bendricks waterfront is one of Barry's little known treasures and I will want to see safeguards in writing before agreeing with this particular policy statement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted.

In assessing any new development proposals the impact that development will have on the surrounding environment will be considered.

Recommendation: No change required.

Rep No: 2765/206/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2765/207/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

A major weakness in my view is the consultation process. It is fine for the professionals to consider comments from so called 'stakeholders, but what input is the community going to have and how will the Council demonstrate that it is listening to the public? Many people believe that their comments will make no difference to the decision takers and they are reluctant to devote time putting their views forward. The draft preferred strategy is a complex document especially to the uninformed public who are not accustomed to the jargon used or the intricate planning environment. The planners have provided a lot of background paperwork for the LDP process but the language used is most unhelpful to lay members of the public. The requirement to only comment upon the questions posed by the planning authority will also have a negative impact on ordinary citizens. I suspect the Council will get many more responses from the planning professionals and the consultants employed by business interests than from members of the community.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Noted

The stakeholder workshops were attended by members of community groups and also the community council, for Barry this included Barry Town Council representatives. In addition, the current consultation is aimed to provide the wider community with an opportunity to comment on the draft preferred strategy. In relaying the content of the Draft Preferred Strategy to the wider public, the Council must ensure that all proposals are represented openly, rather than playing down the full scope of the strategy. Consequently, the Council has strived to ensure that the Draft Strategy has been written and produced in a format that is easily understood. In addition the Council provided manned exhibitions where the public could ask officers questions. This method of consultation proved to be very useful for members of the public who attended.

Recommendation: No change required.

Rep No: 2765/208/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

As a Town Councillor, I am strongly aware of the urgent need for more burial land and this issue seems to have been omitted from the strategic thinking that has taken place.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council is undertaking a burial land study, the findings of which shall inform the more detailed policies that will be contained in the Deposit Draft LDP.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2766/125/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/130/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/131/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/132/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/133/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** No

Representation Comments:
This is generally fine, but how does the Council plan to liaise with the Welsh Assembly Government with respect to its zero carbon targets. Also, BREEAM "Eco-homes" is continually mentioned in these types of documents without too much of an understanding of what is involved. England has now committed to the Code for Sustainable Homes, the successor to Eco-homes, and is a much more comprehensive assessment which makes CO2 related issues a mandatory requirement. Eco-homes allows the assessor to cherry pick items so that credits are achieved. Full and careful consideration is required.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
In preparing policies for climate change the Council will take into consideration national planning guidance, in this regard the Council has been informed that the Welsh Assembly Government is also considering adopting the Code for Sustainable Homes with in Wales. Once this has been verified this shall also be taken into consideration in the formulation of policy and development requirements.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2766/134/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:

I welcome the emphasis the document places on housing and affordable housing in particular. However, given the period of time which the proposed LDP will cover, it is essential that the Local Housing Market Assessment is constantly reviewed to ensure that housing need is continuously appraised and understood so that residential sites take necessary account of what is required. All major sites where residential is being considered to have a comprehensive design brief to avoid any issues.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed. In developing its affordable housing policies the Council is required to ensure that it has up to date information on its housing requirements. Accordingly the Council has commissioned a Local Housing Market Assessment which will form the background evidence for its affordable housing policies, and it is the council intention to ensure that this study is regularly reviewed in accordance with national planning guidance.

Recommendation: No change required.

Rep No: 2766/135/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2766/136/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2766/141/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

The Council must review its car parking policy. There are significant opportunities here to be innovative, and tap into car share schemes etc.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Car parking standards are currently being considered at the regional level through the Regional Transport Plan. Once finalised these will inform whether there is a requirement for the Vale to revise its existing parking standards. Notwithstanding this, the Council would support proposals that incorporate car share schemes, as these would support the Council's objectives for encouraging sustainable development and for addressing climate change.

Recommendation: No change required

Rep No: 2766/142/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2766/145/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/163/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/3782/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/164/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/165/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/166/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/167/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/168/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/169/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:
There is a danger here that new developments will simply deliver 9 units to avoid the threshold, so the Vale must reserve the right to comment on appropriate density levels, where it seems obvious that only 9 dwellings are being built to avoid the threshold. Has consideration been given to site area also upon which a threshold may be achieved.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Noted. The actual implementation requirements will be considered with further detailed policy and in any supplementary planning guidance which the Council may publish.

Recommendation: No change required.

Rep No: 2766/170/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** No

Representation Comments:
Accept the principle, but needs to be reasonable as costs of the main development may prove prohibitive.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
In seeking appropriate 106 contributions the appropriate level of contribution will be determined on a case by case basis, including the economic viability of each site in relation to the necessary section 106 requirements.

Recommendation: No change required.

Rep No: 2766/171/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/172/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/173/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2766/174/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/175/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/176/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/177/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
I do not understand the targets since they are non-specific in a number of areas. There must be a target for affordable homes secured through section 106 agreements, and further consultation is needed with Vale's housing department.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Whilst the Council has set a minimum 30% affordable housing requirement for affordable housing, it is considered inappropriate to set an annual target as this would be dependent on the level of development taking place annually. In instances where house building dropped, this would correlate in a lower number of affordable houses secured through section 106 obligations. In turn this would give the impression that the policy was under performing, for this reason the Council has only set a target for the number of affordable housing built each year (30% of total build).

In drafting its policies for affordable housing, planning officers have worked closely with the Council's housing officers, particularly in relation to the undertaking of the local housing market assessment, and it is the Council's intention to continue the inter departmental working at later stages of the LDP.

Recommendation: No change required.

Rep No: 2766/178/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/179/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2766/3756/DPS -2 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

My Clients support the Draft Preferred Strategy's approach for further employment growth.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2766/3757/DPS -2 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

My Clients object on the grounds that the issues identified below should also be considered and included in Chapter 8 of the draft Strategy document.

The apportionment referred to in the Area Work on the WSP (paragraph 8.5 refers) has been agreed without sufficient consultation and there is consequently a soundness issue (See Question 10). The statistical basis for the SEWSPG apportionment has not been the subject of public consultation or Examination in Public, thus it can not be relied upon. Reference to this part of the framework in the context of soundness and sustainability is therefore misleading. The Strategy document must be revisited to ensure that it correctly reflects the status of background strategies.

Annual completions of new dwellings in the Vale of Glamorgan from 2001 to 2006 averaged 568 (2006 Agreed JHLA Study). WAG projections for the SE Wales region indicate that high rates of growth are anticipated 22% higher than the average annual rate of house completions in the period 1996 to 2005, during which the Vale experienced an annual rate of 510 per annum.

The proposed housing requirement of 7,500, resulting in an anticipated annual completion rate of 500 dwellings per annum is therefore inadequate to cater for the assumed general growth and does not match previous completion rates. Figures were derived mainly from a brief assessment of urban capacity in each area and on the aspirations for growth or containment of individual local authorities. Broadly it was agreed on a sub regional basis that the Valley areas of South Wales could accommodate the additional growth in order that areas such as the Vale, Cardiff and Monmouthshire could adopt comparatively low growth strategies.

Although it is acknowledged that the South Wales Valleys should be regenerated by appropriate levels of development, there is a major question mark as to whether growth can take place in these less marketable areas to offset development pressure in the Vale and other popular areas along the M4 corridor. The valley areas where a large amount of growth is proposed have major infrastructure and topographical constraints. Yet in the next 15 years it is assumed that through this process, i.e. by restricting development in the south, significant growth will take place in the valley areas to the extent that previous trends will be reversed, albeit that this would result in more commuter travel and further congestion around Cardiff and the M4.

Consequently no methodology has been applied which could establish whether the apportionment of the regional household projections is actually deliverable within the respective local authorities. It does not take into account market conditions which will be the key to realising household growth, and fails to examine economic forecasts and other trends to show how realistic the proposed amount of housing growth is within each local authority. In doing so there is a failure to recognise the central importance of growth in Cardiff and the coastal region to the development of an economically successful and sustainable 'City Region'.

The aforementioned exercise was also based on 2003 – based population and housing projections from the Welsh Assembly Government. Since there have been two other sets of national population projections for Wales, 2004 and 2006 based projections, which both show a significantly higher population growth compared with the 2003 based projections and this is likely to be reflected in the higher household forecasts.

It is also noted that the Vale of Glamorgan's LDP period is 2011 to 2026, rather than 2006 to 2021 as adopted by other local authorities in SE Wales. The SEWSPG apportionment figures do not therefore bear comparison with the timescale of the Vale's Local Development Plan. Moreover new projections emerging from WAG are likely to show a more pronounced increase in household numbers, which has implications in the Vale, particularly in the latter part of the Plan period.

On the above basis my Client is of the view that a higher housing requirement figure needs to be incorporated in the draft Strategy to reflect housing completion rates over the previous 5 year period, to allow for a more realistic apportionment of regional needs, and to address higher anticipated projections of household growth. In this context a housing land target in the region of 10,000 new dwellings during the Plan period together with a 10% flexibility allowance would be appropriate as advocated by the Homebuilders Federation.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites

developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2766/3758/DPS -2 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:
My Client supports the vision.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3759/DPS -2 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:
My Clients support the objectives, in particular paragraph 12.10 which supports Objective 3, and which states that priority will be given to areas of regeneration, employment and where affordable housing is most required.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3760/DPS -2 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3761/DPS -2 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3762/DPS -2 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3763/DPS -2 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3764/DPS -2 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3765/DPS -2 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3766/DPS -2 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3767/DPS -2 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:
My Clients generally support the strategy options identified.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3768/DPS -2 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
My Clients object on the grounds that Option 7 (a combination of Option 2b and Option 5) should be adopted, i.e.; “Concentrate development opportunities in Barry, and the South East Zone. The St Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test.”

My Client is of the view that a Strategy combining the two options will allow for some further dispersed growth in settlements which meet accepted sustainability criteria.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council's preferred strategy option and settlement hierarchy recognises the need for a balanced approach to the allocation of housing and other development in sustainable locations. Similarly, the Council's candidate site assessment will consider the suitability of sites in terms of location, recognising that there may be circumstances where brownfield sites may be less suitable than Greenfield sites due to their location.

Recommendation: No change required.

Rep No: 2766/3769/DPS -2 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:
My Clients in general support the settlement strategy hierarchy and welcome the categorisation of Cowbridge as a Primary settlement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3770/DPS -2 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:
My Clients in general support the policies, however they object to Policy CSP4 for the reasons given in response to Question 2.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3771/DPS -2 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3772/DPS -2 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3773/DPS -2 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/3774/DPS -2 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:
See attached submission: Although generally supporting Policy CSP5: Affordable Housing, my Clients object on the grounds that the figure of 2,500 will need to be revised upwards in the context of a higher housing land requirement and it should be expanded to state :"…These will be delivered through a requirement for the provision of a minimum 30% affordable housing to be provided on allocated and windfall sites capable of accommodating 10 or more dwellings and by the release of rural exception sites."

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

The requirement for 2,500 dwellings over the plan period has been informed by the findings of the draft Local Housing Market Assessment, which also advises that the Council should adopt a policy for requiring a minimum 30% affordable housing. This is requirement is not dependent on the Council permitting a higher number of dwellings above the 7500 dwellings that has been projected over the plan period.

Recommendation: No change required.

Rep No: 2766/3775/DPS -2 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3776/DPS -2 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3777/DPS -2 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3778/DPS -2 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3779/DPS -2 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3780/DPS -2 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3781/DPS -2 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2766/3783/DPS -2 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

My Client generally supports the indicators and targets.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2766/3784/DPS -2 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

My Client objects on the grounds that the regional apportionment exercise from which the housing figures were derived was not transparent and not conducted in a sound manner. Their response to Question 2 refers. As regards the Tests of Soundness it therefore fails the Consistency Tests, particularly Test CE2, i.e. “The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base.”

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Disagree. The Regional Housing Apportionment exercise was carried out by SEWSPG in accordance with the advice contained in the MIPPS 01/2006 (Housing) and TAN 1 (JHLAS) 2006. Key stakeholders attended the SEWSPG meetings and seminars where the housing apportionment process was discussed in detail and their views were taken into account.

Recommendation: No change required.

Rep No: 2766/3785/DPS -2 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

My Clients wish to comment on the Candidate Site Assessment, as it applies to the site which they are promoting in Cowbridge, on land to the west of Darren Close (Ref 117/CS – Mr Homfray). They also wish to comment on the Initial Sustainability Report.

My Clients are promoting the release of additional land on the edge of the Cowbridge for residential development. This site is well related to the existing settlement form and the town centre and would be suitable for a minor rounding off of the settlement and as an exception site for affordable housing. In this context they would hope to achieve exceptional design qualities which would be compatible with its landscape setting. Indeed they are thinking of an exemplar development with about 20-30 homes, using innovative sustainable techniques, and offering Cowbridge good quality affordable accommodation which it currently lacks.

In relation to the assessment of sites against the LDP Preferred Strategy it is therefore argued that an amended Preferred Strategy as highlighted in Section 4 should be adopted, i.e. “Concentrate development opportunities in Barry, and the South East Zone. The St Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test.”

If the above option were applied, particularly with an emphasis on sites for affordable housing on the edge of appropriate settlements and of a scale in keeping with that settlement there would be a level of certainty in housing provision to address the lack of affordable housing in rural settlements. The Option would thus address SA Objective 1 more positively than is suggested in the Appraisal Matrix.

Objective 12 in relation to the Strategy Option suggested will not conflict with sustainability objectives. The provision of affordable housing in rural areas will encourage those who work locally in the rural economy, e.g. engaged in agriculture or tourism to continue living near their place of work.

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Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council cannot comment on the merits of individual candidate sites. Comments regarding the sustainability appraisal should be stated on the appropriate comment form.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2766/3787/DPS -3 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

My Clients support the Draft Preferred Strategy's approach for further employment growth.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2766/3788/DPS -3 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

My Clients object on the grounds that the issues identified below should also be considered and included in Chapter 8 of the draft Strategy document.

The apportionment referred to in the Area Work on the WSP (paragraph 8.5 refers) has been agreed without sufficient consultation and there is consequently a soundness issue (See Question 10). The statistical basis for the SEWSPG apportionment has not been the subject of public consultation or Examination in Public, thus it can not be relied upon. Reference to this part of the framework in the context of soundness and sustainability is therefore misleading. The Strategy document must be revisited to ensure that it correctly reflects the status of background strategies.

Annual completions of new dwellings in the Vale of Glamorgan from 2001 to 2006 averaged 568 (2006 Agreed JHLA Study). WAG projections for the SE Wales region indicate that high rates of growth are anticipated 22% higher than the average annual rate of house completions in the period 1996 to 2005, during which the Vale experienced an annual rate of 510 per annum.

The proposed housing requirement of 7,500, resulting in an anticipated annual completion rate of 500 dwellings per annum is therefore inadequate to cater for the assumed general growth and does not match previous completion rates. Figures were derived mainly from a brief assessment of urban capacity in each area and on the aspirations for growth or containment of individual local authorities. Broadly it was agreed on a sub regional basis that the Valley areas of South Wales could accommodate the additional growth in order that areas such as the Vale, Cardiff and Monmouthshire could adopt comparatively low growth strategies.

Although it is acknowledged that the South Wales Valleys should be regenerated by appropriate levels of development, there is a major question mark as to whether growth can take place in these less marketable areas to offset development pressure in the Vale and other popular areas along the M4 corridor. The valley areas where a large amount of growth is proposed have major infrastructure and topographical constraints. Yet in the next 15 years it is assumed that through this process, i.e. by restricting development in the south, significant growth will take place in the valley areas to the extent that previous trends will be reversed, albeit that this would result in more commuter travel and further congestion around Cardiff and the M4.

Consequently no methodology has been applied which could establish whether the apportionment of the regional household projections is actually deliverable within the respective local authorities. It does not take into account market conditions which will be the key to realising household growth, and fails to examine economic forecasts and other trends to show how realistic the proposed amount of housing growth is within each local authority. In doing so there is a failure to recognise the central importance of growth in Cardiff and the coastal region to the development of an economically successful and sustainable 'City Region'.

The aforementioned exercise was also based on 2003 – based population and housing projections from the Welsh Assembly Government. Since there have been two other sets of national population projections for Wales, 2004 and 2006 based projections, which both show a significantly higher population growth compared with the 2003 based projections and this is likely to be reflected in the higher household forecasts.

It is also noted that the Vale of Glamorgan's LDP period is 2011 to 2026, rather than 2006 to 2021 as adopted by other local authorities in SE Wales. The SEWSPG apportionment figures do not therefore bear comparison with the timescale of the Vale's Local Development Plan. Moreover new projections emerging from WAG are likely to show a more pronounced increase in household numbers, which has implications in the Vale, particularly in the latter part of the Plan period.

On the above basis my Client is of the view that a higher housing requirement figure needs to be incorporated in the draft Strategy to reflect housing completion rates over the previous 5 year period, to allow for a more realistic apportionment of regional needs, and to address higher anticipated projections of household growth. In this context a housing land target in the region of 10,000 new dwellings during the Plan period together with a 10% flexibility allowance would be appropriate as advocated by the Homebuilders Federation.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites

developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2766/3789/DPS -3 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:
My Clients support the vision.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3790/DPS -3 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:
My Clients support the objectives, in particular paragraph 12.10 which supports Objective 3, and which states that priority will be given to areas of regeneration, employment and where affordable housing is most required.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3791/DPS -3 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3792/DPS -3 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3793/DPS -3 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3794/DPS -3 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3795/DPS -3 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3796/DPS -3 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3797/DPS -3 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3798/DPS -3 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3799/DPS -3 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
My Clients object on the grounds that Option 7 (a combination of Option 2b and Option 5) should be adopted, i.e. “Concentrate development opportunities in Barry, and the South East Zone. The St Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test.”

The last sentence should, however, be amended to read:-“…Other sustainable settlements, and closely linked settlements which share a range of facilities to accommodate further housing and associated developments based on a sustainability test.”

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council's preferred strategy option and settlement hierarchy recognises the need for a balanced approach to the allocation of housing and other development in sustainable locations. Similarly, the Council's candidate site assessment will consider the suitability of sites in terms of location, recognising that there may be circumstances where brownfield sites may be less suitable than Greenfield sites due to their location.

Recommendation: No change required.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2766/3800/DPS -3 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

My Clients are in general support of the settlement strategy hierarchy and welcome the categorisation of Bonvilston as a Secondary settlement.

However, it is considered that more emphasis should be given to villages which are closely linked and which share community facilities and have good accessibility and public transport links. The village of St Nicholas, for example, is categorised in the Strategy as a Minor Settlement. The adjacent village of Bonvilston, however, it categorised as a Secondary settlement.

These villages have a linear form, and lie in close proximity along a major route corridor, the A48. Bus services to and from Cardiff and Bridgend (Service X2), and Cardiff and Llantwit Major (Service X44) run at half hourly frequencies with a less frequent service between Michaelston Le Pit and Barry (Service V86). These villages, some 1.5 kilometres apart lie within reasonable walking cycling distance along a segregated footway along the A48. Together they have facilities such as a primary school, shop, community hall, public house and places of worship.

The villages have major leisure and tourism facilities in the form of Cottrell Park Golf Course and Leisure Complex, which lies between the two settlements, and Duffryn House and Gardens, to the south of St Nicholas. These provide local employment and leisure facilities, as well as drawing visitors from a wider area. It has also been noted that several bed and breakfast establishments exist.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of area strategy policy 1: settlement hierarchy are noted. As part of the preparation for the Deposit LDP, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2766/3801/DPS -3 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** No

Representation Comments:

My Clients are in general supports the policies, however they object to Policy CSP4 for the reasons given in response to Question 2.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2766/3802/DPS -3 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2766/3803/DPS -3 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2766/3804/DPS -3 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2766/3805/DPS -3 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

Although generally supporting Policy CSP5: Affordable Housing, my Clients object on the grounds that the figure of 2,500 will need to be revised upwards in the context of a higher housing land requirement and it should be expanded to state :"…These will be delivered through a requirement for the provision of a minimum 30% affordable housing to be provided on allocated and windfall sites capable of accommodating 10 or more dwellings and by the release of rural exception sites."

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The requirement for 2,500 dwellings over the plan period has been informed by the findings of the draft Local Housing Market Assessment, which also advises that the Council should adopt a policy for requiring a minimum 30% affordable housing. This is requirement is not dependent on the Council permitting a higher number of dwellings above the 7500 dwellings that has been projected over the plan period.

Recommendation: No change required.

Rep No: 2766/3806/DPS -3 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2766/3807/DPS -3 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2766/3808/DPS -3 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2766/3809/DPS -3 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2766/3810/DPS -3 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2766/3811/DPS -3 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3812/DPS -3 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3814/DPS -3 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:
My Client generally supports the indicators and targets.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2766/3815/DPS -3 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:
My Clients wish to comment on the Candidate Site Assessment, as it applies to the site which they are promoting in St Nicholas, on the eastern edge of the village north of the A48. They also wish to comment on the Initial Sustainability Report.

My Clients are promoting the release of additional land on the edge of the village of St Nicholas for residential development. This site is well related to the existing settlement form and would be suitable for a minor rounding off of the village or as an exception site for affordable housing. A plan is attached to this submission.

In relation to the assessment of sites against the LDP Preferred Strategy it is therefore argued that an amended Preferred Strategy as highlighted in Section 4 should be adopted, i.e. “Concentrate development opportunities in Barry, and the South East Zone. The St Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test. ”With an addition to the last sentence to the effect“…Other sustainable settlements, and closely linked settlements which share a range of facilities to accommodate further housing and associated developments based on a sustainability test.” If the above option were applied, particularly with an emphasis on sites for affordable housing on the edge of appropriate settlements and of a scale in keeping with that settlement there would be a level of certainty in housing provision to address the lack of affordable housing in rural settlements. The Option would thus address SA Objective 1 more positively than is suggested in the Appraisal Matrix.

Objective 12 in relation to the Strategy Option suggested will not conflict with sustainability objectives. The provision of affordable housing in villages will encourage those who work locally in the rural economy, e.g. engaged in agriculture or tourism to continue living near their place of work.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council cannot at this stage comment on the merits of candidate site submissions.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2766/3816/DPS -3 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

This Statement is submitted as a response by my Clients, Cadarn Housing Association, to the Draft Preferred Strategy (January 2008), which forms part of the Pre – Deposit Consultation stage in the preparation of the Vale of Glamorgan Local Development Plan, following which a full Deposit Plan is expected to be issued by the Council.
My Clients are promoting a candidate site for residential development, i.e. north of the A48 on the eastern edge of the village of St Nicholas. In this context they would wish to see provision made in the Settlement Strategy for villages which are closely linked and which share community facilities and have good accessibility and public transport links, to be categorised as sustainable settlements.

My Clients have also considered the Preferred Strategy and question how the housing target figures were derived through the regional apportionment process, which, without adequate consultation was not carried out in a sound and transparent manner. Consequently the housing targets identified are low and do not reflect higher future household projections and the scale of recently experienced building rates. They suggest that a total housing requirement figure of 10,000 units would be appropriate with corresponding numbers of affordable units.

The draft Preferred Strategy Option has been considered and My Clients are of the view that a Strategy combining two options which allows for some further dispersed growth in settlements which meet accepted sustainability criteria would be appropriate.

In light of these points and others, which relate to more emphasis being put on rural exceptions for affordable housing, my Clients have objections and the Council are requested to make revisions to the Preferred Strategy document.

Our Clients urge the Officers and Members of the Vale of Glamorgan Council to give careful consideration to their representations. They would be happy to provide further information and attend any meeting in order to pursue these proposals.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted. These matters have been addressed by the Council in earlier responses.

Rep No: 2766/5753/DPS -4 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2766/5754/DPS -4 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5755/DPS -4 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5756/DPS -4 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5757/DPS -4 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5758/DPS -4 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5759/DPS -4 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5760/DPS -4 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5761/DPS -4 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5762/DPS -4 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5763/DPS -4 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5764/DPS -4 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5765/DPS -4 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5766/DPS -4 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5767/DPS -4 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5768/DPS -4 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5769/DPS -4 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5770/DPS -4 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5771/DPS -4 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5772/DPS -4 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5773/DPS -4 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5774/DPS -4 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5775/DPS -4 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5776/DPS -4 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5777/DPS -4 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5778/DPS -4 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5779/DPS -4 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2766/5780/DPS -4 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2766/5781/DPS -4 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

My Clients are promoting the release of additional land on the edge of the Cowbridge for residential development. This site is well related to the existing settlement form and the town centre and would be suitable for a minor rounding off of the settlement and as an exception site for affordable housing. In this context they would hope to achieve exceptional design qualities which would be compatible with its landscape setting. Indeed they are thinking of an exemplar development with about 20-30 homes, using innovative sustainable techniques, and offering Cowbridge good quality affordable accommodation which it currently lacks.

In relation to the assessment of sites against the LDP Preferred Strategy it is therefore argued that an amended Preferred Strategy as highlighted in Section 4 should be adopted, i.e.
"Concentrate development opportunities in Barry, and the South East Zone. The St. Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test."

If the above option were applied, particularly with an emphasis on sites for affordable housing on the edge of appropriate settlements and of a scale in keeping with that settlement there would be a level of certainty in housing provision to address the lack of affordable housing in rural settlements. The Option would thus address SA Objective 1 more positively than is suggested in the Appraisal Matrix.

Objective 12 in relation to the Strategy Option suggested will not conflict with sustainability objectives. The provision of affordable housing in villages will encourage those who work locally in the rural economy, e.g. engaged in agriculture or tourism to continue living near their place of work.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

The Council cannot at this stage comment on the merits of candidate site submissions.

Rep No: 2767/5022/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5023/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5024/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5025/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5026/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5027/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5028/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5029/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5030/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5031/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5032/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5033/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5034/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5035/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5036/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5037/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5038/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5039/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5040/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5041/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5042/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5043/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5044/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5045/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5046/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5047/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5048/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2767/5049/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2767/5050/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

We would like to register our objection to Cottage Field, Michaelston-le-pit, Vale of Glamorgan as a Candidate Site on the Vale of Glamorgan Local Development Plan – reference WARD 2482/CS1/CS2/CS3.

The reason for this is that we believe that the site does not meet the criteria detailed in the Sustainability Appraisal Framework (Table 6 of the LDP Initial Sustainability Report) where stated objectives have been developed to assess how the plan meets the goals of sustainable developments.

With regard to developing the land for housing, the site does not meet the following objectives and would have a detrimental effect:-

Table 6
Section 6 Climate Change
To minimise the causes and manage the effects of climate change by reducing the air pollution e.g. transport or protect biodiversity, flora & fauna.

Section 8 Land use
To retain Greenfield land
Protect the countryside from inappropriate land use

Section 9 Environmental Assets
To protect natural assets such as biodiversity, flora and fauna, wildlife habitats, landscape
To improve and protect the quality of inland water resources
To enhance public access to the Vale's environmental assets.

Section 10 Quality of New Development
To enhance access for cyclists and pedestrians
To provide adequate vehicular parking

Section 12 Transport and Accessibility
To ensure new development is located in accessible locations from a range of travel modes
Provide and maintain an effective transport infrastructure e.g. cycle ways, public rights of way.

With regard to developing the land for Tourism, the site does not meet the stated objectives as above and in addition:-

Table 6
Section 15 Tourism
Promote local economic growth through tourism
Enable tourism to be accessed by sustainable travel modes

In addition with regard to developing the land for Tourism, this does not meet Sustainability Objectives from Other Plans:-

Section 7.2
Tourism – to encourage the development of a sustainable tourism sector whilst safeguarding environmental assets.
Crime reduction and community safety – to reduce crime and fear of crime

We both wish to strongly oppose any development for residential or tourism on Cottage field.
The village of Michaelston le Pit backs onto this field and it frequently used by both the villagers and visitors to the area for walking. The field has public right of way running through the centre of the field and any development would block this. The field in our opinion would not be able to built on without completely changing its layout and character. There is a lack of parking currently and any further influx of cars would further increase the problem. There are no public transport facilities, no schools, no shops and any development would not benefit the community. This rural countryside area should be preserved for current residents and visitors and future generations.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2768/274/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/276/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/277/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/278/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/280/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3827/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3828/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3829/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3830/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3831/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3832/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3833/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3834/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2768/3835/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

1. The decision to include Ystradowen as a secondary settlement is directly at odds with the councils vision for the Vale in the following areas:

a) Objective 1 - It is not sustainable (there is little if any brownfield land).
b) Objective 4 - There will be an unnecessary strain on the existing facilities and community (this comment can be enhanced and substantiated).
c) Objective 6 - It will increase the need for travel.

It would seem that the scoring given to Ystradowen in the 'Sustainable Settlements Appraisal' is significantly in error and needs examining with representatives of the village.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of Ystradowen within Area Strategy Policy 1- Settlement Hierarchy as a secondary settlement has been on the basis of the Council's sustainable settlement appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents, the population and also its current role. These secondary settlements are generally the larger populated rural areas that have sufficient population to sustain the additional services and facilities required for them to grow.

Whilst the Strategy does not at this stage indicate the actual level of development that each settlement will be allocated, the Study recognises that within the settlements identified as secondary settlements new developments would be required to contribute towards the provision of additional services and facilities.

Recommendation: No change required

Rep No: 2768/3836/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2768/3837/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2768/3838/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2768/3839/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2768/3840/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3841/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3842/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3843/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3844/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3845/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3846/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2768/3847/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3848/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2768/3849/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2768/3850/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
The Preferred Strategy is obviously a complete and thorough document, but it does not lend itself to examination and criticism by large volumes of people. Basically unless you have access to the internet and patience, then the whole exercise of a 'commenting process' is just academic for most.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Noted.

As part of the consultation on the draft preferred strategy the Council ensured that copies of the strategy and supporting documents were available for viewing at all public libraries within the Vale and at the 3 main Council offices. In addition, all documents were available on the Council's web site. The 6 week period of consultation was widely publicised and comments from all stakeholders were encouraged.

Recommendation: No change required.

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Public Representor

Rep No: 2769/242/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2769/245/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2769/246/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2769/247/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2769/248/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2769/249/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2769/250/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2769/251/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2769/252/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2769/253/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2769/254/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2769/255/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
Why not consider development in places such as Llandow which has many unsightly areas

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The preferred strategy has been informed by the identification of key social, economic and environmental issues which the plan seeks to address and also the undertaking of a sustainability appraisal of all settlements within the Vale. Further details on the reasons for the Draft Preferred Strategy can be found in the Draft Preferred Strategy and accompanying documents. More detail will also be included in the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2769/256/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2769/257/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Areas such as Southerndown are marked for secondary development but the village has no amenities other than a pub, no school, no play areas and no shop - it cannot be compared with the facilities in other villages such as St Brides.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of Southerndown within Area Strategy Policy 1- Settlement Hierarchy as a secondary settlement has been on the basis of the Council's sustainable settlement appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents, the population and also its current role. These secondary settlements are generally the larger populated rural areas that have sufficient population to sustain the additional services and facilities required for them to grow.

Whilst the Strategy does not at this stage indicate the actual level of development that each settlement will be allocated, the Study recognises that within the settlements identified as secondary settlements new developments would be required to contribute towards the provision of additional services and facilities. Notwithstanding the above, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2769/258/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2769/259/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2769/260/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2769/261/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2769/262/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2769/263/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2769/264/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:
Note: correspondent also stated 'Don't Know' when responding to question

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2769/265/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2769/266/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:
Note: correspondent also stated 'Don't Know' when responding to question

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2769/267/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2769/269/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:
Note: correspondent also stated 'Don't Know' when responding to question

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2769/270/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
support is welcomed.

Rep No: 2769/271/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2769/272/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2769/6016/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2771/6335/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6321/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6322/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6323/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6324/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6325/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6326/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6327/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6328/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6329/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6330/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6331/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6332/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6334/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6348/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6336/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6337/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6338/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6339/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6340/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6341/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6342/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6343/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6344/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6345/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6346/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6347/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2771/6333/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2771/6259/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

General objections to the various paragraphs of the proposed appraisal - footpath at Mill Road, Dinas Powys - through to Caerau / Ely. Such objections include -
1) Noise
2) Costs - both of preparation and future control and maintenance
3) Disruption for walkers and dog handlers
4) Health and safety - the proximity of the stream (river Cadoxton) and parked cars (illegally at the present)
5) Damage to land and adjacent property (two incidents of torching vehicles and two cases of unlawful tipping in the last 2 years - also previous incidents)
6) Motorcyclists - this will become a "motorway" for them
7) Policing - Inadequate provision to cover vast numbers of young people over weekends in particular with alcohol involvement at a very high risk.
8) Other reasons which I would be delighted to discuss with Council Officials and Councillors in public debate and discussion.

Bear in mind I have lived adjacent to the footpath for 32 years and can give full representation !

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments regarding the footpath between Dinas Powys and Caerau are noted. However, this recreation route has been submitted as a candidate site for potential inclusion in the deposit LDP. All candidate sites will be assessed against the Council's approved candidate site methodology in due course.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2772/5226/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5227/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5228/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5229/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5230/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5231/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5232/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5233/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5234/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5235/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5236/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5237/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5238/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5239/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5240/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5241/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5242/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5243/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5244/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5245/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5246/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5247/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5248/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5249/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5250/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5251/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5252/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2772/5253/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

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Public Representor

Rep No: 2772/5254/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Ref Cottage Field, Michaelston - 2482/CS1 & 2482/CS2

The plan identifies Cottage Field, Michaelston-le-Pit, as an area which might be considered "for either or both" housing and tourism. How this field could have been identified as such shows a worrying unawareness of its juxtaposition with Cadoxton River which borders the field on its South Western edge. Although not much more than a reasonably vigorous stream in normal weather conditions there is more than enough water to maintain the lower parts of the field in a generally boggy state. However when the weather is adverse, the stream becomes a torrent and the field is immediately waterlogged with extensive flooding in parts. Nor would it be possible to culvert the stream as in a flood, there are enormous quantities of water released from Wrinstone Valley.

If Cottage Field is unsuitable for housing, change is hardly warranted if tourism means the maintenance of existing pathways which traverse the field. Apart from the South Western corner where some further drainage is merited, the various stiles are presently in good order and the paths are well used by the many walkers and visitors to the area.

In contemplating an ever slight increase in the motor vehicle "population" - an inevitable consequence of more houses - drastic changes would be necessary in the road infrastructure which then would have a major impact on the character of this valley and the village of Michaelston.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2773/2342/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:
Subject to type of employment e.g. environment friendly.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your concerns regarding the type of new employment are noted. Although the LDP will seek to provide a range and choice of employment sites in the Vale to meet differing needs it will also ensure that new development mitigates against the causes of climate change. It can do this in several ways e.g. by locating development in areas well served by a range of transport choices or by ensuring that buildings are more energy efficient.

Rep No: 2773/2343/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:
Subject to Question 1 above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your concerns regarding the type of new employment are noted. Although the LDP will seek to provide a range and choice of employment sites in the Vale to meet differing needs it will also ensure that new development mitigates against the causes of climate change. It can do this in several ways e.g.. by locating development in areas well served by a range of transport choices or by ensuring that buildings are more energy efficient.

Rep No: 2773/2344/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2773/2345/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:
Objectives 1 - 8. Broadly agree though some are naïve and self-conflicting.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments are noted.

The LDP objectives seek to address a range of issues, many of which are inter-related and therefore require and integrated approach. Accordingly, where there is potential conflicts, the LDP will aim to provide a balanced approach to development. For example, addressing climate change by off setting energy usage of new development by requiring future developments to take into account the need for incorporating energy efficiency measures.

Rep No: 2773/2346/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2773/2347/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2773/2348/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2773/2349/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2773/2350/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2773/2351/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2773/2352/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2773/2353/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2773/2354/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

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Public Representor

Rep No: 2773/2355/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
Should be restricted to the first two categories only.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The LDP settlement hierarchy has been developed to assist in addressing issues that are of relevance to all parts of the Vale of Glamorgan. For example, the need to address affordable housing need. By restricting growth to two settlements as suggested would not allow for development to take place in areas where housing need is an issue. Similarly, the LDP seeks to support the Community Strategy vision for the Vale of Glamorgan as a whole, again taking such an approach to the location of development would not assist in delivering the aspirations of the Community Strategy.

Rep No: 2773/2356/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2773/2357/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2773/2379/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2773/2410/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2773/2466/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2773/2468/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2773/2471/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2773/2474/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2773/2478/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2773/2480/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2773/2482/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2773/2483/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2773/2489/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:
Lack of clarity and targets in some instances.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted.

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Public Representor

Rep No: 2773/2499/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Judging by the Council's high handed attitude to consultation etc. during the last 12 months, I have no confidence in their ability to objectively self-assess with the best interests of their constituents in mind.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The self assessment is an aid to assist the Council in meeting the requirements for the production of its LDP. This same test will be applied to the LDP by the Welsh Assembly Government, and ultimately the planning inspectorate prior to the LDP submission for public inquiry. The 6 week consultation period is a statutory requirement and this is clearly stated on the statutory advertisement issued by the Council on its web site and in the local press. The candidate site register has been collated as part of the background evidence for the LDP and has been published for public information only. Consultation on the final preferred sites will be undertaken at the deposit draft stage.

Rep No: 2773/2505/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

It is difficult to argue with the strategic objectives as they broadly apply to most regions in the UK. However some of the assumptions are rather subjective, naïve and self conflicting. The true impact of St Athan has yet to e determined. Job Creation: If the "new jobs" can be satisfied by existing labour supply of people already living here this reduces the demand for new housing. If the "new jobs" cannot be satisfied this way - the type of job and candidate will have a bearing on the type of housing required. Appropriate Housing: Affordable housing tends to apply to first time buyers who seek a smaller, cheaper property with access to public transport if only as insurance against issues with private transport. Such housing in outlying rural areas is normally at conflict with the above. Building new transport links, utilities and social/educational facilities to support such developments has a significant impact on the cost - making them "less affordable". Settlement Strategy Appraisal: I see no logic including minor settlements in these locations. Inappropriate expansion would cause significant damage without any apparent benefit. No employment would be created, private transport commuting would increase, and additional strain would be placed upon already temperamental utilities, transport infrastructure and the environment so far as Llancarfan is concerned. If there is to be any future development it should be restricted to a small number of individual properties in keeping with the character of the existing village and within the existing village boundaries.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The provision of land for employment use is only one element of the LDP strategy, as is the impact DTA St Athan will have on the creation of local employment opportunities.

Like all local authorities is South East Wales, affordable housing is an important issue that the LDP seeks to address, but also recognising the need to ensure that all new development needs to be in sustainable locations. Accordingly the Council's settlement hierarchy has been developed by the Council to assist in identifying those settlements that contain a sufficient level of services and facilities able to support future growth. In relation to minor settlements, the aim of development within these settlements will be to support existing local employment and where evidenced provide affordable housing. This treatment of minor settlements recognises the important role that smaller settlements have in the rural vale and the need to support their long term viability as functional villages as opposed to dormitory commuter settlements. However, the LDP also recognises the need to ensure that such development is in keeping with the scale and character of the settlement.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2773/6292/DPS -2 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

The future of St. Athan must have an enormous impact on the achievement of the strategy and it is blatantly obvious that, despite the propaganda of certain politicians, the scale of this development and the ensuing number and the type of jobs resulting is unclear.

Clearly if fewer jobs are to be created then the shortfall will have to be made up elsewhere in the Vale and the location of new housing options would have to be reconsidered in line with the location of the alternative new jobs.

Also, if the "new jobs" can be satisfied by existing labour supply of people already living within the Vale, this reduces the corresponding demand for new houses.

If the "new jobs" cannot be satisfied this way (and it appears that for instance many of the supposed jobs at St Athan will be filled with skilled staff being relocated from other facilities in the UK) then the type of job and candidates will have a bearing on the type of housing required.

The then demographic mix will determine whether, and how far people would be prepared to such new jobs e.g. single young professionals would look for apartments near a lively social life even if it involved commuting from outside the Vale. Young married couples look to be closer to schools and shops and may commute.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

New development at St. Athan will capitalise on the significant investment and employment opportunities arising from the DTA development. Additional development will also re-enforce its role as a key settlement both locally and regionally within the context of the Wales Spatial Plan ensuring that future investment delivers benefits to its residents and to the Vale of Glamorgan as a whole. The overall emphasis will be to ensure sustainable growth both within the framework of the LDP Draft Preferred Strategy and its regional context. The Council understands that the scheme is scheduled for completion in 2014. Planning applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Rep No: 2773/6293/DPS -2 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2773/6294/DPS -2 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2773/6295/DPS -2 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

It is difficult to argue with the strategic objectives as they broadly apply to most regions in the UK. However some of the assumptions are rather subjective, naïve and self conflicting.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

Rep No: 2773/6296/DPS -2 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

It is difficult to argue with the strategic objectives as they broadly apply to most regions in the UK. However some of the assumptions are rather subjective, naïve and self conflicting.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

Rep No: 2773/6297/DPS -2 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

It is difficult to argue with the strategic objectives as they broadly apply to most regions in the UK. However some of the assumptions are rather subjective, naïve and self conflicting.

Affordable housing tends to apply to first time buyers who seek a smaller, cheaper property with access to Public Transport, if only as insurance against issues with private transport. Such housing in outlying rural areas is normally at conflict with the above objectives and has the knock on impact of diluting the commercial and tourist attraction of the existing areas.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

Rep No: 2773/6298/DPS -2 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:

It is difficult to argue with the strategic objectives as they broadly apply to most regions in the UK. However some of the assumptions are rather subjective, naïve and self conflicting.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

Rep No: 2773/6299/DPS -2 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:

It is difficult to argue with the strategic objectives as they broadly apply to most regions in the UK. However some of the assumptions are rather subjective, naïve and self conflicting.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

Rep No: 2773/6300/DPS -2 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:

It is difficult to argue with the strategic objectives as they broadly apply to most regions in the UK. However some of the assumptions are rather subjective, naïve and self conflicting.

Building new transport links, utilities and social / educational facilities to support new developments has a significant impact on the cost of housing development in areas where these facilities have to be enhanced - making any such new houses less affordable than they could have been if built in areas where such facilities already existed.

Therefore I see no logic in including areas beyond the first three in the hierarchy as being expansion potentials. To do so would cause significant damage without any apparent benefit. No employment would be created in the small villages where the vast majority of habitants are either a mix of young families where one or both parents commute reasonable distances to work; professional couples who commute to work; a very small number who work from home (restricted by a poor internet reception) or retired people.

Private transport commuting would increase, an additional strain would be placed on utilities, transport infrastructure and the environment and the charm of the villages in the Vale which ahs attracted much needed tourist trade to the whole of the Vale would be impaired.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

Rep No: 2773/6301/DPS -2 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:

It is difficult to argue with the strategic objectives as they broadly apply to most regions in the UK. However some of the assumptions are rather subjective, naïve and self conflicting.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

Rep No: 2773/6302/DPS -2 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:

It is difficult to argue with the strategic objectives as they broadly apply to most regions in the UK. However some of the assumptions are rather subjective, naïve and self conflicting.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments are noted.

Rep No: 2773/6303/DPS -2 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2773/6304/DPS -2 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2773/6305/DPS -2 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Affordable housing tends to apply to first time buyers who seek a smaller, cheaper property with access to Public Transport, if only as insurance against issues with private transport. Such housing in outlying rural areas is normally at conflict with the above objectives and has the knock on impact of diluting the commercial and tourist attraction of the existing areas.

Building new transport links, utilities and social / educational facilities to support new developments has a significant impact on the cost of housing development in areas where these facilities have to be enhanced - making any such new houses less affordable than they could have been if built in areas where such facilities already existed.

Therefore I see no logic in including areas beyond the first three in the hierarchy as being expansion potentials. To do so would cause significant damage without any apparent benefit. No employment would be created in the small villages where the vast majority of inhabitants are either a mix of young families where one or both parents commute reasonable distances to work; professional couples who commute to work; a very small number who work from home (restricted by a poor internet reception) or retired people.

Private transport commuting would increase, an additional strain would be placed on utilities, transport infrastructure and the environment and the charm of the villages in the Vale which has attracted much needed tourist trade to the whole of the Vale would be impaired.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments regarding affordable housing are noted. However, whilst the need for affordable housing is greater in urban areas (e.g. Barry and Penarth) there is also an identified need in rural areas. This issue will be addressed in the Deposit Plan and will need to be carefully considered against other issues such as tourism.

The LDP draft preferred strategy seeks to concentrate new development in areas which are already well served by existing services and facilities. However, it is recognised that new major development can often require infrastructure improvements etc which is generally funded / provided by developers through section 106 agreements. Section 106 agreements are now common practice and developers will be aware of this issue when purchasing land for housing. Accordingly, it is considered unlikely that the cost of section 106 improvements will be passed on to potential purchasers through increased house prices.

Your comments regarding area strategy policy 1 : settlement hierarchy are noted. However, the Council considers that additional development in the minor settlements will assist rural diversification by promoting new opportunities for employment and tourism. The Council disagrees with your claims that new development in these villages will have an adverse impact on the built and natural environment. The minor settlements identified in the policy are all deemed to be sustainable and capable of accommodating some minor expansion (Sustainable Settlement Appraisal document refers).

Rep No: 2773/6306/DPS -2 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2773/6307/DPS -2 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2773/6308/DPS -2 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2773/6309/DPS -2 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2773/6310/DPS -2 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2773/6311/DPS -2 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2773/6312/DPS -2 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2773/6313/DPS -2 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2773/6314/DPS -2 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2773/6315/DPS -2 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2773/6316/DPS -2 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2773/6317/DPS -2 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2773/6318/DPS -2 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2773/6319/DPS -2 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2773/6320/DPS -2 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2775/5255/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5256/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5257/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5258/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5259/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5260/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5261/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5262/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5263/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5264/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5265/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5266/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5267/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5268/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5269/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5270/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5271/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5272/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5273/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5274/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5275/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5276/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5277/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5278/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5279/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5280/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5281/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2775/5282/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

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Rep No: 2775/5283/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Objection.

I would like to register my objective to cottage Field, Michaelston-le-pit, Vale of Glamorgan as a Candidate Site on the Vale of Glamorgan LDP - 2482/CS1/CS2/CS3.

The reason for this is that I believe that the site does not meet the criteria detailed in the Sustainability Appraisal Framework (table 6 of the LDP initial sustainability report) where stated objectives have been developed to assess how the plan meets the goals of sustainable developments.

With regard to developing the land for housing, the site does not meet the following objectives and would have a detrimental effect:

Table 6
Section 6 Climate Change
To minimise the causes and manage the effects of climate change by reducing the air pollution e.g. transport or protect biodiversity, flora & fauna.

Section 8 Land use
to retain Greenfield land
Protect the countryside from inappropriate land use.

Section 9 Environmental Assets
To protect natural assets such as biodiversity, flora and fauna, wildlife habitats, landscape. To improve and protect the quality of inland water resources. To enhance public access to the Vale's environmental assets.

Section 10 Quality of New Development
To enhance access for cyclists and pedestrians. To provide adequate vehicular parking.

Section 12 Transport and Accessibility
To ensure new development is located in accessible locations from a range of travel modes. Provide and maintain an effective transport infrastructure e.g. cycle ways, public rights of way.

With regard to developing the land for Tourism, the site does not meet the stated objectives, and in addition:

Table 6
Section 15 Tourism
Promote local economic growth through tourism. Enable tourism to be accessed by sustainable travel modes

In addition with regard to developing the land for tourism, this does not meet sustainability objectives from other plans:

Section 7.2
Tourism – to encourage the development of a sustainable tourism sector whilst safeguarding environmental assets. Crime reduction and community safety – to reduce crime and fear of crime.
On a personal note, the residents of Michaelston-le-pit feel this area should be preserved for future generations. Michaelston-le-pit is situated in an area of outstanding natural beauty benefiting from ancient woodland, open countryside and diverse flora and fauna: specifically otters, kingfishers, badgers, bats and salmon. Michaelston-le-pit is enjoyed not only by the residents but also people from the Vale of Glamorgan who frequently visit to ramble, walk, horse ride and appreciate the countryside and Woodland Trust areas.

Specifically with regard to Cottage Field there is a public right of way which is used daily by the numerous walkers both resident and from neighbouring Dinas Powys. In addition, Cadoxton River borders the south side of the field and this should be protected from the enhanced risk of changes to its environment due to development of this area.

Finally, with regard to current influences on this area by outside elements such as the 'Super Quarry Extension' by Wenvoe Quarry or the recent Woodland Trust Development of the Case Woods Site which has given rise to considerable intrusion to this locality by;
1. Professional dog walkers on the site walking several animals at one time (pity the sheep grazing on adjacent fields)
2. Scramble bikers using the Woodland Trust grassed areas
3. Destruction of trees, gates and fences during school holidays
4. Dubious use of the car park situated at the Case Woods site involving late night burning of abandoned stolen cars and individuals racing cars on the lane outside the car park

You must be aware of the 'rat-run' designation of Pen-y-turnpike road for traffic between Barry and Cardiff. Does it make sense to place more pressure upon this already dangerous road junction?

If you mean what you preach I should like to know how seriously the council take these current issues and what actions you propose in the medium term before you create new ones.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

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Rep No: 2776/2610/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

Whilst there may be a need within the Vale for employment for residents of the Vale, any development should be judged by its provision of jobs for existing residents. Bringing more people into the Vale should be considered negative, as should a requirement of more housing and use of greenfield sites. A major consideration should be the retention of the character and beauty of the rural Vale and its towns, villages and hamlets.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted.

Whilst the LDP seeks to encourage the creation of employment within the Vale of Glamorgan, the LDP cannot control where those persons employed will originate from. It can however ensure that where future development is planned it is undertaken in a manner that respects the character of the Vale of Glamorgan, and makes efficient use of resources, including the redevelopment of brownfield sites.

Recommendation: No change required.

Rep No: 2776/2627/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

It is important that the population is not artificially increased by developments. Particularly within the rural Vale it will be extremely difficult to accommodate significant housing development without going against 5.7, the Vision in 12.1 and Objective 7 (12.18 and 12.19).

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The number of dwellings required during the plan period has been examined against future population growth for the Vale of Glamorgan. For the Vale, current population projections would equate to some 7500 new dwellings being required during 2011-2026. Please note that the housing requirement figure will be reviewed as part of the work to be undertaken on the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2776/2632/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

Surely from what is said elsewhere the Vision (12.1) should include explicitly the retention of the character, appearance and beauty of the historic settlements and the rural Vale landscape.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The LDP vision refers to the creation of a place that is "safe, clean and attractive" in this regard the character and beauty of historic settlements and landscapes is encompassed within, and is supported further by strategic objective 7 and Core Strategic Policy 10.

Rep No: 2776/2633/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** No

Representation Comments:

Greater strength should be given to 12.3 to the extent of resisting development of greenfield land. The character and beauty of the rural Vale and the health of the towns requires the preservation of as much green space as possible. There may already be too little, any reduction will damage the Vision (12.1).

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The objective for encouraging the redevelopment of brownfield land is further supported by Core Strategic Policy 1.

Rep No: 2776/2670/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Rep No: 2776/2681/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2776/2709/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2776/2736/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2776/2742/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:
This is very important (12.15 and 12.16) but has not been adequately considered in identification of Settlements in Area Strategy Policy 1 (15).

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed and comments noted.

Rep No: 2776/2744/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** No

Representation Comments:
As one of the most important objectives, if the Vale is to retain its character and identity, this needs much greater strength and emphasis.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This objective is supported further by Core Strategic Policy 10 which aims to protect the built and natural environment.

Rep No: 2776/2747/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2776/2753/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2776/2755/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2776/2762/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
Any more than very minor development in the named 'Minor Settlements' goes completely against Objectives 2, 6 and 7 (12.1 - 12.20) and also against 'sustainability'. Extreme care will need to be taken with the 'Secondary Settlements' and the historic towns of Cowbridge and Llantwit if Obj.7 is to be achieved. So, on p.30 'Minor Settlements' should not be under the same 'future development will be guided towards' heading as the others. They should be separated from them with a new paragraph: ANY DEVELOPMENT IN MINOR SETTLEMENTS, OUTSIDE THE ABOVE, SHOULD BE KEPT TO A MINIMUM AND WILL BE CONSIDERED ONLY IF THEY COMPLY FULLY WITH PARA 19.1. Then 19.1 should read 'Outside these town and villages, the spatial policy may support development …some basic facilities. Provided that the focus of development …"

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted.

In considering sites for development, issues such as landscape and settlement character will be taken into consideration. Similar consideration will be given to the drafting of more detailed policies that will assist in controlling the scale, type and location of development which will form part of the Deposit Draft LDP.

Rep No: 2776/2796/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2776/2800/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2776/2806/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2776/2811/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
See comments on Strategic Strategy above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2776/2812/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2776/2818/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support welcomed.

Rep No: 2776/2820/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2776/2822/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:
If 'farm diversification' includes housing, light industry or factory farming it goes completely against Objectives 6 and 7 (12.15 - 12.20) and the development of tourism.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Farm diversification within the context of the LDP refers to activities that supplement the main business of the farm, and may include tourism or other similar activities.

Rep No: 2776/2825/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** No

Representation Comments:
Some of the 'Existing permitted reserves' were given permission a long time ago before proper environmental and social effects were ever considered - all such 'permits' should be reconsidered in the light of the present UDP and the future LDP.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council is currently reviewing its existing mineral supplies as part of the LDP evidence base, which in turn shall be used to inform the more detailed minerals policies that will be included in the Deposit Draft LDP.

Rep No: 2776/2827/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2776/2829/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2776/2833/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2776/2857/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2776/2858/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2776/2860/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Business Groups Representor

Rep No: 2777/210/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

At Section 7 of the Preferred Strategy we think it is important to explicitly link Hayes Wood and Atlantic Trading Estate Employment Sites with the port and the opportunities arising from sea and rail freight transport - See also Q11.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted.

Whilst the location of these sites is related to the operational port employment uses at these sites they are not exclusive to the activities of the port. Therefore the Council sees no justification for making explicit this link, for example by restricting the use of these sites to port related activities.

Rep No: 2777/4765/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2777/4766/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2777/4767/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2777/5520/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2777/5540/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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Business Groups Representor

Rep No: 2777/5541/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/5542/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/5543/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/5544/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/5545/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/4768/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Business Groups Representor

Rep No: 2777/211/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

At Section 14 we believe that the port should be explicitly mentioned as a key freight facility and be identified on the map as a key asset in a similar way to the airport (see also Q11).

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments Noted.

Recommendation:

Add new sentence to end of paragraph 14.1 to make reference to the port of Barry to read: "The port of Barry is also a major trading port handling increasing volumes for the chemical industry. It has considerable expertise in handling a wide range of goods and extensive storage facilities."

Add new symbol to Key Diagram to highlight Barry Dock as an operational port.

Rep No: 2777/4769/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2777/4770/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2777/5546/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2777/5547/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2777/5548/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2777/5549/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/5550/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/5552/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/5553/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/5554/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/5555/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/5556/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2777/5557/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/4771/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/4772/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Business Groups Representor

Rep No: 2777/212/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

ABP believes that it is important for the Council to recognize that the five major ports that we operate in South Wales, including Barry, are key gateways for trade and also support significant manufacturing operations on or contiguous to the port estates e.g. Dow Corning at Barry, Corus at Port Talbot and Celsa at Cardiff.

Ports are valuable assets and regional ports on the west coast of Britain, such as Barry, are now established in a period of growth following many decades of adjusting to a decline in UK manufacturing and the shift of markets brought about by new trading relationships with Europe.

The rejuvenation of trade on the west coast in part reflects globalisation of the economy and transfer of production to China and India in particular. It also manifests demand for new energy sources, such as bio fuels, wind generated electricity and EFW etc and the environmental benefits of using sea transport as opposed to road to get products from/to their markets as close to the origin/destination as possible.

The port of Barry comprises approximately 400 of land and 133 acres of water. There are 112 tenants and the port handles circa 500,000 tonnes of cargo annually. Trades include liquid bulk chemicals, forest products, metals and coal and there has been significant investment in the port facilities. Other local companies rely on the port for their logistics services including Dow Corning, Ineos Chlor, Scott Packaging and Evans & Reid.

A number of buildings on the port estate also provide cost effective business/storage/workshop facilities for smaller companies and traders thereby strengthening the local employment base.

In addition to servicing the regional economy the ports can facilitate inward investment. Foreign companies wanting to establish themselves in Europe need good transport connectivity and a sea port with international shipping connections can be a key part of the offering. Ports such as Dunkerque and Le Havre are clear examples of this hosting substantial manufacturing operations within or near the port estate. They facilitate investment and high quality employment and are important economic drivers.

ABP believes that the port of Barry could be a catalyst to assist with attracting inward investment bringing with it new employment. To make the most of the opportunities we believe that the port of Barry should be recognized as an important part of the economic infrastructure and strategic employment sites such as Hayes Wood/ Atlantic Trading Estate should be marketed using port connectivity as a fundamental part of the offering.

Specialist facilities, for example the recently refurbished Atlantic Shed by Scott Packaging, also benefit from a port location and represent another key opportunity for growth.

Good transport connectivity across all modes is vital to achieving competitiveness and in addition to movement of people, the efficient movement of freight, both industrial and retail is a necessary component for achieving the regions full potential. In this respect the importance of ports to the economy is identified in a recent research paper “Associated British Ports and the Welsh Economy” (Welsh Economic Research Unit , Cardiff Business School and the Welsh Enterprise Unit, University of Glamorgan – June 2004). This research provides some key findings which illustrate the importance of ports as economic drivers for the region. Inter alias the fact that the activity of ABP and its tenants at South Wales directly and indirectly supports over £1.7bn of gross output in Wales and over 16,000 FTE jobs clearly illustrates the salience and potential of the sea ports.

In addition to the points made in Q1 and Q6 above

At Section 5 of the Preferred Strategy we believe that the port should be mentioned concerning its role supporting manufacturing operations such as Dow Corning and import/export operations in general.

At Section 10 we believe that reference should be made to the Wales Freight Strategy which concentrates on freight facilities and from which the Local Transport Plans will draw guidance.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted.

The issue of freight transport will be considered in the Regional Transport Plan, which the LDP references as being a key policy document. Therefore the Council considers it unnecessary to identify the Wales Freight Strategy.

Recommendation:

Add new sentence to the end of paragraph 5.3 to read:"The Vale also hosts one of South Wales’ main trading ports at Barry which supports major manufacturing operations such as those at Dow Corning. With good rail infrastructure and storage facilities, the port also handles increasing volumes of general freight and materials."

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Rep No: 2777/268/DPS -2 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/273/DPS -2 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/275/DPS -2 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/279/DPS -2 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/281/DPS -2 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** No

Representation Comments:
The aim of Objective 2 that development should make a positive contribution towards reducing the impact of and mitigating against the adverse effects of climate change is generally supported, but it is noted that the accompanying text in Paragraph 12.6 states that the plan will encourage appropriate renewable energy schemes, such as community based wind power schemes. National planning guidance (MIPPS 01/2005) states that small or medium sized wind power schemes on urban/industrial/brownfield land may be appropriate. In addition, the consultation on the Renewable Energy Route Map for Wales, recently published by the Welsh Assembly Government, states that it will "strongly encourage the exploration of opportunities for wind development of up to 25MW in urban/brown field site areas".

However, the draft Preferred Strategy does not include any reference to renewable wind energy developments of that nature. The land at the Port of Barry falls within the category of urban/industrial brownfield land and is a suitable site for a small or medium sized scheme. The draft Preferred Strategy should be amended to allow the development of small or medium, sized schemes on urban/industrial land in appropriate locations in accordance with national planning guidance.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted.

Detailed policies in the deposit draft LDP relating to renewable energy will reflect the appropriate types of renewable energy developments on urban/industrial sites and other types of land in accordance with national policy as contained within MIPPS 01/2005 and the draft Planning of Climate Change MIPPS.

All sites put forward under the Candidate Site process will be assessed in accordance with the Council's agreed assessment methodology, following which all appropriate sites which contribute towards national renewable energy targets will be given due consideration for their potential inclusion in the deposit draft LDP. Finally, it is noted that identifying strategic renewable energy sites would help make policies more proactive within the deposit LDP.

Rep No: 2777/282/DPS -2 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/283/DPS -2 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/284/DPS -2 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/285/DPS -2 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/286/DPS -2 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/287/DPS -2 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/288/DPS -2 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2777/289/DPS -2 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/290/DPS -2 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/291/DPS -2 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/292/DPS -2 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:
The Council's commitment to reducing the impact of climate change in Objective 2 and its commitment to renewable energy in CSP2 and CSP3 is supported. However, CSP3 only refers to community based energy schemes. The MIPPS 01/2005 on Planning for Renewable Energy advises that smaller (less than 5MW), domestic or community-based wind turbine developments may be suitable within and without SSAs, subject to material planning considerations. The MIPPS also states that on urban/industrial brownfield sites, small or medium sized (up to 25 MW) developments may be appropriate.

The Welsh Assembly Government is currently consulting on a 2008 update of the Wales Spatial Plan. The consultation draft of that document states that the Assembly is committed to meeting its obligations with regard to reducing reliance on environmentally damaging energy sources. In addition, the consultation on the Renewable Energy Route Map for Wales, recently published by the Welsh Assembly Government, states that it will "strongly encourage the exploration of opportunities for wind development of up to 25MW in urban/brown field site areas". Following this, the Assembly has advised, in the WSP update, that it will review renewables guidance in the form of Technical Advice Note 8 (TAN 8) and the targets for renewables drawn from a range of sources, including wind power, will be revised upwards.

The land at the Port of Barry falls within the category of urban/industrial brownfield land, is a suitable site for a small or medium sized wind power scheme. The development of a wind power scheme in this location would be in accordance with the Welsh Assembly Government's commitment to increasing the supply of renewable energy. It is also considered that a small or medium sized scheme would be compatible with the focus on sustainable development and renewable energy in the draft Preferred Strategy. The draft Preferred Strategy should, therefore, be amended to allow the development of small or medium sized schemes on urban/industrial land in appropriate locations in line with national planning guidance.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted and support for Objective 2, CSP2 and CSP 3 is welcomed. Detailed policies in the deposit draft LDP relating to renewable energy will reflect the appropriate types of renewable energy developments on urban/industrial sites and other types of land in accordance with national policy as contained within in MIPPS 01/2005 and the draft Planning of Climate Change MIPPS.

In addition, all sites put forward under the Candidate Site process will be assessed in accordance with the Council's agreed assessment methodology, following which all appropriate sites which contribute towards national renewable energy targets will be given due consideration for potential inclusion in the deposit draft LDP.

However, It is noted that the reference to 'COMMUNITY BASED RENEWABLE ENERGY SCHEMES' in CSP3 at this stage may be inappropriate and it is suggested that it be replaced with 'RENEWABLE ENERGY GENERATION' and community based schemes added to the list.

Recommendation:

Amend CSP3 to read: “PROPOSALS FOR RENEWABLE ENERGY GENERATION SUCH AS COMMUNITY BASED SCHEMES, DISTRICT HEATING, WIND POWER, BIOMASS COMBUSTION AND COMBINED HEAT AND POWER WILL BE PERMITTED PROVIDING THEY SATISFY THE REQUIREMENTS OF OTHER POLICIES WITHIN THIS PLAN."

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Rep No: 2777/293/DPS -2 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/294/DPS -2 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/295/DPS -2 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/296/DPS -2 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/297/DPS -2 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/298/DPS -2 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:
CSP8 states that employment needs will be met through the enhancement and improvement of existing employment sites and suitable extensions to existing employment sites. CSP8 does not allow for the allocation of new employment land despite the identification, in the draft Preferred Strategy, of development constraints at key sites at Barry and Cardiff International Airport. In order to incorporate sufficient flexibility in the availability of land for employment use, CSP8 should be amended to include the allocation of new employment land in appropriate and sustainable locations in Barry.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The employment land strategy has identified a surplus of employment land in the Vale, particularly in Barry. Whilst some sites are constrained, the Council is of the opinion that the enhancement of these sites is more appropriate that allocating further greenfield sites, which would arguably be developed over existing sites, which in turn would not address the current situation.

Rep No: 2777/299/DPS -2 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/300/DPS -2 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/301/DPS -2 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/302/DPS -2 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2777/4773/DPS -2 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/4774/DPS -2 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2777/303/DPS -2 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
The draft preferred spatial strategy of concentrating development opportunities in Barry and the South-East Zone is supported. In addition, the identification of Barry as a key settlement and an area of opportunity for housing, employment and recreation, focusing on the opportunities at Barry Waterfront, is also supported. The Council's intention to prepare a detailed master plan setting out its vision for the Waterfront and Barry Island is noted and ABP, as landowner, would welcome an opportunity to participate in the master planning process for the Waterfront area.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2779/2901/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

Insufficient research appears to have been undertaken in relation to the road network necessary to provide links to St Athan or the surrounding villages where further development is proposed.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Planning applications for the DTA St Athan proposal will be considered under the current adopted Vale of Glamorgan Unitary Development Plan, and as such issues relating to highway capacity and other matters will considered as part of the application. In addition, the air port access road, which will assist improving access to both Cardiff International Airport and St Athan is progressing separate to the LDP. However any final proposed route would be included in the LDP if this is available at the deposit consultation stage of the plan.

Rep No: 2779/2930/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

The Council has not taken into consideration the requirements of local people as stakeholders of the Vale of Glamorgan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

As part of the background work and consultation process for the LDP, the Council has held a number of stakeholder workshops to assist in the identification of issues affecting the Vale of Glamorgan that the LDP should seek to address and on the identification of spatial strategy options. The recent six week consultation on the DPS was aimed at gaining further stakeholder input into the development of the final LDP strategy.

Rep No: 2779/2935/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2779/2939/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2779/2941/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2779/2944/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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Rep No: 2779/2945/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2779/2947/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2779/2948/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2779/2949/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2779/2950/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2779/2952/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
I do not consider that the wider community has been fully consulted so that this strategy serves only a small proportion of stakeholders.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The six week statutory consultation on the Draft Preferred Strategy seeks to obtain the wider views of local residents and to allow input into the development of the final LDP strategy.

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Rep No: 2779/2982/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

St Athan development seems to be the driver for all or any future development, the Council should consider the effects of the LDP should the St Athan training facility be withdrawn, i.e.. massive housing developments with little or no employment. The drain on the Council's resources would then be huge.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The DTA St Athan proposal has been considered in relation to the potential for local job creation. The Council understands that the DTA scheme is scheduled for completion in 2014. Planning applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Rep No: 2779/2983/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Again, the Council appears to be solely focused on the St Athan development and has not considered accessibility to any future development fully.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of St Athan within the settlement strategy is due to the major inward investment planned as a result of DTA St Athan. It is however one aspect of the strategy, which seeks to support the continued regeneration of Barry and the Waterfront, support existing settlements and provide for a range of housing and employment opportunities within those settlements that have a range of services and facilities.

Rep No: 2779/2984/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2779/2985/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2779/2986/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2779/2987/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2779/2988/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2779/2989/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2779/2990/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2779/2991/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2779/2992/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2779/2993/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2779/2994/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2779/2995/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** No

Representation Comments:

The Council in its core Strategic Policies has not fully identified and resolved the environmental impact that the LDP will have.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council has undertaken a sustainability appraisal of the LDP, it is not however required to assess the environmental impact of the plan. Where major developments are proposed, individual environmental assessments may be required.

Rep No: 2779/2996/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:

The Council's previous performance of monitoring of planning applications and in allowing changes to those applications to the detriment of the local communities which it serves, has been poor. Many of the monitoring indicators have no specific targets.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted.

The Council has avoided the use of targets for many of the indicators since meeting such targets would be largely dependent on the level of development undertaken in any given year. Targets have however been provided where the Council considers intervention is required, for example by setting a policy requirement for 30% affordable housing. However for other areas such as recreational space the Council proposes to monitor supply to ensure that no losses occur.

Rep No: 2779/2997/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2779/3036/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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Rep No: 2779/6143/DPS -2 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6144/DPS -2 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6145/DPS -2 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6146/DPS -2 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6147/DPS -2 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6148/DPS -2 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6149/DPS -2 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6150/DPS -2 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6151/DPS -2 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6152/DPS -2 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6153/DPS -2 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6154/DPS -2 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6155/DPS -2 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

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Rep No: 2779/6156/DPS -2 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

My objection is to the proposed primary housing within Rhoose and to other villages within the Vale. There is still an outstanding development in Rhoose which if goes ahead will put immense strain on the infrastructure. This development proposal will exacerbate this further. The Council has a duty to the local residents to provide proper amenities to serve the existing houses and any proposed new build. The Council does not have the resources to provide such amenities and the promises of the contractor, Cofton, to provide any leisure facilities etc have proven to be false. The result is an increase in youth annoyance within the area. Increase in traffic along road which are already overloaded.

The land between the existing housing developments and the coastal path provides valuable recreational space and leisure walking areas to local people and is currently protected by a Section 106. The local residents have aired their views on any possible further development and for the Council to now retract agreements made in 2003, would be detrimental to the village of Rhoose. The people of Rhoose need this land to remain as an open space. Sufficient development has taken place over the last 10 years and the results speak for themselves. Drainage problems, land erosion problems and the disappearance of vital coastal land.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of Rhoose as a key area for growth is based on its proximity to both Cardiff International Airport and DTA St Athan, which provide opportunities for local employment, and the already planned housing within Rhoose, which will form part of the housing land allocation for the Local Development Plan. Any additional new development will be considered against the capacity of existing infrastructure and also the potential for development to provide new or improved facilities. Similarly, the loss of important open space will also influence the suitability of sites for future development.

Rep No: 2779/6157/DPS -2 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No comment required.

Rep No: 2779/6161/DPS -2 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No comment required.

Rep No: 2779/6162/DPS -2 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No comment required.

Rep No: 2779/6163/DPS -2 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No comment required.

Rep No: 2779/6164/DPS -2 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6165/DPS -2 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6166/DPS -2 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6167/DPS -2 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6168/DPS -2 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6158/DPS -2 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6159/DPS -2 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

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Rep No: 2779/6160/DPS -2 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6169/DPS -2 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6170/DPS -2 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2779/6171/DPS -2 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/4993/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/4994/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/4995/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/4996/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/4997/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/4998/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/4999/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5000/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5001/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5002/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5003/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5004/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5005/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5006/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5007/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5008/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5009/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5010/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5011/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5012/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5013/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5014/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5015/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5016/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5017/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5018/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5019/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2780/5020/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

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Rep No: 2780/5021/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

We would like to register our objection to Cottage Field, Michaelston-le-pit, Vale of Glamorgan as a Candidate Site on the Vale of Glamorgan Local Development Plan – reference WARD 2482/CS1/CS2/CS3.

The reason for this is that we believe that the site does not meet the criteria detailed in the Sustainability Appraisal Framework (Table 6 of the LDP Initial Sustainability Report) where stated objectives have been developed to assess how the plan meets the goals of sustainable developments.

With regard to developing the land for housing, the site does not meet the following objectives and would have a detrimental effect:-

Table 6
Section 6 Climate Change
To minimise the causes and manage the effects of climate change by reducing the air pollution e.g. transport or protect biodiversity, flora & fauna.

Section 8 Land use
To retain Greenfield land
Protect the countryside from inappropriate land use

Section 9 Environmental Assets
To protect natural assets such as biodiversity, flora and fauna, wildlife habitats, landscape
To improve and protect the quality of inland water resources
To enhance public access to the Vale's environmental assets.

Section 10 Quality of New Development
To enhance access for cyclists and pedestrians
To provide adequate vehicular parking

Section 12 Transport and Accessibility
To ensure new development is located in accessible locations from a range of travel modes
Provide and maintain an effective transport infrastructure e.g. cycle ways, public rights of way.

With regard to developing the land for Tourism, the site does not meet the stated objectives as above and in addition:-

Table 6
Section 15 Tourism
Promote local economic growth through tourism
Enable tourism to be accessed by sustainable travel modes

In addition with regard to developing the land for Tourism, this does not meet Sustainability Objectives from Other Plans:-

Section 7.2
Tourism – to encourage the development of a sustainable tourism sector whilst safeguarding environmental assets.
Crime reduction and community safety – to reduce crime and fear of crime

On a personal note, the Residents of Michaelston-le-pit feel this area should be preserved for future generations.
Michaelston-le-pit is situated in an area of outstanding natural beauty benefiting from Ancient Woodland, open countryside and diverse flora and fauna e.g. badgers, otters, bats, salmon, kingfishers.
Michaelston-le-pit is enjoyed not only by the residents but also people from the Vale of Glamorgan who frequently visit to ramble, walk, horse ride and to appreciate the countryside and Woodland Trust areas.

Specifically with regard to Cottage Field there is a public right of way which is used daily by the numerous dog walkers both resident and from neighbouring Dinas Powys. In addition, Cadoxton River borders the south side of the field and this should be protected from the enhanced risk of changes to its environment due to development of this area.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2781/4775/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/4776/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/4777/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/4778/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/5558/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/5559/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/5560/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/5561/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/5562/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/5563/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/5564/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/4779/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/4780/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2781/241/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Whilst agreeing with many points of your strategy, I am alarmed to see that you are proposing the conversion of usage of the land immediately adjoining my home (The Corrie) into possible residential development. That raises many issues and you can understand that I am most concerned that I would lose the following:

1. Privacy: our garden would be totally overlooked by any development.
2. As this is a north facing slope and we are at the foot of it, we would be at high risk of losing most of our winter sunshine on our south facing bungalow. As I was hoping to invest in some form of roof mounted solar heat recovery system that would be a very negative development.
3. We currently enjoy the open fields through which we can walk without hinder. Many different kinds of birds including the Greater spotted woodpecker visit our bird table from the small wood at the top of the field. This would be a significant loss of environmental quality to our position at the edge of the countryside.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2781/4781/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2781/5565/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2781/5566/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2781/5567/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2781/5568/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2781/5569/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/5570/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/5571/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/5572/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/5573/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/5574/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/5575/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2781/4782/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/4783/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2781/4784/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2782/3037/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3038/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3039/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3040/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3041/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3042/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3043/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3044/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3045/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3046/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3047/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3048/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3049/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3050/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2782/3051/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3056/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3057/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** YES

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3058/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3064/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3065/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3069/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3073/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3074/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3075/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3076/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3077/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3078/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2782/3079/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2782/3246/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
A well considered document that will bring benefits to the whole of the Vale of Glamorgan.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2783/5284/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5285/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5286/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5287/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5288/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5289/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5290/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5291/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5292/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5293/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5294/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5295/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5296/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5297/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5298/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5299/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5300/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5301/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5302/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5303/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5304/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5305/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5306/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5307/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5308/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5309/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5310/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2783/5311/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

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Public Representor

Rep No: 2783/5312/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Objection

We whish to object to the developer of land to the west of Rhoose Point (Site ID No. 2549/CS1 Land to the West of Rhoose Point)

1.The infrastructure of Rhoose cannot support further development
a. Because the existing main road through Rhoose is already highly congested at certain times of the day and cannot sustain more traffic.
b. Parking is allowed on both sides of the road through Rhoose which causes mayhem at school times, so any further development would only exacerbate the situation.
c . Lack of amenities in Rhoose for any more residents – schools, surgeries, shops, youth clubs etc..

2.The Rhoose Point Development has already turned into a public disaster with promises being broken by both the builders and the council over amenities that were never completed – school, surgery, leisure facilities, etc… these promises made and shown to local residents on plans in the community centre, prior to the commencement of building, were never fulfilled, surely the builders should be forced to complete these amenities before further development is allowed.

3.If more development is allowed in Rhoose, together with the proposed Llandough development and the DTA at St Athan, the main road into Barry / Cardiff would be at a stand still. It is bad enough now at school times.

4.Rhoose needs to keep some open spaces for leisure activities – walking, exercising dogs, children's play and youth activities etc…

We both feel very strongly that this proposed development should not take place. Rhoose has already been spoilt by a large sprawling development with no thought whatsoever for any future amenities to cater for the extra influx of people. Particularly the teenagers who just congregate at the spar shop every evening have nowhere else to go.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2784/5314/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5315/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5316/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5317/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5318/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5319/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5320/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5321/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5322/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5323/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5324/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5325/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5326/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5327/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5328/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5329/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5330/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5331/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5332/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5333/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5334/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5335/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5336/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5337/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5338/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5339/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5340/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

Rep No: 2784/5341/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No Comment required.

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Rep No: 2784/5342/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Site ID - 2549/CS1
Ward - Rhoose
Site - Land to the West of Rhoose Point

We wish to object most strongly to the proposal to build more houses on the above site. We reside on Fontygary Road and any residential development in the area indicated would have a negative impact on our personal situation as well as the village as a whole.

We have lived in our current house for 25 years. During that time we have seen the village expand enormously, but village amenities are minimal - at each stage of development a variety of promises have been given to existing villagers with regard to improved facilities, but once planning permission has been granted, the developers have ignored their promises and used land allocated for other facilities to build yet more facilities.

The development at Rhoose Point has had a massive impact on the village. At the consultation stage we were promised a new school to cope with the excess demand, along with a variety of shops and restaurants and leisure amenities within the housing development which would serve the whole village. NONE OF THESE PROMISES WERE KEPT!

Yet again, the area designated for these was filled to bursting point with yet more houses, and the character of the village school has been totally decimated, as it has been engulfed by a variety of Port cabins to house the extra children - on the playground thereby reducing their recreational area enormously (and this in an age of trying to promote a healthy lifestyle with increased exercise being seen as a vital part of this !)

This latest development is proposed on the area which was allocated as a golf course in the original plans. At the original public consultation process it was declared CATEGORICALLY by the representatives present that this area WOULD NEVER BE USED FOR RESIDENTIAL HOUSING, but was to be kept at all costs for leisure facilities . Whilst the area has (disappointingly) never been developed as the proposed golf course, it remains an important general recreational area, used by people of all ages. I have a perfect view of this area from my house so can categorically state that this is the case - indeed I use it daily myself to keep fit. I am incensed that, after all the promises we have been given, and after all the promises we have been given and after all the development we have had to endure there is now a proposal to take away this recreational area from us, for yet more houses. We in Rhoose have had more than our fair share of development - the village cannot stand any more. Already the fabric of the village has been changed and this further development seems to destroy the very heart of the village. We object most strongly to further development on this area and implore you to reject the planning proposals.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

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Rep No: 2785/3319/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/3320/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2785/3321/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/3322/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/3323/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/3324/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/3325/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/3339/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/3340/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/3341/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/3342/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/3343/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/3344/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
The reliance on St Athan as an area of growth seems short sighted as the major defence development there is not yet agreed. The development of other sustainable settlements must take account of the "Sustainable Settlements Appraisal".

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council understands that the DTA scheme is scheduled for completion in 2014. Planning applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met. As a consequence, the identification of St Athan as a key strategy area is justifiable.

With regard to other sustainable settlements, these have been appraised in accordance with the Sustainable Settlement Appraisal and identified within Area Strategy Policy 1 Settlement Hierarchy.

Rep No: 2785/3345/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/3346/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/6017/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2785/3347/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/6018/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2785/3348/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/6019/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2785/3349/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/6020/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2785/3350/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/6021/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2785/3351/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/6022/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2785/3352/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
A number of the targets in the AMR have "no targets" so cannot be monitored!

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council has avoided the use of targets for many of the indicators since meeting such targets would be largely dependent on the level of development undertaken in any given year. Targets have however been provided where the Council considers intervention is required, for example by setting a policy requirement for 30% affordable housing. However for other areas such as recreational space the Council proposes to monitor supply to ensure that no losses occur.

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Rep No: 2785/3353/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2785/3354/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
It seems that the Candidate Site Assessment will be all important. The sites bear little resemblance to the requirements outlined in the "Sustainable Settlements Appraisal". It is important that to keep the character of the rural Vale that ad hoc development is properly controlled. The rural Vale will not produce areas of enjoyment and new building will only add to the difficulties of an already stretched infrastructure. It would also appear that too much emphasis has been placed on the growth in St. Athan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed and your comments noted.

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Rep No: 2786/3382/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:
I note the consultant emphasised concentration of need at Llandow and need to support the rural economy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3384/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:
Proposed result of a technical analysis which cannot be readily appreciated by a lay person.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2786/3385/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3386/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3387/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3388/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:
Disagree with options adopted in DPS.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2786/3389/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2786/3390/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3391/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3392/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:
Fully agree with particular need to preserve and enhance the qualities of village life in the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3393/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** No

Representation Comments:
As above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2786/3394/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
Options have been considered but plan 5 chosen is the wrong advice. Surely the total acceptance of the requirements at Llandow (largest single investment project in Wales) calls for the development in their area to minimise travelling and environmental damage.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council considers option 5 to be the most suitable strategy for addressing the issues affecting the Vale. The reasons for the choice of this option instead of another option is outlined in the Draft Preferred Strategy and accompanying documents. Further detail will also be contained in the Draft Deposit Plan.

Rep No: 2786/3395/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
As above. To prevent disruption of rural Vale by further development in the village with consequent negatives.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2786/3396/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
As before.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2786/3397/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3398/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3399/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3400/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3401/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3402/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3403/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3404/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3406/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3407/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3408/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3409/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2786/3411/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2786/3431/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2786/4057/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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Rep No: 2787/5343/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2787/5344/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5345/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5346/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5347/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5348/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5349/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5350/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5351/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5352/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5353/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5354/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5355/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5356/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5357/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5358/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5359/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5360/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5361/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5362/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5363/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5364/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5365/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5366/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5367/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5368/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5369/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

Rep No: 2787/5370/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required..

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Public Representor

Rep No: 2787/5371/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

(See attached signatory forms)

We would like to register our objection to Cottage Field, Michaelston-le-pit, Vale of Glamorgan as a Candidate Site on the Vale of Glamorgan Local Development Plan – reference WARD 2482/CS1/CS2/CS3.

The reason for this is that we believe that the site does not meet the criteria detailed in the Sustainability Appraisal Framework (Table 6 of the LDP Initial Sustainability Report) where stated objectives have been developed to assess how the plan meets the goals of sustainable developments.

With regard to developing the land for housing, the site does not meet the following objectives and would have a detrimental effect:-

Table 6
Section 6 Climate Change
To minimise the causes and manage the effects of climate change by reducing the air pollution e.g. transport or protect biodiversity, flora & fauna.

Section 8 Land use
To retain Greenfield land
Protect the countryside from inappropriate land use

Section 9 Environmental Assets
To protect natural assets such as biodiversity, flora and fauna, wildlife habitats, landscape
To improve and protect the quality of inland water resources
To enhance public access to the Vale's environmental assets.

Section 10 Quality of New Development
To enhance access for cyclists and pedestrians
To provide adequate vehicular parking

Section 12 Transport and Accessibility
To ensure new development is located in accessible locations from a range of travel modes
Provide and maintain an effective transport infrastructure e.g. cycle ways, public rights of way.

With regard to developing the land for Tourism, the site does not meet the stated objectives as above and in addition:-

Table 6
Section 15 Tourism
Promote local economic growth through tourism
Enable tourism to be accessed by sustainable travel modes

In addition with regard to developing the land for Tourism, this does not meet Sustainability Objectives from Other Plans:-

Section 7.2
Tourism – to encourage the development of a sustainable tourism sector whilst safeguarding environmental assets.
Crime reduction and community safety – to reduce crime and fear of crime

On a personal note, the residents of Michaelston-le-pit feel this area should be preserved for future generations.

Michaelston-le-pit is situated in an area of outstanding natural beauty benefiting from Ancient Woodland, open countryside and diverse flora and fauna e.g. Badgers, otters, bats, salmon, kingfishers.
Michaelston-le-pit is enjoyed by the residents but also people from the Vale of Glamorgan who frequently visit to ramble, walk, horse ride and to appreciate the countryside and Woodland Trust areas.

Specifically with regard to Cottage Field there is a public right of way which is used daily by the numerous dog walkers both resident and from neighbouring Dinas Powys. In addition, Cadoxton River borders the south side of the field and this should be protected from the enhanced risk of changes due to development of this area.

We look forwards to your response.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2788/4964/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4965/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4966/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4967/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4968/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4969/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4970/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4971/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4972/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4973/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4974/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4975/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4976/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4977/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4978/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4979/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4980/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4981/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4982/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4983/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4984/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4985/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4986/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4987/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4988/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4989/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4990/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2788/4991/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2788/4992/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

We would like to register our objection to Cottage Field, Michaelston-le-pit, Vale of Glamorgan as a Candidate Site on the Vale of Glamorgan Local Development Plan – reference WARD 2482/CS1/CS2/CS3.

The reason for this is that we believe that the site does not meet the criteria detailed in the Sustainability Appraisal Framework (Table 6 of the LDP Initial Sustainability Report) where stated objectives have been developed to assess how the plan meets the goals of sustainable developments.

With regard to developing the land for housing, the site does not meet the following objectives and would have a detrimental effect:-

Table 6
Section 6 Climate Change
To minimise the causes and manage the effects of climate change by reducing the air pollution e.g. transport or protect biodiversity, flora & fauna.

Section 8 Land use
To retain Greenfield land
Protect the countryside from inappropriate land use

Section 9 Environmental Assets
To protect natural assets such as biodiversity, flora and fauna, wildlife habitats, landscape
To improve and protect the quality of inland water resources
To enhance public access to the Vale's environmental assets.

Section 10 Quality of New Development
To enhance access for cyclists and pedestrians
To provide adequate vehicular parking

Section 12 Transport and Accessibility
To ensure new development is located in accessible locations from a range of travel modes
Provide and maintain an effective transport infrastructure e.g. cycle ways, public rights of way.

With regard to developing the land for Tourism, the site does not meet the stated objectives as above and in addition:-

Table 6
Section 15 Tourism
Promote local economic growth through tourism
Enable tourism to be accessed by sustainable travel modes

In addition with regard to developing the land for Tourism, this does not meet Sustainability Objectives from Other Plans:-

Section 7.2
Tourism – to encourage the development of a sustainable tourism sector whilst safeguarding environmental assets.
Crime reduction and community safety – to reduce crime and fear of crime

On a personal note, the residents of Michaelston-le-Pit feel this area should be preserved for future generations.

Michaelston-le-pit is situated in an area of outstanding natural beauty benefiting from Ancient Woodland, open countryside and diverse flora and fauna e.g. Badgers, otters, bats, salmon, kingfishers.
Michaelston-le-pit is enjoyed by the residents but also people from the Vale of Glamorgan who frequently visit to ramble, walk, horse ride and to appreciate the countryside and Woodland Trust areas.

Specifically with regard to Cottage Field there is a public right of way which is used daily by the numerous dog walkers both resident and from neighbouring Dinas Powys. In addition, Cadoxton River borders the south side of the field and this should be protected from the enhanced risk of changes due to development of this area.

These proposals will inevitably lead to the degradation of the Michaelston woods & River Cadoxton & the flora & fauna they support. When will you grasp that your proposals are unsustainable & are leading to catastrophic environmental changes, not in hundreds of years time, but for our grandchildren and yours.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as part of the Local Development Plan process. The Council as this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2789/423/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2789/4058/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2789/4059/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2789/4060/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2789/4061/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2789/4062/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2789/4063/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2789/4064/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2789/4065/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2789/4066/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2789/4067/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2789/4068/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2789/4069/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
It should be different since the identification of Ystradowen as an area for settlement is wholly inconsistent with the strategy objectives set out in paragraphs 14.3, 14.4 and 14.5. The lack of space on this form makes it impossible closely to specify how. The consultation is thus flawed. Ystradowen is the most northerly settlement (contra 14.1-3); there are no internal services and poor transport links (14.3) and as a result nearly all journeys from the village are car-bound so that climate change factors are ignored in this identification; any development would be greenfield (contra 14.4) and the settlement cannot be properly may be described as the larger rural villages it cannot properly be described as a large settlement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The identification of Ystradowen within Area Strategy Policy 1- Settlement Hierarchy as a secondary settlement has been on the basis of the Council's sustainable settlement appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents, and also its current role. These secondary settlements are generally the larger populated rural areas that have sufficient population to sustain the additional services and facilities required for them to grow.

Whilst the Strategy does not at this stage indicate the actual level of development that each settlement will be allocated, the Study recognises that within the settlements identified as secondary settlements new developments would be required to contribute towards the provision of additional services and facilities.

Recommendation: No change required.

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Public Representor

Rep No: 2789/4070/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

The settlement strategy for development of rural villages should realise the potential of the rail service to Cardiff and Swansea through the northern Vale and concentrate on improving access to the railway, the creation of park and ride facilities and the creation of associated small settlements along the railway line at Peterston, St. Fagans and north of Pendoylan but south of the M4.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted.

Rep No: 2789/4071/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2789/4072/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2789/4073/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2789/4074/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2789/4075/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required

Rep No: 2789/4077/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required

Rep No: 2789/4078/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2789/4079/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2789/4080/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2789/4081/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2789/4082/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2789/4083/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2789/4084/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

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Public Representor

Rep No: 2789/4085/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required

Rep No: 2789/4086/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

This objection refers particularly to Ystradowen and objects to any development in that area. This is made in isolation from the other proposals in the plan but I would expect the comments made to be treated equitably. There is no opportunity on this form to register a specific objection to development in Ystradowen to the west and north-west of St. Owain's Church. Some of this land (the Motte Hill) is of antique historical importance and should not be identified for development of any sort. Other areas are below the existing water table and building here would prejudice water levels elsewhere in the community. In addition there is a site of extreme environmental sensitivity in the waterlogged area adjacent to and north of the soon to be developed public open space. This again should be carefully safeguarded in any proposed development in the area.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of area strategy policy 1: settlement hierarchy are noted. As part of the preparation for the Deposit LDP, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

The Council at this stage cannot comment on site specific issues. Any Candidate Sites submitted to the Council for consideration for development will be assessed against the Council's approved candidate site assessment methodology in due course.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2790/4785/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4087/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
It is difficult to know whether the requirement for 7500 new dwellings is accurate or not. However, I wish to comment specifically on how the proposals will affect Ystradowen. This village has more than doubled in size as a result of the last local authority plan and as a long standing resident of the village I believe that to dramatically increase its size again is not sustainable. The village has few local facilities (note that it sill has not received the planning benefit of the promised public open space from the last round of expansion) and further large building projects will ruin the nature of our community. South Glamorgan closed the local school at Maendy a number of (years) ago and the Llansannor and Llanharry CIW school is some distance away accessed only through narrow lanes. If the sites identified are all brought forward for development, then we will be living in another building site for the next few years which I think is grossly unfair on the existing residents. There are numerous brown sites available in the Vale for development without further spoiling the open countryside. The proposals at Llandow should be followed through and I cannot understand why the authority seems to be so against them.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The identification of Ystradowen within Area Strategy Policy 1- Settlement Hierarchy as a secondary settlement has been on the basis of the Council's sustainable settlement appraisal study. It should be noted that the identification of these settlements and their position in the hierarchy reflects the level of services available to residents, and also its current role. These secondary settlements are generally the larger populated rural areas that have sufficient population to sustain the additional services and facilities required for them to grow.

Whilst the Strategy does not at this stage indicate the actual level of development that each settlement will be allocated, the Study recognises that within the settlements identified as secondary settlements new development s would be required to contribute towards the provision of additional services and facilities.

Recommendation: No change required.

Rep No: 2790/4088/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4089/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/422/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4090/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4091/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4092/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4093/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4094/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4095/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4097/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2790/4098/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4099/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
Sustainable Development Appraisal Dec 2007
Appendix 3 Table 4

Your methodology is to score communities against the various criteria and have arrived at an overall score for Ystradowen of 11. Therefore Ystradowen is placed in the Secondary Settlement category. But the main scoring area is in Community Services and Facilities = 7. This cannot be correct as the village only has a post box, pub, church and village hall. So I think you have scored Ystradowen incorrectly and the village should not have been placed in the Secondary Settlement level.

I also see that Peterston super Ely has scored higher than Ystradowen but has been placed in the minor settlement category. This seems inconsistent and in error. Also Colwinston.

Ystradowen should be placed in the minor settlement category.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of the Sustainable Settlement Appraisal are noted. As part of the preparation for the Deposit LDP, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2790/4100/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4101/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4102/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4103/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4104/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4105/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4106/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4107/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4108/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4109/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2790/4110/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4111/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4112/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4113/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2790/4114/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
I have found that you have made this consultation process quite difficult. You have buried the various documents in your website and I have found them quite difficult to retrieve. Many residents not so computer literate as myself will have found it almost impossible to join this consultation process as a result. It is all very well having meetings and displays but these have been mainly in the working day with little opportunity in the evenings and then not widely advertised.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council has endeavoured to ensure that the consultation documents were made widely available to the public. In this regard, in addition to placing the documents on the Council's website, the consultation documents were made available at all public libraries and main Council offices. The Council also held manned exhibitions at Cowbridge, Llantwit Major and Penarth which ran until 7.30 pm.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2791/421/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2791/4115/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
The regional apportionment process has not been the subject of public consultation. To give the process weight and credibility this should happen. The proposed housing requirement figure 0f 7500 is too low and does not reflect the demand of people wanting to live in the Vale. The figure should be more in line with past build rates and demand to ensure that housing supply is not restricted., demand is met, housing is affordable and that the Council's employment aspirations (including the DTA, St. Athan) are met and appropriate housing provided.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The process for public consultation on the regional apportionment process is through individual local authority public consultations on their emerging Local Development Plans; consultation undertaken as part of the first review of the Wales Spatial Plan, and will be scrutinised at Local Development Plan inquiries.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this draft topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may be a change to the LDP housing requirement figure. The Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing and other land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The Council understands that the DTA scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Recommendation: No change required.

Rep No: 2791/4116/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:
However, to achieve this vision and to promote strong communities, more rural villages should be identified for development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2791/4117/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2791/4118/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2791/4119/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2791/4120/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2791/4121/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2791/4122/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2791/4123/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2791/4124/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2791/4125/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2791/4126/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

More sustainable rural settlements should be identified for growth to assist the retention of rural community facilities and to allow rural settlements to retain their population and provide for affordable housing.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The most sustainable settlements have been identified through the undertaking of an appraisal of the Vale's settlements, and are included within the settlement strategy. Outside of these, the settlements are characterised as having a small population with few services/facilities and for this reason are not considered suitable for further development.

Recommendation: No change required.

Rep No: 2791/4127/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Broughton scores 10 in the sustainable settlements appraisal document and has a population of approximately 118. Broughton is located immediately adjoining Wick. This means that the residents of Broughton regularly use the community facilities in Wick. These can be used without the need for travel by car. Wick and Broughton should therefore be merged together in policy terms and assessed in the sustainability settlements appraisal. As Wick is already identified as a secondary settlement, it should be changed to include Broughton within it, thereby recognising the inextricable relationship that exists between them and their facilities.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Disagree, Broughton is physically separate from Wick and for this reason has been identified as a stand alone settlement within the Sustaiable Settlements Appraisal. However, the Council will review the Sustainable Settlement Appraisal and publish a final report as a background document to the Draft Deposit Plan. As a consequence there may be changes to the settlement hierarchy as set out in the Draft Preferred Strategy which will be detailed within the draft deposit plan and the final sustainable settlements appraisal report. There will be an opportunity for you to comment on any changes to the settlement hierarchy as part of the consultation on the Draft Deposit Plan.

Recommendation: No change required

Rep No: 2791/4128/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2791/4129/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2791/4130/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2791/4131/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

7500 figure does not reflect the Council's employment aims or the demand for housing. As a result supply will be restricted and house prices will continue to rise, thereby making housing in the Vale of Glamorgan more unaffordable. The housing figure should therefore be increased and the past build rate method of assessing housing requirements be used.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this draft topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may be a change to the LDP housing requirement figure. The Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing and other land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need

Recommendation: No change required.

Rep No: 2791/4132/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2791/4133/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2791/4134/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2791/4135/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2791/4136/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2791/4137/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2791/4138/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2791/4139/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2791/4140/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2791/4141/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2791/4142/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2794/307/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2794/4143/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
Re paragraph 8.3. Concerned about lack of parking, access and overcrowding. Site 2409/CS1.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy

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Rep No: 2794/4144/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4145/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4146/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4147/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4148/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4149/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4150/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4151/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4152/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4153/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4154/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4155/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4156/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4157/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4158/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4159/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4160/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4161/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4162/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4164/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4165/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4166/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4167/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4168/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4169/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2794/4170/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

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Public Representor

Rep No: **2794/4171/DPS -1** **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2795/308/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2795/4172/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
This relates to 8.3 ref. 2409/CS.1. We are unhappy about this development being considered. The plot of land is not suitable for housing due to the nature of the gradient of the land, it will overlook many of the surrounding properties and will spoil the characteristics of the village that attract people in the first place. Furthermore, it is plain to see that there is not a adequate access for the development even before an existing garage is knocked down. Under development the area will become dangerous to those who live here, especially children, with the added noise, pollution and traffic which will put more pressure on the village which is subjected to the Aberthaw traffic already. There is not adequate parking in this corner of the cul- de sac anyway, this development would just add to this problem assuming there are families here with up to two cars each. Furthermore, the electricity supply is so close to the access that I would deem this to be dangerous.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy

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Rep No: 2795/4173/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4174/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4175/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4176/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4177/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4178/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4179/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4180/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4181/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4182/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
I feel that they have not been considered. I feel that a new village to be built on the Llandow airfield that is currently not used would be an excellent strategy option for the Council. This is an area large enough to support the growth that the Council are considering. It is still a pretty area and would help develop new roadways and make use of the railway line to Llantwit Major. Many other villages would not cope with vast housing developments and are not suitable for them. This area has better road links and prospects for links with the airport etc. The Llandow airfield has not been considered!

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council considers option 5 is considered to be the most suitable strategy for addressing the issues affecting the Vale. Further details on the reasons for this option are outlined in the Draft Preferred Strategy and accompanying documents. More detail on the reasons for the preferred option will also be included within the Draft Deposit Plan.

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Public Representor

Rep No: 2795/4183/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

I think the Llandow airfield option needs to be considered. Any further development would have significant impact on the existing towns and villages. We already have had to put up with the Aberthaw ash transport despite protests and with very little consultation. Any further development would have an impact on the settings and very nature of the villages in the western Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Council considered a number of new settlement options. Details of the options considered and why Option 5 was chosen can be found in the Draft Preferred Strategy and accompanying documents. Further detail will also be given in the Draft Deposit Plan.

Rep No: 2795/4184/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2795/4185/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2795/4186/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2795/4187/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2795/4188/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2795/4189/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2795/4190/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4191/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4192/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4193/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4194/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4195/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4196/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2795/4197/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4198/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2795/4199/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2796/312/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:
Insufficient infrastructure. Roads too narrow and in a dangerous state of repair. Traffic congestion will be great on roads from A48.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4200/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
No need, there are plenty of houses for sale within 10 mile radius, with no buyers.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
There is a housing need. The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this draft topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may be a change to the LDP housing requirement figure. The Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing and other land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Rep No: 2796/4201/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:
Insufficient thought been given to the whole entity.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4202/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:
Impossible to understand.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4203/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:
Impossible to understand

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4204/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:
Impossible to understand

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4205/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:
Impossible to understand

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4206/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:
Impossible to understand

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4207/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:
Impossible to understand

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4208/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:
Impossible to understand

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4209/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:
Impossible to understand

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4210/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
No other area has been looked at, to the best of my knowledge.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
In identifying the Preferred Strategy Option the Council considered a total of 9 options.

Rep No: 2796/4211/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
No other area has been looked at, to the best of my knowledge.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
In identifying the Preferred Strategy Option the Council considered a total of 9 options.

Rep No: 2796/4212/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4213/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Don't Know

Representation Comments:
Unable to understand.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4214/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:
Unable to understand.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4215/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Don't Know

Representation Comments:
Unable to understand.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4216/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:
Unable to understand.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4217/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:
Unable to understand.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4218/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Don't Know

Representation Comments:
Unable to understand.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4219/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:
Unable to understand.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4220/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:
Unable to understand.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4221/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:
Unable to understand.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4222/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Don't Know

Representation Comments:
Unable to understand.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4223/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Don't Know

Representation Comments:
Unable to understand.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4224/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:
Unable to understand.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4225/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2796/4226/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:
Insufficient and blinkered thought been given the entire proposal.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2796/4227/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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DETAILS OF REPRESENTATIONS - March 2009

Major Landowner Representor

Rep No: 2797/385/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Comment regarding paragraphs 7.2-7.6:

Proposals to develop a Defence training Academy (DTA) and Aerospace Centre of Excellence Business Park are being progressed by Metrix, the Ministry of Defence and Welsh Assembly Government at St. Athan.

In the sections relating to employment generation calculations included in the Employment Land Study it is stated in connection with St. Athan that "there is no economic impact evidence". Assumptions are then outlined in the study to indicate that the proposals could increase take up of employment land by 0.5-1.0 ha/year. Sufficient land is identified in the study as being already available to meet this demand. The substantial increases on the St. Athan site as part of the proposals are also recognised.
There is a need to adopt a flexible approach to the uses of the existing employment areas at St. Athan. As for the current MoD uses, the DTA will incorporate a range of uses across the existing employment areas. Allowing the flexible mixed uses of these areas will be key to delivering a successful DTA scheme. See also the comments in connection with policy CSP8.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed and comments noted.

Rep No: 2797/4734/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

The questioning of the approach relates solely to the needs arising from the proposals at St. Athan. It is not clear to what extent this need has been taken into account in the forecasting process ((including in the Population and Housing Projections Topic Paper - VoGC Dec 2007). There will be an increased requirement for Service Families and Single Living Accommodation. It is important that a flexible approach is taken to the provision for these needs on and adjacent to the St. Athan site.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted.

Comments regarding the effects of the DTA St. Athan development on the housing requirement figure are noted. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Recommendation: No change required.

Rep No: 2797/4735/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2797/4736/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2797/4737/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2797/4738/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2797/4739/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2797/4740/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2797/4742/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2797/4743/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2797/4744/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:
The representations relate to the DTA proposals at St. Athan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2797/4745/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Major Landowner Representor

Rep No: 2797/4746/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:
The acknowledgement of the future role for St. Athan as a key settlement and key development opportunity in the Preferred Strategy is welcomed and supported.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2797/4747/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:
The representations are in connection with the development of the DTA. In this regard, the identification of St. Athan as a first tier key settlement is supported.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2797/4748/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2797/4749/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:
The Defence Training Academy at St. Athan will co-locate training activities and facilities from across Great Britain at St. Athan. This will lead to more efficient overall use of energy to provide for these activities, in accordance with the proposed policy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2797/4750/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2797/4751/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
The questioning of the approach relates solely to the needs arising from the proposals at St. Athan. It is not clear to what extent this need has been taken into account in the forecasting process (including the Population and Housing Projections Topic Paper - VoGC Dec 2007). There will be an increased requirement for Service Families and Single Living Accommodation. It is important that a flexible approach is taken to the provision for these needs on and adjacent to the St. Athan site. Again, this could be addressed as part of a specific strategic policy relating to the proposals at St. Athan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted.

Comments regarding the effects of the DTA St. Athan development on the housing requirement figure are noted. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

Recommendation: No change required.

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Major Landowner Representor

Rep No: 2797/4752/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2797/4753/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** No

Representation Comments:
Only necessary improvements should be required to be provided as part of Planning Obligations relating to the particular site and development that is being proposed. The current wording does not make this clear.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The policy states that planning obligations will be sought which are “appropriate to the scale, type and location of the proposed development.” This would include full consideration of the site specific constraints of a development site, the wider context of the site and the wider benefits that arise from the development. It would also include an assessment of needs directly arising from a development, taking account of existing spare capacity and / or deficiency in existing provision.

The Council contends that site specific abnormal costs (such as contamination) should be reflected in the value of the land and will not automatically justify a reduction in the planning obligation requirements which are deemed to be necessary to mitigate the impacts of the proposed development.

This is a strategic policy which establishes the broad principle of seeking planning obligations in the Vale of Glamorgan in accordance with national policy and within the legal parameters. Further detail on the application of this policy will be provided in the accompanying Supplementary Planning Guidance which will be prepared for consultation in due course. This is in accordance with the advice provided in the LDP Manual.

The Council does not think it is necessary to reiterate national planning policy contained in Circular 13/97 ‘Planning Obligations’ which is already a material consideration in the determination of planning applications and appeals. The Strategic Policy as worded does not preclude the application of the tests set down in the Circular. Furthermore, as worded the policy allows some flexibility to respond to changes in the national policy framework which are anticipated in this area of planning.

Rep No: 2797/4754/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2797/4755/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:
There is a need to adopt a flexible approach to the uses of the existing employment areas at St. Athan. As for the current MoD uses, the Defence Training Academy (DTA will incorporate a range of uses across the existing site (not just the area covered by the adopted development brief). Allowing the flexible mixed uses of these areas will be key to delivering a successful DTA scheme. These proposals are of such strategic significance they should be referred to specifically in this policy. This would then allow the recognition of the need for a different approach in this area from other employment areas. The "mixed use" approach being taken in the adopted development brief boundary area should be extended at this strategic level to cover the whole of the MoD St. Athan site.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Proposals at DTA St Athan will be considered against the adopted Unitary Development Plan policies and the Adopted Development Brief. However there maybe merit in the development of a St Athan specific policy within the full Deposit Draft LDP to take account of the ongoing development requirements, as such this will be considered as part of the development of the Draft Deposit Plan.

Recommendation: No change required.

Rep No: 2797/4756/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2797/4757/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2797/4758/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2797/4759/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2797/4760/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** No

Representation Comments:
Including a target relating to the retention of all employment land in employment use doesn't appear to be appropriate. A flexible approach to the use of employment land will be key to the successful delivery of the DTA. In the case of St. Athan it may therefore be more appropriate to redevelop employment areas for non employment uses and monitor the number of jobs created.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The retention of all employment land is not identified as an indicator within the Preferred Strategy. The intention is to ensure that whatever land is included within the LDP for employment use is developed for that purpose. Therefore the Council proposes to monitor the amount of land developed for employment purposes and also the amount lost to other uses per annum. DTA ST Athan is considered to be a separate entity, with any redevelopment proposals being considered in relation to the current adopted UDP and development brief. Furthermore the Council considers that issues of a site specific nature cannot be considered at this stage of the plan and will be better dealt with at the Draft Deposit Plan stage.

Recommendation: No change required.

Rep No: 2797/4761/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Major Landowner Representor

Rep No: 2797/4762/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: 2798/383/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2798/4228/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:
Para 8.6: Given the Council's projection of an additional 7,500 houses over the 15 year plan period, we believe that the need for additional retail provision to meet the requirement of these new households should be investigated.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council has appointed consultants to investigate this issue, the findings of which shall inform the detailed retail policies that will be included in the Deposit Draft LDP.

Rep No: 2798/4229/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2798/4230/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:
Para. 12.3: Whilst we agree with the underlying principles of this objective, regard should be had to Objective 4 which seeks to ensure that the needs of Vale residents are met.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed and your comments noted.

Rep No: 2798/4231/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:
Para. 12.6: Whilst we agree with the underlying principles of this objective, regard should be had to Objective 4 which seeks to ensure that the needs of Vale residents are met.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed and your comments noted.

Rep No: 2798/4232/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Business Groups Representor

Rep No: 2798/4233/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Para. 12.12: We concur that in line with guidance in MIPPS 02/2005 the Council should "secure accessible, efficient, competitive and innovative retail provision for all the communities of Wales, in both urban and rural areas".

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

In accordance with the MIPPS, the Council has appointed consultants to investigate future retailing requirements within the Vale of Glamorgan, the findings of which shall inform the detailed retailing policies that will be included in the Deposit Draft LDP.

Rep No: 2798/4234/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2798/4235/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Para. 12.16: In order to meet Objective 6, we consider that the retail needs of Vale residents should be further examined.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council has appointed consultants to investigate future retailing requirements within the Vale of Glamorgan, the findings of which shall inform the detailed retailing policies that will be included in the Deposit Draft LDP.

Rep No: 2798/4236/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2798/4237/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2798/4786/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Business Groups Representor

Rep No: 2798/4787/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Para 14.1: Whilst we agree that the Council should concentrate on development opportunities within Barry and the South East Zone and particularly on the opportunities presented at Barry Waterfront, we contend that in order to meet the retail needs of all Vale residents, retail development outside these areas should not be ruled out and should be considered on a case-by-case basis.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council has appointed consultants to investigate future retail requirements within the Vale of Glamorgan, the findings of which shall inform the detailed retail policies that will be included in the Deposit Draft LDP.

Rep No: 2798/4788/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

We agree with the proposed Settlement Hierarchy, however, the rigid enforcement of this hierarchy should not be at the cost of failing to meet the needs of the residents who live outside the Key Settlements.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2798/4789/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Whilst we support the aim of CSP1, this should not impede the needs of the residents of the Vale being met.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Sustainability is a key principle of the LDP, the aim of the plan is to ensure that the future needs of the Vale are met in a manner that does not undermine this principle. In this regard future development will be guided by the Council's Settlement Hierarchy which seeks to ensure that development is located in areas with good accessibility to services and facilities.

Rep No: 2798/4790/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Much greater detail on the requirements of CSP2 is required to ensure that this is achievable.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council has undertaken a renewable energy study for the Vale which will inform the more detailed policies that will be contained within the Deposit Draft LDP. It is also the Council's intention to publish supplementary planning guidance on climate change.

Rep No: 2798/4791/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2798/4792/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

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Business Groups Representor

Rep No: 2798/4793/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2798/4794/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2798/4795/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** No

Representation Comments:
We contend that new retail development should be determined in accordance with the objectives of MIPPS 02/2005 and subject to the tests therein. Whilst the objectives of CSP7 are therefore relevant, retail development should be sought which is accessible, efficient, competitive and innovative.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

In accordance with the MIPPS, the Council has appointed consultants to investigate future retail requirements within the Vale of Glamorgan, the findings of which shall inform the detailed retail policies that will be included in the Deposit Draft LDP.

Rep No: 2798/4796/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2798/4797/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2798/4798/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Business Groups Representor

Rep No: 2798/4799/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2798/4800/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2798/4801/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2798/4802/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2798/4803/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/336/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4256/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4257/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4258/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4259/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4260/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4261/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4262/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4263/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4264/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4265/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4274/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2799/4275/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

The proposals are skewed to the South East of the Vale when a major employment need is situated in St.Athan which should have adequate housing in close proximity using brown field sites to further enhance the Vale and meet DPS objectives overall.

The impact of the Draft Preferred Strategy is skewed to the South East of the Vale and not towards the whole area which again is regrettable.

The road infrastructure to support the existing Vale has a bottleneck at Culverhouse Cross so road plans need to remove or reduce this to ensure that traffic can not only flow within the Vale but also get to the M4 at J33 and to Cardiff.

Our preferred strategy would be to use a brownfield site which would enable the creation of adequate infrastructure - schools shops, doctors, dentists etc. as well as a well planned layout and road structures to support development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Preferred Strategy and Settlement Hierarchy identifies settlements within both the South East and the rural Vale where it is considered that future development can be accommodated in a sustainable manner. In this regard, St Athan and Barry have been identified as being important employment areas, and as such the Strategy seeks to balance future housing growth within rural and urban settlements to take advantage of future employment opportunities and to meet future projected housing growth.

Recommendation: No change required.

Rep No: 2799/4276/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

The inclusion of minor settlements within the list will destroy the unique character of the Vale of Glamorgan with its labyrinth of single track roads linking hamlets and quaint villages. The current road infrastructure cannot cope with flows of traffic out of the Vale via Culverhouse Cross so expansion will add to further congestion. The lanes if expanded will be an irrevocable destruction of the established hedgerows align them which is a feature within the Vale.

The inclusion of minor settlements allowing expansion on a scale not seen to date is a regrettable inclusion which will destroy the existing Vale of Glamorgan as we know it.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The inclusion of minor settlements within the settlement hierarchy is in recognition that development within these settlements can assist in supporting existing local employment opportunities and where evidenced provide affordable housing. This treatment of minor settlements recognises the important role that smaller settlements have in the rural vale and the need to support their long term viability as functional villages as opposed to dormitory commuter settlements. However, the LDP also recognises the need to ensure that such development is in keeping with the scale and character of the settlement.

Rep No: 2799/4277/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2799/4278/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2799/4279/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2799/4280/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4281/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4282/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4283/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4284/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4285/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4286/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2799/4287/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4288/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4289/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4290/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2799/4291/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
Why is this strategy at odds with the current plan which seeks to retain and promote village envelopes and surrounding green field areas to protect and enhance the villages of the Vale?

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Whilst setting out a new planning framework for development within the Vale of the Glamorgan, the Draft Preferred Strategy still seeks to ensure that the character of the Vale is protected and enhanced, this is a key objective of the LDP as stated within Objective 7 and reinforced further by Strategic Policy 10.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2800/339/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2800/4318/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Barry is being described as a Primary Settlement but it currently lacks a primary shopping centre. That is, it lacks a centre where higher order goods may be purchased. To increase housing without making provision for this vital retail sector is foolhardy. All purchases of this nature must be made in Cardiff, Culverhouse Cross or in other counties. Barry's retail sector is totally inadequate for its existing population and access to the shops is particularly difficult for disabled residents. The need to travel to make higher order purchases is also difficult for those with economic difficulties.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

As the largest town in the Vale, Barry has been identified as a Primary Settlement, offering a range of retailing opportunities comparable to its size and proximity to Cardiff. The Council is currently undertaking a retail study to assess the future retailing needs of the Vale, with particular emphasis on the main town centres. To date this study indicates that Barry performs well in terms of retail. Once finalised the report will inform the retail policies of the draft deposit plan and will assist in the identification of any future retail requirements over the plan period to support the role of Barry as a Primary Settlement.

Rep No: 2800/4319/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Health, disabled issues within Vale do not currently give sense of community. It is vital employment be increased as this is required to sustain social service and education needs. It also is needed to provide for the high unemployment within some areas of the town. Priority should be given to providing employment within the retail sector in order to prevent vitally needed land being used for inappropriate development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy seeks to address issues such as access to services and facilities by ensuring that future development is located in areas that offer a range of services and facilities, and by ensuring that any development contributes positively toward its provision. Similarly, the LDP will ensure that sufficient land is provided over the plan period to meet the employment needs of the Vale over the plan period.

Rep No: 2800/4320/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2800/4321/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

People driving distances to Cardiff/Llantrisant/Culverhouse Cross/Bridgend etc. in order to shop is environmentally unacceptable. Barry's carbon footprint must be amongst the highest nationally.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy seeks to address issues such as access to services and facilities by ensuring that future development is located in areas that offer a range of services and facilities, and by ensuring that any development contributes positively toward its provision. In turn this shall assist in reducing the need to travel thus contributing towards addressing the impact that personal travel has on climate change.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Rep No: 2800/4322/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2800/4323/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2800/4324/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2800/4325/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2800/4326/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2800/4327/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2800/4328/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
This document is not valid from a socio economic viewpoint as it is unbalanced. It is based upon the assumption that the current situation is acceptable. It is not. The document is vague and woolly.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The development of the Draft Preferred Strategy has been informed by a Sustainability Appraisal which has identified key social, economic and environmental issues that the LDP needs to consider. In this regard the plan will seek to address social issues such as accessibility to services and facilities, employment needs and affordable housing, which have been translated into the key strategic objectives and Core Strategic Policies.

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Public Representor

Rep No: 2800/4329/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

To develop St. Athan with a link to M4 junction 34 is inappropriate. This development would increase problems at Culverhouse Cross which is already congested and increase traffic on Port Road.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Issues associated with highway access to DTA St Athan will be considered as part of the planning application which will be determined under the current planning framework set out in the adopted Unitary Development Plan. Whilst highway improvements will be needed to accommodate anticipated levels of traffic growth, this would not require a link to the M4 at Junction 34.

Rep No: 2800/4330/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

15.2 Shopping facilities include higher order goods not just food e.g. clothing, footwear, furniture, carpets etc. Currently these are not available within the Vale other than at Culverhouse Cross and Llandow both of which require transport.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council is currently undertaking a retail study to assess the future retailing needs of the Vale, with particular emphasis on the main town centres. To date this study indicates that Barry performs well in terms of retail. Once finalised the report will inform the retail policies of the plan and will assist in the identification of any future retail requirements over the plan period to support the role of Barry as a Primary Settlement.

Rep No: 2800/4331/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2800/4332/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2800/4333/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2800/4334/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2800/4335/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2800/4336/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2800/4337/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2800/4338/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2800/4339/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2800/4340/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2800/4341/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2800/4342/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2800/4343/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2800/4344/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2800/4345/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
Currently I am writing a report on disabled living within the Vale. This report is covering in detail many of the areas covered in this plan and will be made available to the Council following the May elections. This form was filled in with limited time to meet closing date. I would have preferred to have gone through it more thoroughly but was unaware the document was available for comment until last week.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted.

Rep No: 2801/5372/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5373/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5374/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5375/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5376/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5377/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5378/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5379/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5380/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5381/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5382/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5383/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5384/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5385/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5386/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5387/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5388/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5389/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5390/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5391/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5392/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5393/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5394/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5395/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5396/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5397/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5398/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2801/5399/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

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Rep No: 2801/5400/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Site ID No 2459/CS1
Land to west of Rhoose Point

Why oh why must this planning consent even be considered. This area of land is the only place left in this village to be untouched and left in it's natural beauty. Nothing gives my family more pleasure than walking to the old quarry and to watch the wildlife to live free and safe in their natural untouched habitat. There is plenty of land that is only fields and therefore would not have such a devastating impact on the area.

Please I appeal to you has our planning control to really think and think again before ruining our natural wildlife habitat and outstanding unspoilt area.

Also, where is all the promises that were made to the people of Rhoose, promises that were made in order to gain planning consent for Rhoose Point that were not kept or did someone just conveniently forget because these promises would not have made money, just cost money!

No no no to this planning please let us keep our coast link unspoilt.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

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Public Representor

Rep No: 2803/341/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4346/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4347/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4348/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4349/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4350/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4351/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4352/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4353/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4354/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4355/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:
Boundaries should not be encroached upon, and village remain a village.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
As part of the LDP preparations the Council shall be reviewing all existing settlement boundaries in order to determine whether they are still appropriate within the context of the LDP strategy.

Rep No: 2803/4356/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4357/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4358/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4359/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4360/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4362/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4363/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4364/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4365/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4366/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4367/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4368/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4369/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4370/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4371/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4372/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2803/4373/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2803/4374/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2803/5782/DPS -2 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5783/DPS -2 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5784/DPS -2 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5785/DPS -2 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5786/DPS -2 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5787/DPS -2 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5788/DPS -2 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5789/DPS -2 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5790/DPS -2 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5791/DPS -2 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5792/DPS -2 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5793/DPS -2 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5794/DPS -2 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5795/DPS -2 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5796/DPS -2 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5797/DPS -2 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5798/DPS -2 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5799/DPS -2 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5800/DPS -2 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5801/DPS -2 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5802/DPS -2 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5803/DPS -2 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5804/DPS -2 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5806/DPS -2 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5805/DPS -2 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5807/DPS -2 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5808/DPS -2 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2803/5809/DPS -2 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2803/5810/DPS -2 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Llancarfan is a country village and should remain so. Facilities around here could not cope with extensive building areas.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Llancarfan has been identified within the LDP settlement hierarchy as having the potential to accommodate some minor growth, due to the number and level of basic facilities identified within the settlement. In this respect the level and type of development would be assessed in relation to these existing facilities and the wider character of the village. The primary aim of any new development within the smaller settlements is to ensure their long term viability in order that they do not become dormitory commuter settlements.

Recommendation: No change required.

Rep No: 2804/6172/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6173/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6174/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6175/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6176/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6177/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6178/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6179/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6180/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6181/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6182/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6183/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6184/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6185/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6186/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6190/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6191/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6192/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6193/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6194/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6195/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6196/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6197/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6187/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6188/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6189/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6198/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2804/6199/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2804/6200/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

I agree with and commend the general tone of this paragraph which apropos of rural villages, conforms with the governments first board statement, in its original announcement of plans to satisfy housing need within this national policy (requiring adoption by Unitary Authorities), the question of what contribution settlements such as Llancarfan can make must clearly be decided by (a) physical factors on the ground (b) ongoing local policies in force from previous decisions (e.g. re Conservation Villages)

The factors affecting Llancarfan, which are closely linked may be summarised as follows:
1.Sewage disposal – the existing installation is said to be at near maximum capacity (there has already been a major blockage in late 2007, affecting property)
2.The primary school (now with approx 115 pupils) has in recent time benefited by major building works designed to bring accommodation standards to an acceptable level fro the resent number of pupils and staff. The prospect of any appreciable increase in village population could involve a reassessment of school capacity.
3.Road access one of the features of this rural settlement is the country lanes by which it is reached (six routes) many of the hedgerows alongside these are of considerable age constituting valuable (and even historic) features of the landscape. The lanes themselves tend to be narrow with frequent bends (some 'blind') as mostly unfit for heavy traffic, through much used by essential heavy farm tractors and machinery. To allow any substantial development along the lanes would require considerable road widening and improvement to the detriment of the landscape value of the area.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your support is noted.

Issues associated with infrastructure capacity (drainage, highways etc.), as well impacts on existing community services, such as schools will be taken into consideration as part of the more detailed candidate site appraisals, and prior to the final identification of future locations for new development in support of the LDP Strategy. Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. Further details of this is set out at section 21 of the Draft Preferred Strategy.

Rep No: 2805/5847/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5848/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5849/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5850/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5851/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5852/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5853/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5854/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5855/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5856/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5857/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5858/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5859/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5860/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5861/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5862/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5863/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5864/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5865/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5866/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5867/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5868/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5869/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5870/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5871/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5872/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5873/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2805/5874/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2805/5875/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

In so far as the strategy contemplates further development in and around Michaelston-le-pit and its valley, I urge the council to reject such proposals. The Valley has a unique beauty, much appreciated by its residents and many visitors. It is a significant leisure facility much enjoyed by many walkers and riders. Any development would be damaging in this environment. For example the proposed development at cottage field, Michelson-le-pit site number 2482/cs.2 would adversely affect homes in the village and would deprive villages of an open space much used for walking. Further it would significantly overload the access roads which are for much of their length single track and scarcely adequate for the existing residents, let alone any further development.

The valley has an important role as a green lung, its environment is fragile. There has been significant development in the last ten years it has now reached its limit. I would ask that you consider that there should be no more.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2806/343/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

The St. Athan DTA is too big for the rural Vale. This would cause serious overdevelopment of the area, with loss of open space and tranquillity and result in increased traffic congestion, making a further contribution to climate change. The employment benefit to Vale residents would be limited due to an influx of job seekers from outside the region.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The proposals for the DTA St Athan will largely be confined within the area of the existing RAF St Athan camp, therefore the impact that this will have on the surrounding environment will be limited, and will also be required to accord with the existing planning policy framework which includes the need to consider the impact of development of landscape and the amenity of neighbours. In addition, a transport assessment has been conducted to explore the likely traffic implications of the proposals, and this has concluded that certain improvements/alterations to the existing highway infrastructure will be required, however a new major highway specifically to serve DTA is not required.

In terms of future employment opportunities, the Council's employment land study estimated that there would be an increase in demand for employment and premises as a result of DTA St Athan, which would primarily be for existing locally based companies, or companies relocating to the area.

Recommendation: No change required.

Rep No: 2806/4375/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

The Vale as well as the whole of the S.E. Wales Region and large areas of the UK, is becoming over-populated and congested, with loss of open space, countryside, agricultural land, attractive landscape and wildlife. This works against efforts to increase biodiversity. The whole area is being converted from a rural green lung of S.E. Wales to an urban metropolis. We have to think what will it be like after two more LDPs? Population growth figures, arising from expansion and immigration policies are being passed on to the Vale by Central Government Guidance, implying that there is no escape. Alternative approaches are needed to accommodate population pressures.

Daily Telegraph cutting of 18/2/08: UK Unable to sustain population, says study:

"The United Kingdom is drastically over-populated and could support only 17 million people if it had t provide for the current 60 million from its own resources, says a study published today. The UK has no hope of living sustainably unless every person's "ecological footprint" is reduced by more than 70 per cent, the study for the Optimum Population trust (OPT) claims. It predicts that if global population growth continues as expected, the world could be at war over resources in less than 50years and calls on governments to advocate smaller families and increased use of contraception.

The Sustainability of Human Populations: How many people can live on Earth? also claims that Government targets to cut carbon emissions by 60 per cent by 2050 will have little impact on the UK's sustainability because of the rate of population growth. The latest official figures show the number of people living in the UK is expected to hit 65 million within 10years, and top 70 million by 2031. Yet even if Britain was carbon neutral, it could only sustainably support 40 million people, with the same standard of living, the study claims. It says if the world consumed as much and generated the same waste as the UK it would need three and a half planets to sustain the human race. To live sustainably, British people would have to lead simpler lives, similar to people in China, Paraguay, Algeria and Botswana. The world was living within its ecological means until the 1980s when populations began to grow rapidly. By 2050, when the global population is expected to hit 9.2 billion, it will be using up the equivalent of nearly two Earths each year, according to the study.
Valerie Stephens, the chairman of the OPT, said the study showed the extent of the UK's overpopulation and the threat it poses to the environment and people's quality of life.
She added, "It also shows how desperately we need a national population policy"."

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted. However, as a local planning authority the Vale of Glamorgan is required to produced a land use plan that takes into consideration its future housing requirements and provides for land to meet this need. However, in meeting these requirements the LDP is also required through national planning policy issued by the Welsh Assembly Government to ensure that future development takes account of the need to address climate change. Accordingly addressing climate change is a key objective of the LDP and is supported further by 2 Core Strategic Policies. In addition, the Council has undertaken a renewable energy assessment to identify measures that the LDP can adopt to reduce the impact that new development has on climate change. Through these measures and further detailed policies it is anticipated that the LDP will ensure that future development contributes towards addressing some of the concerns that you have raised.

Rep No: 2806/4376/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed

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Public Representor

Rep No: 2806/4377/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** No

Representation Comments:

Agree with some of this Objective but with reservations that there is too much emphasis on maximising development. Any development on Greenfield sites should be an absolute minimum. Also necessary to minimise need for mineral extraction and development of infrastructure to minimise causes of climate change.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The reference to maximising development within this context is related to ensuring that where development occurs it makes full use of the land, for example high density development, which in turn will ensure that less land is needed to accommodate the level of development planned over the LDP period. In relation to mineral extraction, the level will be determined following an assessment of the Vale's contribution to Regional aggregate provision, however the use of secondary aggregates will be favoured.

Rep No: 2806/4378/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2806/4379/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2806/4380/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2806/4381/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** No

Representation Comments:

This is too open-ended and could lead to over-use of land and loss of countryside. Should be changed to: "The LDP will ensure etc. - subject to the need to protect the countryside".

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The objectives of the LDP are not exclusive of each other, and when combined seek to provide a balanced approach for managing future growth within the Vale. In this regard whilst Objective 5 refers to the development of sustainable local economy, in delivering this objective the Council will also be guided by protectionist objectives, such as objective 7 which seeks to protect and enhance the Vale's historic and built environment. Furthermore, any future development proposals shall also be required to meet the Core Strategic Policies, which again include policies aimed at safeguarding the rural vale through ensuring that the scale and type of development is conducive to its locality.

Recommendation: No change required.

Rep No: 2806/4382/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2806/4383/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2806/4384/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2806/4386/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
All involve too much development for the Vale. Should be revised in the light of a reduced house building plan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2806/4440/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2806/4387/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
The historic town of Cowbridge and the small villages and hamlets, all with their own character and interest should all be protected from development. Barry and St. Athan would be acceptable as Key Settlements, without the DTA, with careful planning to avoid overdevelopment, thus keeping the main development to the south east of the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The settlement hierarchy has been developed to reflect the need to ensure that future development is undertaken in a manner that is both sustainable and also addresses issues common to all areas of the Vale, for example the need to address local affordable housing, as well as to support the role of existing settlements such as Cowbridge. In considering future levels of development, issues such as the need to protect historic areas will be taken into account, and in this regard the position of a settlement within the hierarchy does not necessarily reflect the anticipated level of growth for that settlement, but the importance that those settlements have in assisting in the delivery of the strategy.

Recommendation: No change required.

Rep No: 2806/4388/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2806/4389/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2806/4390/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2806/4391/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
Too much development with loss of countryside. The Strategic Settlement Hierarchy will spoil the character of the rural Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The settlement hierarchy has been developed to reflect the need to ensure that future development is undertaken in a manner that is both sustainable and also addresses issues common to all areas of the Vale, for example the need to address local affordable housing, as well as to support the role of existing settlements such as Cowbridge. In considering future levels of development, issues such as the need to protect the character of the rural Vale will also be taken into account, and in this regard the position of a settlement within the hierarchy does not necessarily reflect the anticipated level of growth for that settlement, but the importance that those settlements have in assisting in the delivery of the strategy.

Recommendation: No change required.

Rep No: 2806/4392/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:
This exceeds the capacity of the land and will result in loss of countryside.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The LDP proposes that future development be directed to those settlement identified within the settlement hierarchy. Many of these settlements are within the urban areas or characterised as being the larger rural settlements. This framework for the planning of future development will therefore reduce the impact on the countryside and ensure that development is located within areas that have the capacity to accommodate future growth in a sustainable manner.

Recommendation: No change required.

Rep No: 2806/4393/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2806/4394/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2806/4395/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:
This would involve undesirable new development outside settlement boundaries. Farm diversification should not be encouraged. Farms may be needed some day.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Farm diversification does not mean the loss of farming, its purpose is to maintain the viability of working farms by providing valuable alternative income source without prejudicing the main activities of the farm.

Recommendation: No change required.

Rep No: 2806/4397/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2806/4398/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2806/4399/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:
This would use up too much countryside. New roads would open up new development areas and result in more congestion. Greenfield sites would be used.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Any proposal would be required to take account of the other policies within the plan, for example landscape protection.

Rep No: 2806/4400/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2806/4401/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2806/4402/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2806/4403/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
It is necessary to pick up on the proposal for Green Belt scheduling as proposed by the Inspector at the last UDP. This was also proposed by SEWSPG. The Campaign for the Protection of Rural Wales suggested that the area from the Cardiff border to the Thaw Valley should be scheduled as Green Belt.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

The need for a green belt designation will be considered by the Council at the draft deposit plan stage.

Rep No: 2807/5401/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5402/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5403/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5404/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5405/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5406/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5407/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5408/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5409/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5410/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5411/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5412/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5413/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5414/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5415/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5416/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5417/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5418/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5419/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5420/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5421/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5422/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5423/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5424/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5425/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5426/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5427/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2807/5428/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

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Rep No: 2807/5429/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Site ID number 2549/CS1 'Land to the West of Rhoose Point'

There are enough houses at Rhoose, there are not enough facilities. Where is the access going to be and where will the road be built?

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2808/345/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4404/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4405/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4406/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4407/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4408/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4409/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4411/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4412/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4413/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4414/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4415/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4416/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Rep No: 2808/4417/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

There is no mention of conservation areas in the strategy. Llancarfan is such an area. To build on the surrounding green fields would destroy the character of the village and once done would supply a lever for further developments. Look what has happened to Dinas Powys and Wenvoe. There is no going back once developers are let in. I believe that there is to be a review of conservation areas. Such areas are precious: leave them alone!

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

A review of conservation areas within the Vale is currently being undertaken by the Council and this will inform the preparation of the LDP. In relation to the impact of new development on conservation areas this forms part of the candidate site assessment which will inform the site selection process.

Rep No: 2808/4418/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2808/4419/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2808/4420/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2808/4421/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2808/4422/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2808/4423/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4424/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4425/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4426/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4427/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4428/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4429/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2808/4430/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4431/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2808/4432/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2810/357/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4452/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
Paragraph 8.3 Site ID No. 2409/CS.1:
The site has limited access and would create further traffic and parking problems. Notwithstanding this point, there was considerable difficulty in building the foundations to No. 16 Meadow Court as it was on bedrock. The proposed development would encounter similar problems as the site is even steeper and closer to Pant Quarry. The proposed line of building is on the same bedrock and the noise and disruption would be considerable. Also it is unlikely to be 'affordable' housing for first time buyers and can hardly be described as appropriate infill development. My main objection apart from the above would be access and parking.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2810/4453/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4454/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4455/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4456/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4457/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4458/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4459/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4460/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4461/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4462/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4463/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4464/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4465/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4466/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4467/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4468/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4469/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4470/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4471/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4472/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4473/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4474/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4475/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4476/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4477/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Rep No: 2810/4478/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2810/4479/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2811/402/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2811/4480/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
I am very concerned in the increase of housing and therefore traffic and congestion that comes with it.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
In planning for future housing growth, consideration will be given to ensuring that housing is located in areas serviced by good public transport links and where necessary any highway improvements and measures to encourage alternatives to car use will be required as part of any development proposal.

Rep No: 2811/4481/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2811/4482/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2811/4483/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2811/4484/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2811/4485/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2811/4486/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2811/4487/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2811/4488/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2811/4489/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2811/4490/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2811/4491/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2811/4492/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2811/4493/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2811/4494/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2811/4495/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2811/4496/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2811/4497/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2811/4498/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2811/4499/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2811/4500/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2811/4501/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2811/4502/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2811/4503/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2811/4504/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2811/4505/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2811/4506/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Rep No: 2811/4508/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2812/5430/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5431/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5432/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5433/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5434/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5435/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5436/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5437/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5438/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5439/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5440/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5441/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5442/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5443/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5444/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5445/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5446/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5447/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5448/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5449/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5450/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5451/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5452/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5453/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5454/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5455/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5456/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2812/5457/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

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Rep No: 2812/5458/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Site ID number 2459/CS1, Land to the West of Rhoose Point

I object to building on the above land for the following reasons:
1.Open costal areas should be protected at all costs this is effectively a continuation of the heritage coast.
2.There is a rich diversity of flora and fauna, sky larks are breeding again in these fields.
3.The present infrastructure cannot support any further development
4.This land was designated for a golf course, why did this not happen?
5.Fontygary Road cannot withstand any further increase in traffic major safety concerns already exist.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Rep No: 2813/5459/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5460/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5461/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5462/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5463/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5464/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5465/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5466/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5467/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5468/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5469/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5470/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5471/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5472/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5473/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5474/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5475/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5476/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5477/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5478/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5479/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5480/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5481/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5482/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5483/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5484/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5485/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2813/5486/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2813/5487/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Site ID number 2549/CS1 'land to the west of Rhoose Point'

Dear Sirs,
I object vigorously to the planning proposed for the above numbered site identified. This, as you are aware, has been changed from the original concept. One would expect us to learn from continental countries, Spain in particular, that the coastline is something that should be conserved at all costs. We should not be continually intent on spoiling our coastline and creating further problems for future generations, particularly with the advent of global warming, and the erosion of the cliffs that this development would be mounted above.

I would therefore suggest that the development would be far better placed to the north link road, where land is available and access easer.

Having seen the monstrosity that planning was allowed for between the Raisdale hotel and 120 Plymouth road, Penarth, no doubt this objection will also fall on deaf ears.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: **2814/403/DPS -1** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:
No comment.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2814/4509/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

No, the Consortium do not agree with the Council's proposed future housing requirement.

Paragraph 8.3 of the draft Preferred Strategy states that “it is considered that only one option, that of the Regional Housing Requirement Figure, meets the needs of the Vale and the guidance offered by the Wales Spatial Plan”. We do not believe that the regional housing apportionment is based upon a robust and up to date evidence base and that the Council is seeking to afford it status beyond that indicated by the Wales Spatial Plan.

The Ministerial Interim Planning Policy Statement on Housing (MIPPS) paragraph 9.2. states, “The latest Assembly Government National and Sub-National Household Projections for Wales should form the starting point for assessing housing requirements”. It continues to state, “in estimating housing requirements local planning authorities should integrate the provisions of their local housing strategies with the relevant provisions of their development plans”.

Whilst the regional apportionment is based upon household projections we have concerns about the robustness of the methodology. There appears to be no rationale behind the method through which the housing has been apportioned within South East Wales. Neither has there been proper stakeholder involvement in the generation of the distribution or a proper mechanism for scrutiny and testing.

The Council has chosen to provide a level of housing in line with the South East Wales Spatial Planning Group (SEWSPG) regional housing apportionment figure. This regional housing apportionment was produced behind closed doors by the ten authorities in South East Wales. Whilst there was limited consultation on the apportionment no account has been taken of objections made regarding the distribution or process for preparation and scrutiny of the document.

As a result we do not consider that the apportionment has been produced in the manner anticipated by national planning policy guidance as contained in the MIPPS (Housing) 01/2006. NLP have worked closely with HBF during the Wales Spatial Plan Review and housing apportionment process. We have repeatedly raised serious concerns with SEWSPG and the Welsh Assembly Government regarding the housing apportionment process and the status it should be afforded.

The Council appear to have misrepresented the status of the SEWSPG apportionment figures as well as the views of those bodies which it did consult. For instance, paragraph 7.3 of the Population and Housing Projections topic paper states that the Home Builders Federation (HBF) has agreed with the apportioned figures. We understand from HBF that this is not the case.

The housing figures proposed by the Council have arisen through a non-statutory apportionment process and NLP have concerns about them being carried forward
unchallenged into an LDP without proper scrutiny and testing. This issue goes to the centre of the soundness of the plan process.

The Council proposes to review the housing requirement figure regularly, as is required by government guidance. As a result, they argue that the housing figure could be amended should the underlying demographic information change. It is unclear what process would be used to secure such a change in advance of LDP review. In the conclusions to the Housing Topic Paper paragraph 6.3 the Vale refers to the fact shortfalls in one authority could easily be made good in another when house build rates are being reviewed. We don’t share the Council’s optimism on this point and consider that it would be helpful if the Council could explain what mechanism would be used for this process.

Not only do NLP have concerns about the apportionment process we consider that there are statistical anomalies within the resultant dwelling requirement figures that need to be clarified. The dwelling requirement figure summarised in figure 15 of the Council’s Population & Housing Projections Topic Paper is approximately 10% lower than the apportioned household growth.

This is surprising given that dwelling numbers are usually higher than household numbers to take account of vacancy rates etc. An earlier version of the apportionment figures set out the housing distribution across South East Wales 2001-2021 and then the residual requirement 2006-2021 taking account of completions 2001-2006. If this calculation had been undertaken in a consistent manner to the other authorities then the housing requirement figure would be at least 1,000 dwellings higher.
This suggests that there is something significantly flawed with the SEWSPG housing apportionment figure.

Whilst alternative household projections have been undertaken these appear to have been quickly disregarded by the Council. The Council also appear to have disregarded the findings of their own Local Housing Market Assessment (LHMA) as it relates to open market housing, whilst still using it to justify their emerging affordable housing policies.
In accordance with Tan 2: Affordable Housing: “Local planning authorities should ensure that development plan policies are based upon an up to date assessment of the full range of housing requirements across the plan area over the plan period. LHMAs provide the evidence base supporting policies to deliver affordable and
market housing through the planning system”.

In addition to this, Paragraph 9.1 of the draft Preferred Strategy states, “The Council, in partnership with Cardiff County Council has jointly commissioned a Local Housing Market
Assessment (LHMA) to enable each authority to gain an understanding of its local housing markets, including affordable housing needs. The findings of the study will be used by the Council in the development of the Vale’s Housing Strategy, and will also provide robust evidence to enable affordable housing to be secured through the LDP”,
The draft LHMA which the Council refers to in section 9 has not been made publicly available, however it is believed that the document sets out a total net housing requirement of 855 dwellings per annum. In addition to this, it is apparent that if the LHMA has found there to be a need to provide 652 affordable dwellings per annum in the Vale, as is stated in paragraph 9.3, then providing 500 dwellings per annum overall for housing will come nowhere near to meeting the need for either open market or affordable housing over the plan period. It is quite clear that the Council has not taken into account the implications and findings of their LHMA when assessing the overall level of housing to be provided over the plan period.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2814/4510/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

No comment.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required

Rep No: 2814/4511/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2814/4512/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2814/4513/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2814/4514/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2814/4515/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2814/4516/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2814/4517/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2814/4518/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2814/4519/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:
No comment.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2814/4520/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Whilst the Consortium has concerns regarding some aspects of the spatial strategy they support the Draft Preferred Spatial Strategy's stance on the development of Barry Waterfront. The identification of Barry as an area of opportunity for housing, employment and recreation opportunities, with particular focus on the opportunities presented at Barry Waterfront is seen as being an essential part of the strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed

Rep No: 2814/4521/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

We agree with the identification of Barry as a Key Settlement and in particular, support the strategy put forward for Barry Waterfront. Paragraph 16.3 states “Development will include the continued regeneration of Barry Waterfront into a high quality waterside development incorporating housing, leisure and recreational uses linked to further regeneration and maximising tourism opportunities at Barry Island”. We support this statement as it recognises the importance of the regeneration at Barry Waterfront.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2814/4523/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2814/4524/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2814/4525/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2814/4526/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

The Developers object to this policy as the suggested provision of 7,500 dwellings is insufficient.

As outlined in Section 2 (Population Growth and Housing), it is believed that the Regional Housing Requirement Figure is not a robust assessment of the housing provision in the Vale. Further to this, it is believed that the Council's phasing strategy is too arbitrary.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation relating to the proposed LDP dwelling requirement and housing apportionment process has been considered at Question 2 above.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies (June 2006), stating that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)". (Paragraph 4.1 refers)

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the 'plan, monitor, manage' approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation: No change required.

Rep No: 2814/4527/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

The Developers object to this policy as the suggested provision of 7,500 dwellings is insufficient.

As outlined in Section 2 (Population Growth and Housing), it is believed that the Regional Housing Requirement Figure is not a robust assessment of the housing provision in the Vale. Further to this, it is believed that the Council's phasing strategy is too arbitrary.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: "Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target" (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site" (paragraph 10.3)

In respect of Regional Housing Requirement Figure, this has been Considered by the Council in response to your representation made at Question 2.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2814/4528/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** No

Representation Comments:

Planning Obligations

The Developers object to this policy as it fails to make an allowance for sites where the cost of development is high, for example previously developed sites where there is contamination and other problems which increase the redevelopment costs.

It states in policy CSP6 that obligations will be sought "appropriate to the scale, type and location of any proposed development".

This policy fails to make reference to there being a need generated by the proposed development i.e. taking into account the existing capacity.
The Council appear to be implying that they may seek a blanket requirement for all new developments. This does not accordance with Circular 13/97 'Planning Obligations', where obligations must be necessary, relevant to planning, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects. By failing to include the 'necessary' clause in their proposed policy, there is the potential for the Council to seek a contribution towards something, whether or not it is needed.

Therefore it is suggested that the Council include a new criterion in Policy CSP6 which states that planning obligations should only be required if they are necessary as a result of the proposed development. Whilst it could be seen that the 'type' criterion would allow for negotiation over previously developed sites, this is not made explicit and it would be beneficial to the clarity of the policy if it was.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The policy states that planning obligations will be sought which are "appropriate to the scale, type and location of the proposed development." This would include full consideration of the site specific constraints of a development site, the wider context of the site and the wider benefits that arise from the development. It would also include an assessment of needs directly arising from a development, taking account of existing spare capacity and / or deficiency in existing provision.
The Council contends that site specific abnormal costs (such as contamination) should be reflected in the value of the land and will not automatically justify a reduction in the planning obligation requirements which are deemed to be necessary to mitigate the impacts of the proposed development.

This is a strategic policy which establishes the broad principle of seeking planning obligations in the Vale of Glamorgan in accordance with national policy and within the legal parameters. Further detail on the application of this policy will be provided in the accompanying Supplementary Planning Guidance which will be prepared for consultation in due course. This is in accordance with the advice provided in the LDP Manual.

The Council does not think it is necessary to reiterate national planning policy contained in Circular 13/97 'Planning Obligations' which is already a material consideration in the determination of planning applications and appeals. The Strategic Policy as worded does not preclude the application of the tests set down in the Circular. Furthermore, as worded the policy allows some flexibility to respond to changes in the national policy framework which are anticipated in this area of planning.

Recommendation: No change required.

Rep No: 2814/4529/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2814/4530/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2814/4531/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2814/4532/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2814/4533/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2814/4534/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2814/4535/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:
No comment.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2814/4536/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

The Council has undertaken a self-assessment Soundness Test of the draft Preferred Strategy and has come to the conclusion that it is sound. We question this as the Council's LDP appears to have failed tests C2, C3, CE2 and CE4.

In accordance with test C2, the Preferred Strategy must have accord to national policy. As stated previously, the draft Strategy has chosen to provide the SEWSPG Housing
Apportionment level of housing but we consider that this has not been prepared in accordance with national guidance. Neither has the Council properly tested the appropriateness of this figure in the light other housing demand evidence.

In addition to this, test C3 states that the Preferred Strategy should have regard to the Wales Spatial Plan. We have concerns with the way in which the SEWSPG process has been undertaken and the statistic robustness of the housing figure for the Vale of Glamorgan. Further to this, it is not believed that the Plan does meet the requirements of the WSP, as it fails to provide for identified needs in the district, i.e. the housing needs that have been identified in the draft LHMA.

The Plan also fails test CE2 as the strategy, policies and allocations are not realistic and appropriate, have not considered the relevant alternatives and are not founded on a robust evidence base. It is apparent from examining the draft Preferred Strategy that the Council has not considered all the alternatives using a robust evidence base. The Council has simply carried forwards the SEWSPG apportionment despite the fact that this has not been prepared in accordance with guidance in MIPPS and appears to be statistically flawed.

The Council has completely failed to consider the findings of its own Local Housing Market Assessment (LHMA) in relation to residential development. This indicates an overall open market housing demand of 855 dwellings per annum across the Vale. This omission fundamentally brings into question the soundness of the LDP evidence base, particularly when the Council use the LHMA as the justification for their affordable housing policies.

It is not considered that the proposed level of housing is sufficient to meet the current demand for housing within the Vale, given the findings of the draft Local Housing Market Assessment (LHMA). The draft Preferred Strategy is not flexible as per test CE4.The Council states in its self assessment that "the draft Preferred Strategy is sufficiently flexible to respond to economic, Wales Spatial Plan and other changes including delivery risks".

However, the Plan in no way sets out how it will deliver this. With regards housing, the Plan merely states in paragraph 8.7 that the housing requirement figure will be subject to regular review, as required by government guidance and could be amended should migration or the WSP change. However, the Plan sets out no mechanism for delivering this and fails to take into account the ability to adapt to other changing circumstances, for instance the findings of the LHMA or other strategic documents.

Therefore, it is recommended that the draft Preferred Strategy be modified to better take account of National Guidance, take account of the LHMA with regards housing provision and set out better mechanisms for updating and adaptation.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

TEST C2- In relation to the housing apportionment process- the Council has addressed this issue in response to your representation made at Question 2.

With regard to soundness test C3, the Vale of Glamorgan Preferred Strategy identifies both St Athan and Barry as a Key Settlements, which is in tune with the identification of St Athan as an Area of Opportunity and Barry as one of 15 Key settlements in the WSP. This compatibility has been verified by the Wales Spatial Plan Unit, through consultation with the Welsh Assembly Government. Whilst housing apportionment is considered within the WSP review, the implementation of the Regional Housing Projections is a matter for consideration by each local planning authority through its Local Development Plan.

In identifying the LDP Preferred Strategy, the Council considered 10 spatial options, of which the Preferred Option (option 5) is considered to be most suited to addressing the economic, social and environmental issues within the Vale, and also supports the aspirations of the Wales Spatial Plan and National Planning Guidance.

The Local Housing Market Assessment has yet to be finalised and therefore any comments relating to figures contained within the draft document are considered to be premature. However, the Council will give regard to the findings of the study in due course, but it should be noted that LHMA is a tool for informing local authorities on the type and mix of housing, not an indication on the level of provision, which the Council shall determine using population projections and household formation data. Notwithstanding this, the study which also incorporates a housing needs study has identified a high shortage of affordable housing within the Vale and based on these identified need recommends that the Council should adopt a minimum 30% affordable housing requirement.

The latest local authority household projections are expected to be released in 2009, and it is the Council's intentions to review its LDP projected housing requirement in line with the latest projections, thus ensuring that the LDP is based on the most up to date evidence.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

House builder Representor

Rep No: 2814/4537/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

We object to paragraph 16.3, which states that the Council intends to prepare a detailed Masterplan setting out the vision for Barry Waterfront. It is considered that it would be more appropriate for the Council to prepare a Masterplan and Development Brief jointly with the Developers, as has been the understanding in the past and in line with good practice guidance on preparing masterplans.

Paragraph 4.4.4 of Policy Hous 1 of the adopted UDP states that the development of the site at Barry Waterfront will be guided by a Development Brief, produced in partnership with the Council.

We consider that, at this stage in the development process, it is highly inappropriate for the Council to take it upon themselves to complete this work in isolation, without corroboration with the Developers. It is therefore suggested to modify paragraph 16.3 to refer to the preparation of a detailed Masterplan produced in partnership with the Council.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The current UDP only makes reference to the production of a development brief being produced for Barry Waterfront, whereas the LDP has aspirations to produce a master plan that links Barry Town centre to Barry Island, via the Waterfront. The Council has produced a development principles brief for the Waterfront, which clearly highlights the need for a wider vision for the regeneration of the area. The LDP reinforces this aspiration, and the Council would welcome offers to work in partnership to develop this wider vision and master plan.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2815/5665/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5666/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5667/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5668/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5669/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5670/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5671/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5672/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5673/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5674/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5675/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5676/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5677/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5678/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5679/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5680/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5681/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5682/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5683/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5684/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5685/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5686/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5687/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5688/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5689/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5690/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5691/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2815/5692/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2815/5693/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Site ID Number 2549/CS1 'land to the west of Rhoose Point'

We object in the strongest possible terms to any more developments in this area when the development were first discussed amenities, i.e. school, shops, recreation area and golf course were on the plans. None of these have materialised. We have lived in Rhoose for over 50 years and love living here, we wanted to live in a village, if we wanted to live in a town we could live in Barry. Rhoose has not got the facilities for the hundreds of extra people we do not have any objection to a golf course or recreational space, but I think this area should be kept house free and keep its manual status.

We do hope you take note to the objections to this development from the majority of Rhoose residents.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Your representation is made in respect of a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Local Authorities Representor

Rep No: 2816/407/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcome.

Rep No: 2816/4538/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:
Although the Council agrees with the proposed level of housing growth it is important to recognise the difference in the timescales for the apportionment process undertaken by the SEWSPG (2006 to 2021) and the proposed LDP plan period (2011 to 2026). The apportionment exercise indicated that the Vale of Glamorgan would provide a total of 7,500 dwellings over the period 2006 to 2021. However it is noted that policy CSP4 provides for phasing which would result in only 5000 dwellings by 2021. Presumably this shortfall of 2500 will be made up by allocations included in the adopted Vale of Glamorgan Unitary Development Plan which covers the outstanding period 2006 to 2011. This fact should be made clear in the text accompanying the plan.

In addition it would be helpful if the implications of this proposed level of housing growth were set out in more detail in the document. This could be done by comparing the requirement figure with the existing housing landbank and giving an estimate of the contribution of brownfield and greenfield sites to meeting any shortfall.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

While Assembly guidance leave such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the 'plan, monitor, manage' approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2816/4539/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Local Authorities Representor

Rep No: 2816/4540/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2816/4541/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2816/4542/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2816/4543/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2816/4544/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2816/4545/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:
Paragraph 12.17 - The commitment to work jointly with the Council in providing bus priority measures and park and ride proposals is welcomed.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2816/4546/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Local Authorities Representor

Rep No: 2816/4547/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2816/4548/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2816/4549/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:
As set out above in order to understand fully the impact of the preferred strategy, it would be helpful if an assessment were included of the implications of proposed level of housing growth in terms of need for new releases of brownfield and greenfield land for housing.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Draft Deposit Plan will identify sites for housing in due course.

Rep No: 2816/4550/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:
The commitment included in paragraph 16.5 to provide opportunities for bus priority measures complementary to those proposed by the Council within their draft LDP Strategy is welcomed.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2816/4551/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** No

Representation Comments:
CSP1 - the level of protection afforded to existing areas of open space needs to be strengthened. Given the strategy includes such areas within the definition of "community facilities" the last bullet point of the policy should be amended with the addition of "PROTECT AND" before "ENHANCE EXISTING OR PROVIDE FOR NEW COMMUNITY FACITIES".

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:
Agreed.

Recommendation

Amend final bullet point of policy CSP1 to read:

PROTECT AND ENHANCE EXISTING OR PROVIDE FOR NEW COMMUNITY FACILITIES.

Rep No: 2816/4552/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Local Authorities Representor

Rep No: 2816/4553/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2816/4554/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
As set out above it is important to recognise the difference in the timescales for the apportionment process undertaken by the SEWSPG (2006 to 2021) and the proposed plan period for the LDP (2011 to 2026). The apportionment exercise indicated that the Vale of Glamorgan would provide a total of 7,500 dwellings over the period 2006 to 2021. However it is noted that policy CSP4 provides for phasing which would result in only 5000 dwellings by 2021. Presumably this shortfall of 2500 will be made up by allocations included in the adopted Vale of Glamorgan Unitary Development Plan which covers the outstanding period 2006 to 2011. This fact should be made clear in the plan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

While Assembly guidance leave such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the 'plan, monitor, manage' approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2816/4555/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2816/4556/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Local Authorities Representor

Rep No: 2816/4557/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2816/4558/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2816/4559/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** No

Representation Comments:
To avoid ambiguity rather than ensuring a 10 year landbank the policy should directly relate to the need to ensure that the plan meets its contribution to regional supply set out in the RTS.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted.

The Council has undertaken a review of the Vale's minerals landbank and this will be used to inform the more detailed mineral policies within the Deposit Draft LDP, and supported by a background paper evidencing how the Vale will meet its contribution to the RTS.

Rep No: 2816/4560/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Local Authorities Representor

Rep No: 2816/4561/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:

46% of the working population in the Vale of Glamorgan travel outside the County for work. 20,000 of these people commute daily into Cardiff (28.5 % of the total number of commuters into Cardiff). Due to the limited public transport options available and high level of car ownership in the Vale of Glamorgan (78% of all households have access to a car), the majority of commuter trips from the Vale are by car.

Traffic levels in Cardiff are currently increasing year on year by a rate of around 3% , with forecast growth of between 7 and 10% in the next 5 years. Traffic emanating from the Vale of Glamorgan is contributing to this growth and adding to pressures and congestion on Cardiff's highway network. By way of illustration, traffic on the A4055 Cogan Spur, one of the principal routes continues to grow. Between 2006 and 2007 total two way daily traffic flows grew by 18% and between 1997 and 2007 it has grown by 12%. More significantly, the inbound traffic flows during the 8:00am – 9:00am morning peak increased by 19% between 2006 and 2007 .

It is in the County of Cardiff's particular interest that development promoted through the Vale of Glamorgan Local Development Plan does not intensify these upward and unsustainable trends in traffic growth, and that the plan builds in appropriate mechanisms geared towards managing down demand for car travel and mitigating its impacts upon the Vale and its neighbours.

It should be possible to achieve this objective within the framework provided by the preferred spatial strategy outlined in Section 14 – to concentrate growth in Barry and the South East, St Athan and existing settlements. However, a number of measures will be particularly critical to encouraging sustainable travel and managing pressures created by outward commuting:

1. Secure Developer Contributions towards sustainable transport

Supplementary Guidance is required in order to secure developer contributions that accurately reflect the transport impacts of proposed development and that are sufficient to resource the provision of alternatives to car travel, particularly public transport, but also Park and Ride Facilities where these can assist with the management of traffic crossing the Vale boundary into Cardiff.

Securing the scale of contributions required for transport infrastructure provision will be relatively easier to achieve in the larger key settlements of Barry and an expanded St Athan, due to the scale and concentration of proposed developments there. However they could be less easy to achieve in relation to smaller scale expansions in existing settlements that could, cumulatively, have a significant impact upon traffic generation across the county without effective public transport alternative that provide access to employment and essential services. Supplementary Planning Guidance will therefore (within the constraints of current government guidance) need to provide a means of capturing developer contributions and enabling them to be pooled for strategic-level investment in necessary sustainable transport. Such guidance will need to apply county-wide and augmented by any area/site specific SPG developed to support the LDP and other county-wide guidance such as that relating to residential building design.
Cardiff Council is currently in the process of developing its own Supplementary Planning Guidance for Developer Contributions to Transport. This work is in its early stages and the Vale of Glamorgan will be consulted on the draft document in September 2008 . We would, however, be pleased to share the benefits of this work at an earlier stage if it would assist your Council with work in preparing a similar SPG.

2. Supporting Park & Ride/Park & Share Facilities

Cardiff Council's Local Development Plan Preferred Strategy consulted upon in October 2007 highlights the need to address growing pressures created by inbound commuting and highlighted the need for improved public transport including identifying sites for park & ride facilities on the main routes into Cardiff. The strategy states (para 6.19 page 50) that "sites may be within Cardiff or, where appropriate and with the agreement of neighbouring local planning authorities, outside the county boundary. These facilities will be supported by bus priority measures on radial routes into Cardiff to encourage the use of park and ride and public transport by improving bus journey times and, thereby, reduce traffic growth, congestion and emissions".

Given the volume of daily commuting into Cardiff from the Vale each day, it is essential that the Vale of Glamorgan LDP explicitly acknowledges the role that Park and Ride/Park and Share facilities can play in alleviating traffic pressures on the strategic highway linking Cardiff and the Vale. While we acknowledge that site selection is potentially sensitive locally and environmentally, we think it is essential that work is progressed through the LDP process in order to identify potential sites within the key corridors of concern as highlighted in the Cardiff Local Development Plan 2006 – 2021 Preferred Strategy, including:

- A4055 Cogan Spur, A4161 Penarth Road and A48T from south west
- M4 Motorway from north west

Policy CSP11: Strategic Transport Improvements should be revised to reflect the need for Park and Ride proposals. It could be further strengthened by reference to a commitment to securing developer contributions towards the provision of strategic transport infrastructure and the publication of relevant SPG.

In addition reference should be made to the need to provide a link between Cardiff Bay/Sports Village and Penarth Marina.

Officer Recommend: Officer Recommends Change Response Status FINAL DRAFT

Delegated Officer Comments:

The securing of developer contributions towards improving sustainable transport is already being implemented by the Vale of Glamorgan, and the Council is in the process of producing a planning obligations paper in support of this current practice. Objective 6 of the Draft Preferred Strategy also sets out the Council's objectives for reducing the need to travel, and is one of the key drivers of the LDP Spatial Strategy and Settlement Hierarchy. However, the Council is realistic in the level of contributions that the Vale can secure in reducing outward commuting to Cardiff by public transport initiatives, and as such the Council is pursuing strategic highway improvements through the RTP as set out in Core Strategic Policy 11.

Whilst the Vale of Glamorgan supports Cardiff in its proposals for reducing congestion through the development of regional park and ride facilities, the Council will in due course undertake a study to identify whether park and ride facilities proposed within Cardiff's Draft LDP

Preferred Strategy are appropriate for the Vale of Glamorgan. For although Cardiff's LDP advocates the use of park and ride and identifies the potential for sites to be located within adjoining authorities, there has been no background evidence to support the extent to which these facilities would reduce overall traffic congestion, both within Cardiff and adjacent authorities. Should this study support the use of Park and Ride facilities, the Council would support Cardiff in pursing the inclusion of a regional scheme within the forthcoming Regional Transport Plan. This would be in accordance with policy CSP11.

In addressing congestion, the Council is minded to point out that Cardiff has permitted extensive development proposals adjacent to the Vale of Glamorgan's boundary, many of which are key attractors such as out of town retailing and leisure facilities. These to date have led to significant implications for the surrounding highway network, but no consideration has been made to providing sustainable transport provision to these new developments by Vale residents. In this respect the Vale of Glamorgan Council wish to see these issues considered within Cardiff's Planning Obligations Paper, and shall provide formal comments to this effect at the appropriate time.

However, in recognition of the need to address congestion between the Vale and Cardiff, the Council propose to amend Core Strategic Policy CSP11 to take account of schemes that reduce highway congestion, which would allow schemes such as park and ride to be facilitated through the LDP.

Recommendation:

Amend final sentence of Core Strategic Policy 11 to read:

PRIORITY WILL BE GIVEN TO SCHEMES THAT REDUCE HIGHWAY CONGESTION, IMPROVE SAFETY AND ACCESSIBILITY, PUBLIC TRANSPORT, WALKING AND CYCLING.

Rep No: 2816/4562/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Need to make it clear what type of waste management facilities are appropriate at the locations identified within the policy i.e. In-building facilities.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Regional Waste Plan requires that local planning authorities identify within LDPs suitable locations for waste management facilities. It does not require local authorities to specify the type or kind of facilities as it advocates a flexible approach to the provision of facilities. The Council will however include site specific criteria for assessing the suitability of proposals for waste management facilities which would provide the industry with guidance on the type of facility that would be suited to a specific site.

No Change

Rep No: 2816/4563/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2816/4564/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2816/4565/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2817/408/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

7.6 - I am worried by the expression "overcome infrastructure constraints". We need to understand that the beauty of the Vale exists because in a lot of parts it is difficult to get to. Let's not throw the baby out with the bath water by building new road infrastructure.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The term "overcome infrastructure constraints" is made in reference to site specific issues relating to existing employment sites, which due to site constraints such as highway access, drainage or lack of utility services have not been developed for employment purposes. Many of the sites associated with such constraints are located within Barry, and has been verified within the employment land study commissioned by the Council.

Rep No: 2817/4566/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

In other areas of the UK local authority housing has been released for higher density, more environmentally friendly and more suitable for the demographic situation. We should be considering this for the Vale the 3500 or so of Council homes could accommodate a far greater number of people in a more sustainable way. In the end these homes are going to have to be demolished if the UK to meet its 60 per cent reduction in CO2 emissions we ought to start now.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The LDP does address the issues raised by seeking to encourage the efficient use of brown field land (Objective 2) and for developments to take into consideration the need to address climate change through energy efficient buildings and on site renewable energy (objective 2 and Core Strategic Policies CSP2 and CSP3).

Rep No: 2817/4567/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2817/4568/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2817/4569/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2817/4570/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:

I don't think we can always give people what they 'want'. We need to think about new forms of living - it has been stated that a family of four use about 8% more resources than someone living alone (you and yours radio 4). There is a trend for 'living alone'; I believe a figure of something around 30% of households will be lone households by the 2020s UK wide. Again referring back to the 'you and yours' programme they presented examples of communal living (in a modern non hippie context) where meals, laundry facilities etc. were shared to the mutual convenience of the residents. If we are not already considering this concept then we ought to be.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The objective seeks to address "housing need" with particular emphasis placed on affordable housing. This is ithe opposite to satisfying demand (i.e. what people want). The projected housing requirement has taken into consideration declining household sizes and this has been factored into the total housing requirement over the plan period.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2817/4571/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2817/4572/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** No

Representation Comments:
My only problem with this objective is the specific mention of the Llysworney bypass. The fear being that the building of this bypass increases the pressure to build a new housing development at Llandow.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The identification of the Llysworney bypass within the LDP is to divert heavy vehicles away from Llysworney, thus improving highway safety and the attractiveness of Llandow Industrial Estate as a key rural employment area.

Rep No: 2817/4573/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2817/4574/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2817/4575/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2817/4576/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
There is no section 13.2? I am quite concerned about the level of knowledge of this LDP and the consultation. It is not an easy thing and it is very good that this current consultation has happened, but how were stakeholders selected, who were they.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Typographical error noted.

The Council has prepared a Delivery Agreement which sets out who will be consulted and how at various stages in the LDP process. This document can be viewed on the Council;'s website and at all Vale libraries and main Council offices. The Delivery Agreement identifies stakeholders into two categories namely specific consultation bodies and general consultation bodies in accordance with the 2004 Planning Act and LDP Regulations.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2817/4577/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

Cardiff Wales Airport and sustainability can't be linked. The strategy should not support expansion of the airport. We should not be supporting new infrastructure to support airport expansion. I support the idea that development can be more sustainable in the south east area of the Vale. But I am nervous about the idea of the development of St. Athan. What exactly is being considered? How much land, what size of development are we talking about?

The LDP only mentions the word 'rail' once. With the sad news that phase 1 of the Military Academy at St. Athan has been given the go ahead surely in a report which uses the word airport on 8 occasions we need to use this word 'rail' more often. The Military Academy should not have been given the go ahead without the commitment to the provision of a better rail link to Cardiff. The LDP should be covering the options for ideally a high speed rail link between St. Athan and Cardiff, or at worst discussing the options for a new stop with the existing rail link at St. Athan and possibly upgrading the existing service in terms of speed and frequency.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The expansion of Cardiff International Airport is based on passenger numbers rather than a physical expansion of the airport itself. Whilst the LDP is committed to address climate change, this is only in relation to the development of land, and as such aircraft generated pollution is outside the influence of the plan.

The development of DTA St Athan is anticipated to require some 300 hectares of land, the majority of which is located on the existing RAF St Athan camp. As part of its development public transport options will be considered.

Rep No: 2817/4578/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

St. Athan should not be a key settlement. The DTA at St. Athan should not have been approved without the provision of a new high speed rail link primarily to serve the academy being approved. This just highlights the folly of the whole scheme. Yes, the DTA will bring new jobs but unless we get this right we will be throwing the baby out with the bath water. What does St. Athan as a primary site mean? Another Rhoose Point? No thank you.
The LDP needs to be more explicit here and carry out more consultation.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of St Athan as a key settlement within the LDP is in support of its identification within the Wales Spatial Plan as an Area of Opportunity and in recognition of its strategic importance for the Vale of Glamorgan in the planning of future development. Its identification as a key settlement reflects its status as a key driver of economic development and inward investment opportunities within the Vale.

Rep No: 2817/4579/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2817/4580/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2817/4581/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2817/4582/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
Don't build that many houses. Look at demolishing existing and replacing with higher density housing.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted. However the LDP and the Council would not have the financial resources to implement such a strategy. Notwithstanding this the demolition of habitable dwellings would be more resource intensive and would therefore would be contrary to the LDP's aspiration to promote principles of sustainable development.

Rep No: 2817/4583/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2817/4584/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** No

Representation Comments:
You need to include here statements on inclusion of renewable energy provision, sustainable building techniques zero net carbon impact etc.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The LDP does address the issues raised by seeking to encourage the efficient use of brown field land (Objective 2) and for developments to take into consideration the need to address climate change through energy efficient buildings and on site renewable energy (objective 2 and Core Strategic Policies CSP2 and CSP3).

Rep No: 2817/4585/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2817/4586/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2817/4587/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2817/4588/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2817/4589/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:
Don't want to see Llysworney bypass included here for reasons covered in previous comments.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The identification of the Llysworney bypass within the LDP is to divert heavy vehicles away from Llysworney, thus improving highway safety and the attractiveness of Llandow Industrial Estate as a key rural employment area.

Rep No: 2817/4590/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** No

Representation Comments:
I would want to know a lot more about proposals to for instance incinerate waste before I could support this statement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted.

Rep No: 2817/4591/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:
I would like to see section 106 used for more than providing new roads and community facilities. I would like to see it being used to encourage developers to build greener more environmentally friendly projects with section 106 used to take us beyond existing regulation.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The implementation of section 106 obligations is to ensure that any infrastructure or other requirements are implemented as part of any development proposal, and as such the use of section 106 obligations as suggested are considered inappropriate. However, the LDP does seek to encourage the development of environmentally friendly projects such as the need to address climate change through energy efficient buildings and on site renewable energy (objective 2 and Core Strategic Policies 2 and 3 refer.

Rep No: 2817/4592/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2817/4593/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
I think that producing an LDP is an extremely complicated and difficult thing to do and often political imperatives clash with the idea of preserving what we already have. Often the right answer to development is not the easy answer. Building on brown field is more difficult than on green field. Demolishing existing housing and building a new development on that site is overall even harder. Building more houses is easier than tackling the problems caused by changing demographics and population growth.
There are some givens in the draft LDP that raise some difficult questions. Should we be supporting airport expansion? - I say no.
The LDP talks about offering sustainable transport choices but does not mention rail travel but only road expansion.
What is the true impact of the DTA and what is it really going to do to the area.
So my closing comment is that this draft LDP strategy has a lot of good points, but there are gaps and unanswered questions within it.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2818/367/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

DTA St. Athan and Cardiff International Airport are identified as growth areas. It is important that any housing developments needed to accommodate new workers are located close to these sites. This will avoid further increasing traffic congestion (9dentified in para. P5.5 on page 8). There is also the environment/global warming consideration. Keeping the commute to work as short a distance as possible minimises the production of greenhouse gases and other pollutants. The Llandow Newydd proposal would therefore be a totally unsuitable site.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2818/4594/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

The requirement for additional housing in the Vale will be subject to house price fluctuations in the surrounding areas. For example, the huge increase in property prices in Cardiff drove people to look outside the city to find homes from which they could commute to work. This led to houses in the Broadlands Estate near Bridgend being bought by commuters to Cardiff and becoming a "dormitory" area rather than a thriving community. This has also led to increasing congestion on traffic routes to Cardiff. Any development at the proposed Llandow Newydd site will have the same fate - no positive contribution, only negative affects on existing Vale residents.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The level of housing proposed within the Draft Preferred Strategy has been reached by the Council through the use of population projections and is not dependent on economic influences such as house prices. Consequently the housing figure is representative of the future housing needs for the Vale of Glamorgan, as opposed to a demand based forecast derived from past build rates.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2818/4595/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

In 12.3 it is correctly identified that brownfield sites should be used first. The developers of the Llandow Newydd proposal claim the site to be brownfield which is incorrect. The current Adopted UDP 1996-2011 correctly identifies areas of the proposed development as being greenfield - "parts of the former airfield are successfully used for farming purpose, notably grazing and cereal production". (Para. 5.4.15)

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2818/4596/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2818/4597/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

The proposed Llandow Newydd development would directly contradict this objective as the site is some considerable distance from areas of employment and the increased traffic congestion would increase greenhouse emissions.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2818/4598/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

The proposed Llandow Newydd development would be a dormitory area for employment elsewhere.
In addition, it does not meet the criteria clearly identified as needed to create a sustainable settlement in the Initial Sustainability Report December 2007 para. 8.7.3. Therefore Llandow Newydd fails to satisfy Objective 3.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2818/4599/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2818/4600/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** No

Representation Comments:

The need for a bypass at Llysworney at the B4268 is exaggerated. The road through this village acts as a very effective traffic calming system and reduces congestion at the junction with the A48. I travel this road almost every day and have only rarely experienced delays.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The purpose of the proposed Llysworney bypass is to divert heavy lorries away from Llysworney, thus improving highway safety along this section of the B4268.

Rep No: 2818/4601/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

The remote distance of the Llandow Newydd proposal from the main areas of employment (Barry, Dinas Powys, Penarth, Rhoose, St. Athan, Cardiff and Bridgend) would mean increased congestion on both major and minor routes and increasing greenhouse emissions.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comment is noted.

Rep No: 2818/4602/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2818/4603/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

It is vitally important to maintain the different characters of the various parts of the Vale by utilising the types of development outlined in 12.20. The proposed Llandow Newydd development would not make any positive contribution and destroy the aims of Objective 8.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2818/4604/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2818/4605/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:
The Spatial Strategy is sound and obviates the need for the proposed development at Llandow Newydd.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2818/4606/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:
No need for the proposed development at Llandow Newydd.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2818/4607/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:
Proposed Llandow Newydd site is not all brownfield as developer claims.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2818/4608/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:
Proposed Llandow Newydd development will increase greenhouse gas emissions due to increased traffic and congestion.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2818/4609/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2818/4610/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2818/4611/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2818/4612/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2818/4613/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2818/4614/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2818/4615/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2818/4616/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2818/4617/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:
Llysworney bypass not needed as current system acts as traffic calming with little congestion even at peak times.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The purpose of the proposed Llysworney bypass is to divert heavy lorries away from Llysworney, thus improving highway safety along this section of the B4268.

Rep No: 2818/4618/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2818/4619/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2818/4620/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2818/4621/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
In the current UDP it says "Council should remain strongly opposed to the concept of new settlements as such settlements would not relieve the pressure for development around existing towns and villages" para. 4.1.6. This policy should continue as a major part of the LDP for 2011 to 2026.

The developers of the proposed Llandow Newydd site and their PR company (Merlin PR, Cardiff) claim many benefits for their proposal. However, the truth is very different. The development would not form a sustainable community. The location of the site away from areas of employment and services would increase traffic congestion and greenhouse emissions. The site is not largely brownfield - much of it is greenfield - and those areas for employment (either existing or identified as area for expansion in the current UDP) would actually be reduced - not expanded as they claim. They also falsely claim that "The benefits of this scheme have already been recognised by leading politicians from various parties". This is also incorrect and misleading. See attached "Appendix 1" for further information. The inevitable conclusion is that this proposed development would only damage the Vale and should not be allowed.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of Llandow Newydd are noted.

The Council at this stage cannot comment on the merits of individual sites. In due course each site will be assessed against the Council's approved Candidate Site Assessment Methodology, an over view of which is provided at section 21 of the Draft Preferred Strategy.

Rep No: 2819/4903/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4904/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4905/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4906/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4907/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4908/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4909/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4910/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4911/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4912/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4913/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4914/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4915/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4916/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4917/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4918/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4919/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4920/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4921/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4922/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4923/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4924/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4925/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4926/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4927/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

Rep No: 2819/4928/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

No change required.

Rep No: 2819/4929/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No comment required.

No change required.

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Public Representor

Rep No: 2819/4930/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

No comment required.

No change required.

Rep No: 2819/4934/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Land at St Andrews Road, Dinas Powys.

I note from the Local Development Plan of 31 May 2007 there is a map showing site ID number 25507/CS2 classed as existing use as Agricultural with proposed use residential.
The points I whish to make:

1.Ribbon development I have been informed that this is something the Vale of Glamorgan were trying to avoid
2.The site is at the narrowest part of St Andrews Road – no vision splays
3.It is outside of the settlement boundary
4.Why do you consider this site for possible development when land of the same area with a building on it with water / electric is refused permissions for two houses even through it had in the past 8 years had permission?

The area that I refer to is surrounded with properties at this time has extensive vision splays, entrance on to the Westra road which is also wide and straighter than the St Andrews road at this point.

The area is already more garden than agricultural a more brown field site maybe. You could make a site visit confirming the various points I made. Thank you for your comments.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Land at St Andrews Road, Dinas Powys is a site specific issue that has been submitted as a Candidate Site as a part of the Local Development Plan process. The Council at this stage cannot comment on the merits of individual sites. Each site will be assessed against the Council's approved Candidate Site assessment methodology, an overview of which is provided at section 21 of the Draft Preferred Strategy.

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Public Representor

Rep No: 2821/360/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

We consider the DTA at St. Athan would cause serious over development of the area. The projected increases both at St. Athan and Cardiff International Airport will have a detrimental effect on road congestion and aviation omissions resulting in greater greenhouse gases. The loss of more open spaces within this area would have a negative effect on the current community. A possible influx of job seekers from outside the region would cause the outsourcing of the local workforce.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Planning applications for the DTA St Athan proposal will be considered under the current adopted Vale of Glamorgan Unitary Development Plan, and as such issues relating to highway capacity will be considered as part of the application. In respect of the airport access road, which will assist improving access to both Cardiff International Airport and St Athan however any final proposed route would be included in the LDP if this is available at the deposit consultation stage of the plan.

Recommendation: No change required.

Rep No: 2821/4622/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

The Vale and surrounding areas are becoming increasingly over populated. This is resulting in greater congestion and a loss of open spaces. Many school fields, hospitals, government buildings etc. are continually being sold off throughout the UK for development leaving a lack of open and recreational space. The reason for such growth is the expansion and immigration policies in the UK. Greenfield sites should be the last area of development and as a last resort. Government policy change is needed to tackle expansion not more new build houses.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The dwelling requirement identified within the Draft Preferred Strategy has been calculated using current population and household projections, which take account of inward migration to the Vale as well as changes in household size and natural increases in the population size. In providing for this projected housing requirement, the LDP strategy will ensure that future development is located where possible on brownfield sites in sustainable locations. In addition, the strategy includes objectives and policies safeguarding and providing for new open space and other valuable community facilities. It should be noted that the Housing Requirement Figure will be reviewed as part of the work to be undertaken on the Draft Deposit LDP.

Recommendation: No change required.

Rep No: 2821/4623/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

I believe that the proposed plan for Walterston and Llancarfan is fundamentally flawed, the article is paragraph 12.1 (for the vision of the Vale) in principle is excellent, however the proposal to use the greenfield areas around our local hamlets and villages is despicable. The thought of endangering the local wildlife, flora, fauna, traditional hedgerows, wildlife corridors and natural heritage whilst increasing pollution, carbon and energy would have a detrimental effect on the surrounding environment.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The inclusion of minor settlements within the settlement hierarchy is in recognition that development within these settlements can assist in supporting existing local employment opportunities and where evidenced provide affordable housing. This treatment of minor settlements recognises the important role that smaller settlements have in the rural vale and the need to support their long term viability as functional villages as opposed to dormitory commuter settlements. However, the LDP also recognises the need to ensure that such development is in keeping with the scale and character of the settlement.

Recommendation: No change required.

Rep No: 2821/4624/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** No

Representation Comments:

There are sufficient brownfield sites and unused houses which all could be used to generate the Vale's development plans.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

In providing for future development , the LDP strategy seeks to ensure that future development is located where possible on brownfield sites in sustainable locations.

Recommendation: No change required.

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Public Representor

Rep No: 2821/4625/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2821/4626/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2821/4627/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2821/4628/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** No

Representation Comments:
Better transport links are needed in the Vale, however smarter more ecological methods of transport are required with lower emissions and with a minimal carbon footprint.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The purpose of Strategic Objective 5 is to ensure that future development takes account of the need to provide for more sustainable transport options within the Vale, including locating development in areas served by a range of transport modes.

Recommendation: No change required.

Rep No: 2821/4629/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2821/4630/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2821/4631/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** No

Representation Comments:

Greenfield sites should never be used in this objective, the proposed location of Walterston and Llancarfan would completely destroy the ecological identity and distinctiveness of this beautiful area of the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

In providing for future development , the LDP strategy seeks to ensure that future development is located where possible on brownfield sites in sustainable locations. This is set out in objective 1, and it should be noted that the strategic objectives are not exclusive of each other and have been developed to provide a framework within which development will be guided.

Recommendation: No change required.

Rep No: 2821/4632/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:

The LDP seems extremely excessive in it approach to provide the homes necessary, there seems to be too much emphasis on the development of new homes. There is a large contingency of housing associations and Council stock within this area already. Many of these properties are untenanted, boarded up or unlived in, such properties could be fully refurbished to address the needs of the LDP.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The dwelling requirement figure identified within the Draft Preferred Strategy has been calculated using population and household projections, which take account of inward migration to the Vale as well as changes in household size and natural increases in the population size. It should be noted that the Housing Requirement Figure will be reviewed as part of the work to be undertaken on the Draft Deposit LDP. The level of unoccupied dwellings within the Vale is relatively small, and therefore would not meet the projected housing requirements. Furthermore, the planning system is not afforded powers that allow for the reinstatement of unoccupied dwellings.

Recommendation: No change required.

Rep No: 2821/4633/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

I agree in principle in regards to regenerating brownfield sites, such areas which have the necessary infrastructures and are key settlements can steadily and carefully be developed balancing sustainability and not over development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2821/4634/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

The many hamlets within the Vale are not and never will be suitable for such development. The infrastructures are not in place I.e. schools, shops, medical facilities, jobs, public transport etc. Many are in conservation belts with historical importance. We need to protect the biodiversity in such areas to maintain an ecological balance and the history of this area.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The sustainable settlement appraisal has discounted the inclusion of small hamlets as being suitable for future development for the reasons highlighted within your representation.

Recommendation: No change required.

Rep No: 2821/4635/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2821/4636/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2821/4637/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2821/4638/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
Too much development with the loss of any greenfield areas would be detrimental and would completely spoil the character of the rural Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
In providing for future development , the LDP strategy seeks to ensure that future development is located where possible on brownfield sites in sustainable locations. This is set out in objective 1, and it should be noted that the strategic objectives are not exclusive of each other and have been developed to provide a framework within which development will be guided.

Recommendation: No change required.

Rep No: 2821/4639/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2821/4640/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2821/4641/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2821/4642/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2821/4643/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2821/4644/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2821/4645/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2821/4646/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2821/4647/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:
No comment.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2821/4648/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:
No comment.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2821/4649/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

As has been well recognised for many years, Green Belt of all kinds in many different landscapes and both rural and urban areas serves an important function for wildlife and for people. Green Belt also plays a crucial role in ensuring the sustainability of our communities.
Yes, Green Belt areas do also include areas of the country which are not designated as being of Outstanding Natural Beauty (ONB) but this does not mean they are not beautiful in their own distinctive way, nor does it mean that they are therefore worthless.
The UK Government has already pledged itself to following the principles of sustainable development -which means ensuring that our development does not have adverse impacts on the future environmental as well as economic sustainability of our environment and our communities - it does not mean ensuring a sustained rate of economic development and therefore their own policies regarding development, biodiversity, and the health, wellbeing and quality of life of British citizens by acting to strengthen the protection of green belt areas now.

This means that developers and planners need to start being more imaginative in terms of how and where new developments take place - continuing to chip away at our valuable green spaces is not the answer. Affordable housing needs to remain affordable; all citizens should have free and easy access to quality open green spaces, including woodlands and meadows and rivers, allotments, sports pitches, and clean fresh air and the sounds and sights of birds and insects and trees and flowers - and freely-flowing rivers!
Green Belt needs increased protection now - particularly those areas close to and within existing urban areas. As it is, Green Belt is already being constantly chipped away slice by slice and the Government needs to act now to increase the protection of our existing Green Belt areas, already under considerable threat, if we are to conform to any sense of sustainable development and ensure our communities and our environment can sustain a decent quality of life for ourselves and for future generations.
Such a huge increase in house building could sharply raise the rate at which countryside is built on and add to the environmental damage associated with house building - more climate-changing greenhouse gas emissions, increased road traffic and congestion, more strain on water sources, and increased quarrying in the countryside.
We want to see policies which would create more affordable housing, make better use of previously developed or 'brownfield' land and promote urban regeneration.
We want development that protects the countryside, promotes urban renewal and improves everyone's quality of life.
Green Belts keep the city in the city. It protects the countryside from urban sprawl, encourages urban regeneration, stops towns from merging into each other and protects the countryside setting of historic towns and cities.

Over 800 hectares a year are disappearing under development, and with them the clear distinction between city and country or between two towns.
These are valuable open areas of land that help protect the distinctive identities of our communities and which need to be given long term protection from urban development.
Once land has been converted to development, it is unlikely to ever be converted back to Greenfield use.
Destruction of the natural habitat of some animal and plant species, loss of agricultural land results in loss of production and loss of employment, reduction of or complete loss of amenity or recreation value, negative effect upon transport and energy use, loss of the green belt of agricultural or designated wildlife land, that clearly defines and separates areas of difference, be they cities, towns, suburbs, villages or hamlets of housing.
We completely object to such the idea of defacing such a beautiful landscape for the purpose of housing development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The LDP strategy seeks to ensure that future development protects the rural character of the Vale by locating development within existing settlements which offer a range of services and facilities. In addition, the draft deposit LDP will set out areas of protection, such as special landscape areas and green wedges, the latter whilst not permanent like green belt designations provide a valuable mechanism for areas that are predominantly rural in character such as the Vale of Glamorgan.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2822/410/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4650/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2822/4651/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4652/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** No

Representation Comments:
We see no reason why any greenfield land should be subjected to development - we believe that there is more than sufficient brownfield capacity within the region to support the housing needs of the period.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
In providing for future development , the LDP strategy seeks to ensure that future development is located where possible on brownfield sites in sustainable locations, this is an inherent feature of Objective 1.

Recommendation: No change required.

Rep No: 2822/4653/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4654/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4655/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2822/4656/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4657/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4658/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4659/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4660/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2822/4661/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:
We see absolutely no reason to spread the benefits of development more evenly across the Vale of Glamorgan. The Vale has a rich heritage - many of these areas do not require regeneration of any sort, they are attractive communities - any unnecessary development could potentially impact this. Whereas the brownfield sites of the Vale do indeed need regeneration - it is here that the benefits of development should be targeted.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The purpose of the LDP is to support the aspirations and vision for the Vale of Glamorgan set out in the Community Strategy which applies to the whole of the Vale. Accordingly, the aspiration of the LDP to spread the benefits across the Vale is seen to be in accordance with the Community Strategy vision.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2822/4662/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:
The strategy should explicitly state that only brownfield sites should be developed in any of part of the settlement hierarchy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
In providing for future development , the LDP strategy seeks to ensure that future development is located where possible on brownfield sites in sustainable locations, this is an inherent feature of Objective 1.

Recommendation: No change required.

Rep No: 2822/4663/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4664/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4665/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4666/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
The strategy should explicitly state that only brownfield sites should be developed in any of part of the settlement hierarchy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
In providing for future development , the LDP strategy seeks to ensure that future development is located where possible on brownfield sites in sustainable locations, this is an inherent feature of Objective 1.

Recommendation: No change required.

Rep No: 2822/4667/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4668/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4669/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4670/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4671/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4672/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4673/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2822/4674/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2822/4675/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2822/4676/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2822/4677/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2823/359/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:
Providing it does not have an adverse effect on the rural community.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed and your comments noted.

Rep No: 2823/4678/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
8.4: The future employment surely would come from the present workforce, who already live in the Vale, and the unemployed in the area. There has been a huge increase of houses built in the Vale in the last 10 years.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The level of employment growth anticipated within the LDP is derived from the Council's employment land study. This focuses primarily on local demand for land and premises, and also considers the potential opportunities for local employment as a spin off of the DTA St Athan proposal.

Recommendation: No change required.

Rep No: 2823/4679/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2823/4680/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2823/4681/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2823/4682/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:
Extra housing in the Vale is going to spoil the outstanding area of natural beauty, village life as well as natural habitat for wildlife will become non-existent.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
One of the key considerations in the locating of future development is the protection of the character of the rural vale, as well as the impact that such development may have on natural habitats and wildlife. This is clearly stated within strategic objective 7 and Core Strategic Policy 10.

Recommendation: No change required.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2823/4683/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** No

Representation Comments:

Most parts of the rural Vale should be left untouched by planners as these villages and green fields are what makes it an attractive place for living and tourism.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The objective seeks to ensure that all community facilities are safeguarded or enhanced, which in turn can assist in ensuring that villages remain attractive places to live and visit.

Recommendation: No change required.

Rep No: 2823/4684/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2823/4685/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** No

Representation Comments:

The concept of public transport is not working mostly because the buses are old, dirty unhealthy polluters belching out cancerous fumes. It must be noted that for every house built there will be at least two cars extra on the roads. The only sensible way forward is to build in existing high employment areas.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Draft Preferred Strategy seeks to locate new development within areas serviced by a range of transport choices. In addition where development is planned the LDP will ensure that adequate public transport provision is secured as part of any development proposal, as stated in Core Strategic Policy 6.

Recommendation: No change required.

Rep No: 2823/4686/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2823/4687/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2823/4688/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:

I strongly believe more local people should have consulted often all these are the people who live in the Vale therefore it is their opinions that matter. Not enough information and notice is widely given.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council has undertaken a 6 week statutory period for consultation on the Draft Preferred Strategy and has made copies available at local libraries, main offices and on the Council's website. Prior to this, the Council also held a series of workshops, one of which considered strategy options for the Vale of Glamorgan which was attended by members of key stakeholder groups in the Vale, for example Town and Community Councils.

Recommendation: No change required.

Rep No: 2823/4689/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

I agree with most of the spatial strategy draft until the part of houses being built in rural villages as stated before bringing in the traffic situation and the fact that every new house built will have at least two cars per house. Example take a look at Broadlands and Llantwit Major where huge development has taken place to see the amount of traffic generated. These people have not been persuaded to use public transport.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

In determining the location of development, the Council will take into account issues such as highway capacity and any necessary improvements to alleviate the impact that any development would have on the existing highway network.

Recommendation: No change required.

Rep No: 2823/4690/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

I agree with Key and Primary Settlements, the Secondary and Minor Settlements go back to the arguments about traffic pollution of travelling to work and the wildlife these green fields support.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The identification of settlements and their position within the settlement hierarchy does not solely reflect the level of development that will be allocated in each settlement. It also reflects the important role that these settlements currently have within the Vale and the role that they will have in delivering the LDP strategy. In determining the location of development, the Council will take into account issues such as highway capacity, character and landscape issues, which will have a bearing on the level of development that each settlement can accommodate without any adverse affect on the settlements characteristics.

Recommendation: No change required.

Rep No: 2823/4691/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2823/4692/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2823/4693/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2823/4694/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
The amount of houses required over the next 10 years is vastly overstated. At the moment there is a large number of properties and the market and with interest rates at a high level so the need for new houses is not viable. At the moment agricultural land prices are rising so there must be a need for agricultural land.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The dwelling requirement identified within the Draft Preferred Strategy has been calculated using population and household projections, which whilst takes account of inward migration to the Vale. It also includes changes in household size and natural increases in the population size. It should be noted that the Housing Requirement Figure will be reviewed as part of the work to be undertaken on the Draft Deposit LDP.

Recommendation: No change required.

Rep No: 2823/4695/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:
As above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2823/4696/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2823/4697/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2823/4698/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2823/4699/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2823/4700/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2823/4701/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2823/4702/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2823/4703/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2823/4704/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:
I strongly believe that the one element is missing is that the local residents who already live in the Vale are not being consulted until the plan has been finalised. This should be addressed as a matter of urgency.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council has undertaken a 6 week statutory period for consultation on the Draft Preferred Strategy and has made copies available at local libraries, main offices and on the Council's website. Prior to this, the Council also held a series of workshops, one of which considered strategy options for the Vale of Glamorgan which was attended by members of key stakeholder groups in the Vale, for example Town and Community Councils.

Recommendation: No change required.

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Public Representor

Rep No: 2823/4705/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

I believe that the policy is flawed, public transport the use of this service is a long way off from being an asset. I have been trying to use public transport lately and the people I have seen on the buses are pensioners (who travel free) or students. The journeys I have travelled there was very little cash handed over to the driver. It must be pointed out that for every house built a minimum of two cars will be added to the roads. The green fields around the Vale are a habitat of many rare birds and animals and all are a great asset to the local communities. At the moment agricultural land prices are rising faster than residential land prices, because there is a need to use agricultural land for production of food crops, encouraging local produce will cut down on pollution and improve the local economy. It appears to me that it is a most inappropriate time to build on green fields.

A lot of people have retired to the Vale because crime rates are low, vandalism and drug abuse are low and it is a quiet, safe environment to live in. If the size of the villages are increased so will the crime and vandalism increase. It takes a long time to get a police response to our villages so you could be in a lot of trouble before they arrive especially at night time.

I also believe that more consultation of the local people who live in the area should be carried out before the plan goes any further. It seems to me that before long it will be too late to change any detail and it will be interpreted by councillors as it suits their political ambitions, not the local people it affects.
I find it strange that there is no mention of Llandow as a development area. There is enough room to build nearly all the required housing that is proposed. Building at Llandow will save enlarging the small villages which are a draw to tourism and would be cost effective to have all building together on a brown site.
I also would like to make a protest of this form "Draft Preferred Strategy". It is found to be complicated and not user friendly they way it has been set out and will deter many people replying and lodging protests. Surely a simpler method could be found or was it intentional to confuse the communities?

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Strategy seeks to address many of the issues identified within your representation. It seeks to provide a framework for the delivery of accessible and sustainable transport, through the location of development in areas with the capacity to support such development and also offer a range of services and facilities. The Strategy also recognises that the Vale is primarily rural in character, accepting that there is a need to ensure that rural villages are protected from inappropriate development but also recognising the importance of ensuring that rural villages are viable functioning places where people have the opportunity to both live and work- this is particularly important in light of a prevalent ageing population. Where development is planned, the Council will require new developments to be designed to be safe and secure, and where there is an identifiable need for improvements to local services, contribute towards their provision.

With regards to public consultation, the Council, prior to the publication of the Preferred Strategy, held a series of stakeholder workshops which sought to identify key issues affecting the Vale of Glamorgan, and strategic options that would help address the issues identified. The 6 week statutory consultation, seeks to build upon this by providing an opportunity for the wider public to comment on and influence the development of the LDP strategy. In addition the Council provided manned exhibitions where the public could ask officers questions about the strategy. This proved to be very informative to members of the public who attended these exhibitions. In relating the content of the Draft Preferred Strategy to the wider public, the Council must ensure that all proposals are represented openly, rather than playing down the full scope of the strategy. Consequently, the Council has strived to ensure that the Draft Strategy has been written and produced in a format that is easily understandable. Further opportunities to consult on the LDP will be undertaken by the Council at Draft Deposit Plan stage.

The strategic options considered by the Council included consideration of a new settlement within the Vale of Glamorgan. The Draft Preferred Strategy and accompanying documents provide further detail on the reasons for the preferred strategy. Further detail on this matter will also be provided in the Draft Deposit Plan.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2824/415/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2824/4706/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:
The projected increase in the required number of households required for SE Wales (18.3%) is very large (para 8.4) but could be possible taking into account increased longevity - a significant part of this population growth would thereby comprise an ageing population.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
An increased ageing population is an element of the need for an increase in households, and this has been factored into the Vale's own population and housing projections.

Recommendation: No change required.

Rep No: 2824/4707/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2824/4708/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2824/4709/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2824/4710/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2824/4711/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2824/4712/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** No

Representation Comments:

I would strongly oppose a Llysworney bypass. After many years of travelling through Llysworney (and only occasionally being held up there), it has become clear to me that any traffic congestion there is the result of transport companies using Llandow Trading and Industrial Estate to base their Heavy Goods Vehicles. This is a site inappropriate for this purpose as it is remote from motorways and major highways. A Llysworney bypass would only encourage this particular type of commercial activity which contributes relatively little to the local rural economy when compared to the pollution and disruption caused.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The purpose of the proposed Llysworney bypass is to divert heavy lorries away from Llysworney, thus improving highway safety along this section of the B4268.It would also support Llandow Industrial Estate, which the Council's employment land study has identified as a key rural employment site.

Recommendation: No change required.

Rep No: 2824/4713/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2824/4714/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2824/4715/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2824/4716/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2824/4717/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2824/4718/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2824/4719/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2824/4720/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2824/4721/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2824/4722/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
The projected increase in the required number of households required for SE Wales (18.3%) is very large (para 8.4) but could be possible taking into account increased longevity - a significant part of this population growth would thereby comprise an ageing population.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
An increased ageing population is an element of the need for an increase in households, and this has been factored into the Vale's own population and housing projections.

Recommendation: No change required.

Rep No: 2824/4723/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2824/4724/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2824/4725/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2824/4726/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2824/4727/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2824/4728/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2824/4729/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** No

Representation Comments:
I would strongly oppose a Llysworney bypass. After many years of travelling through Llysworney (and only occasionally being held up there), it has become clear to me that any traffic congestion there is the result of transport companies using Llandow Trading and Industrial Estate to base their Heavy Goods Vehicles. This is a site inappropriate for this purpose as it is remote from motorways and major highways. A Llysworney bypass would only encourage this particular type of commercial activity which contributes relatively little to the local rural economy when compared to the pollution and disruption caused.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The purpose of the proposed Llysworney bypass is to divert heavy lorries away from Llysworney, thus improving highway safety along this section of the B4268. It would also support Llandow Industrial Estate, which the Council's employment land study has identified as a key rural employment site.

Recommendation: No change required.

Rep No: 2824/4730/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2824/4731/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2824/4732/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2824/4733/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
The Vale of Glamorgan has distinctive urban (some of which are deprived) and rural areas (paragraph 5.4). Development should be appropriate giving support where it is needed while preserving the rural environment for future generations (paragraph 12.19). The Preferred Development Plan achieves this aim. The projected increase in the required number of households required for S. E. Wales (18.3%) is very large (paragraph 8.4) but may be appropriate taking into account increased longevity with a significant ageing population. The requirement will therefore be for suitable accommodation for many older people in established communities with retail and other resources in close proximity (walking distance). A sequential/staged approach to development (paragraph 12.3) would be sensible, avoiding a sudden or unnecessary strain on existing facilities (paragraph 12.11), together with the balanced development of retail facilities (paragraph 12.12).
Targeting development in this way will reduce the tendency towards ever increasing distances of travel to work (paragraph 12.15).

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted and your support is welcomed.

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Public Representor

Rep No: 2825/1667/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/1668/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:
I agree that all councils need to look long term at what our housing needs should be. I do however strongly disagree with developing area such as Llancarfan / Walterston. Llancarfan is a conservation area of which we all enjoy the outstanding beauty and pay for it in council taxes etc. Please do not "move the goal posts" just because you can. We chose to purchase and live here because we will adhere to the strict planning rules that have always applied. I urge you to further develop areas where public services are already in place.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The current Adopted Unitary Development Plan recognises Llancarfan as an area where very minor development may be appropriate. Therefore there is no change in its status within the Draft Preferred Strategy of the LDP. Any candidate sites being considered would need to be assessed in accordance with the Councils Candidate Site assessment methodology in due course.

Recommendation: No change required.

Rep No: 2825/1669/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:
If I had wanted to live in an "estate" I would have chosen Rhoose, Llantwit or Ystradowen etc. If these proposed sites go ahead you will leave an "open door policy" for everyone to develop their own land / properties etc.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Any proposals will be assessed under specific criteria. No assessment of individual sites has been undertaken to date and therefore cannot be commented on at this stage.

Recommendation: No change required.

Rep No: 2825/1672/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/5586/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/5587/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/5588/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/5589/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/5590/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/5591/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/5592/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/1673/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/1674/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2825/1676/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/1677/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** No

Representation Comments:
I strongly disagree with the council developing on areas of natural beauty such as the above proposed.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
The Council has not assessed any specific sites to date and therefore cannot comment at this stage.

Recommendation: No change required.

Rep No: 2825/361/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/1692/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/1693/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/5593/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/5594/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/5595/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/5596/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/5597/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/5598/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/5599/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/5600/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/4931/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2825/4932/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2825/4933/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Business Groups Representor

Rep No: 2826/416/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:
Whilst we do not have any comments to make upon the overall strategy, it is recognised that the DTA St Athan and Aerospace Centre of Excellence will have the potential to generate demand for housing within nearby settlements. Rhoose is considered to be a sustainable location for meeting this demand.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2826/1708/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:
In terms of housing need, Policy CSP4 of the Draft Preferred strategy states that the phased provision of 7,500 new homes is required in the Vale during the plan period. Cofton Limited supports the Council's proposed future housing requirement for the LDP period.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1724/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1725/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1726/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1727/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1728/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Business Groups Representor

Rep No: 2826/1729/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1730/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1731/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1732/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1733/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:
A combination of Options 1 & 5 would provide the benefits of urban regeneration envisaged by each of the options and utilising the public transport benefits associated with the Vale of Glamorgan Railway Line. It would also deliver the benefits envisaged in the rural areas of the borough.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Option 5 does draw on elements of option 1 but is more flexible. It recognises the need to allow small-scale development in some areas which may, as a result, benefit from development contributions. Option 5 also allows the consideration of the Defence Training Academy as an area of strategic opportunity as identified in the Wales Spatial Plan Update.

Recommendation: No change required.

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Business Groups Representor

Rep No: 2826/1734/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

There is concern that the draft strategy option of concentrating development opportunities within Barry and the South East Zone is a departure from the strategy set out in the Adopted UDP of maximising the opportunities for residential, employment, retail and leisure development within the urban areas of the Waterfront Strip, which explicitly included Rhoose.
Rhoose is considered to provide a sustainable option for further housing and associated development, based upon its rail link and the current level of facilities (Rhoose is rated joint third settlement in the borough in terms of the available services and facilities).
The LDP Sustainability Appraisal - Options Appraisal Report (November 2007) recognises, under its consideration of Option 5, that Rhoose does have some environmental constraints, but further development of the settlement is not precluded subject to policy mitigation.
The draft spatial strategy does not currently explicitly refer to Rhoose, instead it would be considered as an "Other sustainable settlements to accommodate further housing and associated development."
Whilst Rhoose would be considered suitable for further housing development under the draft strategy, the wording of the strategy is not considered to give the priority to Rhoose that its status requires. It also fails to acknowledge the role that Rhoose can play in meeting future demand for housing that is likely to rise from the development planned for St Athan.
As discussed in the response to Question 5 above, the combinations of Options 1 & 5 would provide the benefits associated with developing existing urban areas, whilst providing sustainable rural development.
It is therefore suggested that the draft strategy is amended to take into account the future contribution that Rhoose can make towards providing housing land to meet the future housing requirements of the LDP.
The strategy should therefore be amended to either include Rhoose within the "South East Zone" of the borough or to specifically refer to Rhoose as being one of the key sustainable settlements being capable of accommodating greater development.
The allocation of the Land West of Rhoose Point for residential and associated community uses, as discussed below, provides a key opportunity to deliver the strategy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

It was generally believed by those who attended the workshops, that whilst the current UDP has been appropriate for the time, it is now necessary to move forward allowing for more opportunities for a wider area. There is also a need to recognise St Athan as an area of strategic opportunity. Whilst Rhoose is not specifically mentioned as a primary settlement, option 5 does recognise it as an area that is capable of providing opportunity for further sustainable growth.

Recommendation: No change required.

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Business Groups Representor

Rep No: 2826/1760/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Cofton Limited broadly supports the Council's 'Settlement Hierarchy' and consider that Rhoose is one of the sustainable settlements capable of delivering additional housing and associated developments, in line with the draft strategy. Further amendments to the spatial strategy to include Rhoose as a settlement capable of accommodating significant new development, as suggested above, would clarify that Rhoose should be subject to new and substantial housing allocations.

Area Strategic Policy 1 'Settlement Hierarchy' identifies Rhoose as a 'Primary Settlement' which is the second tier of the settlement hierarchy. Paragraph 17.1 of the strategy informs that these areas are made up of a mix of urban and rural settlements characterised by a wide range of services and facilities that support larger catchment areas and are well located in relation to strategic highway and/or public transport networks. It is stated that the principal focus of new development in primary settlements will be to maintain and enhance their existing roles.

In Rhoose it is advised that the aim of development should be to provide mixed use developments, supporting the needs of the community and by taking advantage of their close proximity to Cardiff International Airport (CIA) and also the St Athan Defence Training Academy, both of which offer employment opportunities.

In line with the settlement hierarchy, there is considered to be scope for a housing allocation on Land West of Rhoose Point. This site is included within the Candidate Sites Register under site ID '2549/CS.1: Land to the West of Rhoose Point.'

The site is in part developed quarry land falling within the outline approved scheme for Rhoose Point. The land is identified on the outline approved masterplan for a Golf Course but no developer interest has been forthcoming since the permission was granted in 1996.

Given the transport links, proximity to St Athan and siting in relation to the built up area of Rhoose, the land identified on the candidate site plan (ID '2549/CS.1: Land to the West of Rhoose Point.') is a prime strategic site for between 250 and 500 houses and associated uses. We enclose a supporting statement and a copy of an illustrative masterplan drawing which confirms the site location, current layout, and conceptual layout.

We suggest that the site on Land West of Rhoose Point represents an excellent opportunity for provision of new housing and associated facilities at an accessible and strategic location in the borough.

The candidate site is well served by the local road network and it lies in proximity to services and facilities within the Rhoose area. The site offers the scope for the development of a very attractive and integrated residential community, with defensible boundaries, and we consider that in principle the site enjoys good access to the highways network and the rail link.

In more general terms, we consider that the development potential of the location is of strategic importance within the Vale of Glamorgan. The allocation of the site for residential use would further enhance the attractiveness of the area for inward investment.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

These comments relate to a specific candidate site. Specific sites have not been identified or considered at this stage and therefore it would be inappropriate to comment at this time.

Recommendation: No change required.

Rep No: 2826/1794/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2826/1795/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

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Business Groups Representor

Rep No: 2826/1796/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1797/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1798/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:
General support is given to the Core Strategic Policies. However, we do not agree with the aims of policy CSP5 on affordable housing. The percentages should be based upon an up to date housing needs assessment. The strategic policy is premature given the draft status of the Housing Market Assessment. The threshold of 10 units is also considered to be too low, given the large numbers of large scale sites that are likely to be allocated within the plan.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment).
Reference to the LHMA is made at 9.3 of the Draft Preferred Strategy.

Whilst this may change when the final balanced housing market assessment is finalised, it does nevertheless identify an affordable housing need within the Vale of Glamorgan. Consequently, the affordable housing requirement contained within the Core Strategic Policy 5 of a minimum 30% reflects the level of new affordable housing provision the Council can realistically achieve in relation to the overall allocation of new dwellings for the LDP.

Recommendation: No change required.

Rep No: 2826/1799/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1800/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1801/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Business Groups Representor

Rep No: 2826/1804/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1805/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1825/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1833/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2826/1838/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2826/1840/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Business Groups Representor

Rep No: 2826/1843/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The candidate sites assessment to be carried out by the Vale of Glamorgan Council will review each of the submitted sites that have been put forward by interested parties and will determine the relative suitability of individual sites for future development. The following supporting information supports the allocation of the Land West of Rhoose Point for residential and associated uses within the emerging LDP.

Land to the West of Rhoose Point (Site ID no: 2549/CS.1)

When assessing the suitability of the Land West of Rhoose Point site to accommodate development it is considered important to consider the local circumstances. For example, the proposed creation of 5000 jobs at the training academy in St. Athan and the expected further growth of the nearby Cardiff International Airport will increase pressure in the Authority to provide sufficient housing land.

It is felt that given the transport linkages, proximity to St. Athan and the level of facilities proposed as part of the development, the identified site would constitute a sustainable extension to Rhoose and should be allocated for residential and associated community uses within the emerging LDP.

A significant element of the Land West of Rhoose Point site falls within the outline approved scheme for Rhoose Point and is shown on the masterplan for use as a golf course. However, since planning consent was granted in 1996 no interest has been shown in the development of the site for that use. It is considered that given the continued lack of interest in the land as a potential location for a golf course, consideration should be given to alternative uses of the site.

Cofton Ltd consider that the site is suitable for between 250 and 500 dwellings, depending on the mix of uses and extent of open space. There is also sufficient scope to make a number of community based enhancements which will be enabled by the residential development.

A draft masterplan has been produced as part of the previous representations. This will need to be updated in the light of recent developments within the Rhoose Point site, however, the site could accommodate the following facilities, in addition to providing residential development:

1)A new Primary School

A new facility could be delivered to meet the demand from the proposed residential development and to accommodate pupils from the existing Rhws Primary School and therefore be a focus for the entire community. As the school will be located less than 250m from the existing facility, this would cause minimal disruption to the community. The new primary school would also be located centrally in relation to the emerging Rhoose Point scheme, the existing settlement, and the new western expansion.

2)A new nursery

This facility will be a modern purpose built centre and will replace existing services that do not have sufficient potential for further expansion.

3)Park and Ride facility

A park and ride facility comprising 200 car parking spaces can be accommodated, this would enable and encourage more sustainable forms of transport. The facility will serve Rhoose Point station and provide a public transport gateway entrance to South Wales from the airport.

4)Recreational Opportunities

Additional sports pitches and recreational open space can be provided in a location that is easily accessible to existing and future residents, and meets the needs of the community.

5)A new leisure centre

The development could assist in providing a new leisure centre to provide a swimming pool, new sports hall, squash courts and a gym to the benefit of the local community.

6)Nature Reserve

Potential exists to extend the emerging Rhoose Point Nature Reserve to relate to the proposed residential area. This will provide attractive areas of open space and act as a defensible boundary against further development encroaching from the west.

7)Local footpath network

Improvements will be made to the beach path from Station Road and the existing costal path as part of the development proposals.

Furthermore, it is considered that in terms of the natural environment the proposed site offers built form that will be sufficiently far back from the costal footpath and the coast itself to prevent any visual intrusion from the Bristol Channel.

Summary

The allocation of Site ID No: 2549/CS.1: Land to the West of Rhoose Point for residential and associated uses would provide clear benefits to the existing and future population of Rhoose and to the wider area. The existing site is on part brownfield land which offers little or no benefit to local landscape and is of limited agricultural value.

The allocation would accord with the Draft Spatial Strategy by providing a site to assist in delivering the 7,500 dwellings required during the plan period, in a sustainable settlement, which will serve the key development opportunity at St Athan in a sustainable manner.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

These comments relate to a specific candidate site. Specific sites have not been identified or considered at this stage and therefore it would be inappropriate to comment at this time.

Recommendation: No change required.

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Public Representor

Rep No: 2827/363/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** No

Representation Comments:

We need to increase tourism as an aid to creating employment opportunities and improve road and rail links to allow residents to travel to Swansea, Cardiff, Newport

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council is currently reviewing its tourism strategy which will then inform the Deposit Draft DP. Any road and rail links will be progressed through the RTP and will be implemented through Sewta.

Recommendation: No change required.

Rep No: 2827/2078/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Paragraph 8.3 Site No 2409/CS1.
Proposed future housing development in this area will increase the traffic and car parking in an already saturated area. Development needs to be curtailed together with the imposition of traffic restrictions. Alternative sites need to be sought which have sufficient access both for current and future expansion.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

This comment refers specifically to a candidate site and not the preferred strategy. As no sites have been assessed, these comments are not relevant at this stage.

Recommendation: No change required.

Rep No: 2827/2085/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

See Question 1

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council is currently reviewing its tourism strategy which will then inform the Deposit Draft LDP. Any road and rail links will be progressed through the RTP and will be implemented through Sewta.

Recommendation: No change required.

Rep No: 2827/2087/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required

Rep No: 2827/2088/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required

Rep No: 2827/2090/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required

Rep No: 2827/2091/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/2092/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/2094/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/2095/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/2096/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** No

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/2098/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/2099/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/2101/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/2102/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/5601/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/5602/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/5603/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/5604/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/5605/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/5606/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/5607/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/5608/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/5609/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/5610/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/5611/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/2105/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

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Public Representor

Rep No: 2827/2107/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2827/2109/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2828/364/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2828/2131/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2828/2133/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2828/2134/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2828/5618/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5619/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5621/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5622/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5623/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5624/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5625/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/2135/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2828/2136/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2828/2138/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2828/2139/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2828/5626/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5627/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5628/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5630/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5631/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5632/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5633/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5634/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5635/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5636/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/5637/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2828/2140/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2828/2141/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

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Public Representor

Rep No: 2828/2142/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

I have tried to wade through the Draft strategy on your website. Hard to understand for layman - intentionally probably. My husband and I both work full time for not a lot of money and we simply don't have time. I trust not doing the tick boxes will disqualify my views (as a £1,500 per annum Council Tax payer with a road full of potholes, no street lighting or mains drainage?)
Have just 2 points to make in relation to Sites 2485/CS1 and 2485/CS2 Land north of Llancarfan.
1. Which road is to be used for site traffic? There is but one. A council sign marks this terrible road (a farm track in places) as unsuitable for access by goods vehicles from the A48. Coming the other way through the village (tourism hotspot / Fox & Hounds etc. at present) there is a bend 300 yards from the site where last year an articulated lorry got stuck (not enough clearance) and a crane had to be brought in to literally lift the rear section up; turn it round and take it back the other way - at a cost to the contractor of £900.
2. Please remember that the facilities that make Llancarfan such a desirable hotspot / tourist haven are because it is a village. The Fox & Hounds is still only alive and kicking because of the locals (not the council) forming a co-operative and the church much the same aided by lottery cash. The local school has been extended (admittedly by public funds) and this has allowed young kids to get a taste of the quiet life and do their early schooling in Llancarfan. I now suspect they have been used as "cannon fodder". In future their places will be filled by more middle class kids from your proposed new "Executive Developments". In short it all seems a bit fishy.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

These comments refer specifically to candidate sites which have not been assessed as yet. Therefore these comments do not refer to the preferred strategy and it is inappropriate to comment at this stage of the process.

Recommendation: No change required.

Rep No: 2829/369/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2829/2372/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support welcomed.

Rep No: 2829/2375/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support welcomed.

Rep No: 2829/2382/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2384/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2385/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2386/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2388/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2416/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2420/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2421/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2422/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2423/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2425/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2426/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2428/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2429/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2433/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2439/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2445/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2450/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2451/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/5638/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2829/5639/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2829/5640/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2829/5641/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required

Rep No: 2829/2463/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2829/2464/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Don't Know

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Consultants Representor

Rep No: 2829/2465/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Dinas Powys is supported as a Primary Settlement, however, the purpose of these representations is to promote the inclusion of Westra as part of the Dinas Powys settlement boundary.
Westra is closely related to Dinas Powys, and is considered to be part of Dinas Powys itself. All of the services and facilities that are available within Dinas Powys are equally accessible to the Westra area. Consequently, Westra is considered to be integrally linked within Dinas Powys and its function as a primary settlement.
The Draft Preferred Strategy is to pursue Option 5 of the development options considered under the Spatial Options background paper. This option supports the concentration of development opportunities within the South East Zone (Dinas Powys included) in order to deliver 5,000 of the 7,500 housing units required for the plan period.
The Sustainability Appraisal of the spatial options highlights that as development would be mainly focussed in urban areas under the preferred strategy, there is high potential for previously developed land to be utilised where it is available. The Sustainability Appraisal highlights the weaknesses of this approach in relation to Dinas Powys given that it is surrounded by a green wedge. It states that "development may need to occur in this area of greenfield land as there is no significant availability of brownfield land in Dinas Powys".
The inclusion of Westra within the settlement boundary of Dinas Powys would increase the proportion of brownfield land within the settlement boundary as a whole given that the definition of previously developed land includes dwellings and their curtilages. Such an approach would allow for some additional in-filling within the very low density Westra area, thereby reducing the overall need for greenfield allocations around Dinas Powys.
The plan below suggests an extension of the development boundary around the existing brownfield land within Westra (i.e. the dwellings and their curtilages) for inclusion within the Dinas Powys settlement boundary in the forthcoming deposit plan.
(See covering letter for plan)
This forms a logical inclusion of previously developed land which is currently well served by the services and facilities of Dinas Powys. Infilling of the suggested extension to the settlement boundary would not give rise to any intrusion into the countryside given that the properties already exist.
The Sustainability options appraisal recognises that Dinas Powys has limited brownfield opportunities. The inclusion of Westra within the settlement boundary would, therefore, provide for the reducing the need for greenfield development.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The need for or location of settlement boundaries have not been assessed as yet, but will be considered at the candidate site stage to inform the Deposit Plan. Any extensions to current settlements will form part of that process.

Recommendation: No change required.

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Public Representor

Rep No: 2830/420/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/2507/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/2508/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/2510/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/5642/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/5643/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/5644/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/5645/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/5646/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/5647/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/5648/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/2511/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/2512/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2830/2513/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

The general strategy of the settlement plan seems to be coherent but I am very concerned at the scale and locations of the proposed land use changes from Agricultural to Residential around Aberthin. They seem to join the village to Cowbridge and turn the River Thaw meadows into a suburban area. If all built on they would fundamentally change the village. The roads are poor, there is no parking, the village hall would be too small for the increased populations and the village hall committee would struggle to run organised events with such numbers. Pen y Lan Road (a single track road) would be a rat run (a problem now) and an increased danger to residents walking on the road. Similarly Aberthin Lane (a very pleasant single track lane) would be in constant use and cause considerable problems around the Llanquian Road junction and the main Cowbridge Road.
The plot directly affecting me would be that behind "The Corrie". It would overlook my property, increase local noise, increasing traffic and destroy the rural nature of our area.
I have not appraised the consequences of building on the flood plain and nearby fields but it clearly requires detailed consideration.
Most of the village only became aware of this during the past week. Many may not write in with their objections. The information could have been more clearly presented and a full map of land changes circulated to each household. It affects us all.
I am therefore not in favour of the overall settlement plan as it does not consider the consequences for our local community.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

These comments refer specifically to a candidate site. As no sites have been assessed as yet, it is premature to comment at this stage.

Recommendation: No change required.

Rep No: 2830/2527/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2830/5649/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2830/5650/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2830/5651/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2830/5652/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2830/5653/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/5654/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/5655/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/5656/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/5657/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/5658/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/5659/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2830/2528/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/2529/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2830/2530/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2831/2531/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/2532/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Don't Know

Representation Comments:
Estimates of population growth could not be accessed but, purely form its location and facilities, population growth in the Vale is very likely to grow and be on the high side of any estimates. Encouraging brownfield development in adjoining areas - to enable retention of their populations and communities is essential - with good transport links to the Vale for access to work.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted. The Council's considerations on housing requirements are available in the Population and Housing Projections Background Paper. The housing requirement for 7500 dwellings over the plan period has been derived from Welsh Assembly Government (WAG) regional population projections which indicate an increase of 108,900 households between 2003 and 2021, however the deposit LDP is likely to contain revised figures which consider the more up-to-date WAG population and household projection figures.

Comments regarding the use of brownfield land in the first instance and the importance of public transport are noted which are also reflected within the 8 LDP objectives

Recommendation: No change required.

Rep No: 2831/2561/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/2562/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/2584/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/2585/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2831/2586/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/2587/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/2588/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/2589/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/2590/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/2595/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

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Public Representor

Rep No: 2831/2598/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

Apart form holiday traffic, airport development is likely to be slow, and a dedicated link is of little value. Improving access to East Barry by upgrading the A4050 Port Road is vital, or a dedicated junction on the A4232 to ease overcrowding at Culverhouse Cross. On the West, a link from the M4 to St. Athan with an upgrade of the coast road to the Airport would be more sensible.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted.

The Welsh Assembly Government is the Highways Authority responsible for the maintenance and improvement of the strategic trunk road network. Arup Consulting have been appointed by the Welsh Assembly Government to undertake a study into the transport options available to improve access to Cardiff International Airport, which may involve improvements to the Culverhouse Cross junction within various options being consulted upon. As part of the study traffic surveys and roadside interviews with travellers on roads in the Vale of Glamorgan took place in March 2008 following public consultation this summer, a final report is expected towards the end of the year.

In addition, the Wales Transport Strategy (2008) states the preparation of a surface access strategy for Cardiff International Airport, as well as the planned Defence Training Academy at St Athan is also a key priority.

Finally, the Draft Preferred Strategy strategic policy on transport (CSP11) states that 'strategic transport improvements that serve the economic, social and environmental needs of the Vale of Glamorgan and the objectives of the Regional Transport Plan will be favoured' and that 'priority will be given to schemes that improve safety and accessibility, public transport, walking and cycling'.

The Council will contribute towards the public consultation in due course and awaits the findings of the final Arup Cardiff International Airport access options report.

Recommendation: No change required.

Rep No: 2831/2611/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** No

Representation Comments:

Although the basis for settlement hierarchies is sound, it does not take into account the transport or job opportunities available. In particular, settlements on the A48 (Cowbridge, Bonvilston, St. Nicholas, Peterston, Pendoylan etc.) have a relatively infrequent and expensive bus service, no rail link and worryingly put more traffic on to the A48 - Culverhouse Cross road. This junction is already over laden at peak times, developing these settlements will only make this worse.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted.

In developing the Settlement Hierarchy the Council undertook a sustainability appraisal of settlements, published as a background paper with the draft Preferred Strategy. This assessed the need for residents to commute beyond their settlement for employment and retail facilities and for day-to-day goods and services. In doing so the assessment measured public transport services, including bus frequency and employment uses of settlements, which were then scored and informed the basis for the Settlement Hierarchy.

In addition, any site allocations will be informed by detailed site appraisals and consultations with the Councils Highways department as well as all other relevant consultees.

Recommendation: No changes required.

Rep No: 2831/2616/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2831/2617/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support is welcomed.

Rep No: 2831/2618/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/2619/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/2620/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/2621/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/2622/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/2623/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/5660/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

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Public Representor

Rep No: 2831/5661/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2831/5662/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2831/5663/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2831/2625/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/2626/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support is welcomed.

Rep No: 2831/4804/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:
With regard to candidate sites: the Vale is primarily a rural area and this must be retained. Development on agricultural land must be kept to a minimum. The present policy of allowing only full field developments is wise and should be retained. Any piecemeal developments is likely to be used as a way of keeping new housing numbers to below 10 per developments circumventing the requirements to have affordable housing which is economical in energy and environmentally neutral.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Comments noted and support welcomed. Site allocations and detailed policies on subjects regarding affordable housing provision, building design and construction (including sustainable design requirements) will be included within the draft deposit LDP.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2836/393/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support Welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2836/394/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006. The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.
In conclusion therefore, it is evident that:
(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
(c) No regard has been given to the high level of housing need within the Vale of Glamorgan.
There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. Nevertheless in relation to housing and additional migration to the Vale the brief indicates that the majority of accommodation (75%) will be provided as serviced family accommodation by Metrix within or nearby the DTA. Of the remaining population some 2,587, the brief estimates that 90% will be civilians, of which a proportion will already be living within the area. Whilst the brief includes a caveat stating that "the precise proportion of the 2,587 workers who will be moving into the area will be unknown" it also indicates that at any one given time there are 1,500 dwellings on the open market and some 450-600 dwellings new dwellings built annually. Furthermore, it is feasible that persons locating to the area may choose to live in one of the adjoining local authorities.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2836/396/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3095/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3096/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3097/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3098/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3099/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2836/3100/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3101/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3102/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3103/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3104/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed

Rep No: 2836/3105/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3106/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2836/3107/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3108/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3109/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:
CPS4
We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.
There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:
“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.
It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2836/3110/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP5

We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000units which would need a requirement of 42%.

It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation: No change required.

Rep No: 2836/3111/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support Welcomed.

Rep No: 2836/3112/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No comment required.

Rep No: 2836/3113/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3114/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3115/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3116/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3117/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3122/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3123/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2836/3124/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Llantwit Major/ Boverton as a Primary Settlement in the Draft Preferred Strategy is supported. The proposed development of this site would be compatible with the role that the Council envisage for Llantwit Major which seeks to encourage development that support the needs of the community and takes advantage of its close proximity to the employment opportunities located at St Athan DTA and Cardiff International Airport.

Llantwit Major has a passenger railway station and is well served by buses: it is in close proximity to St. Athan, where the proposed expansion of the military base will generate an additional requirement for housing in this area. Llantwit Major is also located a short distance from Cardiff International Airport.
The settlement performs well in terms of access to services, facilities and public transport as indicated in Table 2 of the Sustainable Appraisal. It is the third highest ranking settlement scoring 35 points.

It is considered that the Candidate Site at Boverton comprises a logical location for expansion, would be well related to existing settlement form, and would accord with the principles of sustainable development. The allocation of the site would help meet housing needs in this part of the Vale.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted and support welcomed.

All candidate sites will be assessed in accordance with the Council's agreed assessment methodology. Following the three stage assessment all appropriate sites which meet the needs of the Vale of Glamorgan over the plan period will be given due consideration at the draft deposit LDP stage.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: **2836/3141/DPS -2** **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support Welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2836/3142/DPS -2 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006. The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.
In conclusion therefore, it is evident that:
(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
(c) No regard has been given to the high level of housing need within the Vale of Glamorgan.
There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will beable to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2836/3143/DPS -2 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3157/DPS -2 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3162/DPS -2 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3163/DPS -2 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3164/DPS -2 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3165/DPS -2 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3166/DPS -2 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3167/DPS -2 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3168/DPS -2 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3169/DPS -2 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3170/DPS -2 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3171/DPS -2 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3172/DPS -2 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3174/DPS -2 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2836/3175/DPS -2 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support Welcomed.

Rep No: 2836/3176/DPS -2 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

CPS4
We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.
There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:
“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.
It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2836/3177/DPS -2 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP5
We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000units which would need a requirement of 42%.
It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation: No change required.

Rep No: 2836/3178/DPS -2 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support Welcomed.

Rep No: 2836/3179/DPS -2 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support Welcomed.

Rep No: 2836/3180/DPS -2 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3181/DPS -2 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3182/DPS -2 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3183/DPS -2 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3184/DPS -2 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3186/DPS -2 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3187/DPS -2 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2836/3188/DPS -2 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Llantwit Major/ Boverton as a Primary Settlement in the Draft Preferred Strategy is supported. The proposed development of this site would be compatible with the role that the Council envisage for Llantwit Major which seeks to encourage development that support the needs of the community and takes advantage of its close proximity to the employment opportunities located at St Athan DTA and Cardiff International Airport.
Llantwit Major has a passenger railway station and is well served by buses: it is in close proximity to St. Athan, where the proposed expansion of the military base will generate an additional requirement for housing in this area. Llantwit Major is also located a short distance from Cardiff International Airport.
The settlement performs well in terms of access to services, facilities and public transport as indicated in Table 2 of the Sustainable Appraisal. It is the third highest ranking settlement scoring 35 points.
It is considered that the Candidate Site at Boverton comprises a logical location for expansion, would be well related to existing settlement form, and would accord with the principles of sustainable development. The allocation of the site would help meet housing needs in this part of the Vale.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted and support welcomed. All candidate sites put forward under the process will be assessed in accordance with the Council's agreed assessment methodology. Following the three stage assessment all appropriate sites which meet the needs of the Vale of Glamorgan over the plan period will be given due consideration at the deposit LDP stage.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2836/3189/DPS -3 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support Welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2836/3190/DPS -3 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

Objection is made to the proposed draft housing requirement figure of 7500 dwellings for the Vale of Glamorgan LDP 2011 – 2026 which is considered to be too low. In addition there is a discrepancy between the apportionment of household growth and the dwelling requirement figure.

The "agreed" apportionment figure for household growth over the 2003 –2021 period for the Vale of Glamorgan is 9940 households i.e. 552 households per annum. However the proposed dwelling requirement of 7500 is only 500 dwellings per annum, which means that there would be insufficient dwellings built to meet the increase in households.

A report was presented to the South East Wales Strategic Planning Group on the 22nd May 2006. The appendix to the report contains a table which calculates each local authority's dwelling requirement over the 2001 – 2021. The dwelling requirement for the Vale of Glamorgan is 11,863 dwellings over the 2001 – 2021 period which equates to an average annual requirement of 593 dwellings per annum on a pro rata basis. This would indicate a dwellings requirement of 8895 dwellings per annum which would be a more appropriate assessment of the dwelling requirement based on the apportionment of the household projections.

The major £14 billion development scheme proposed at St Athan was announced in 2007 after the household figures had been agreed by SEWSPEG in 2006, therefore its impact on dwelling requirement and regional apportionment has not been taken into account. It is likely that the development will lead to a higher level of in-migration throughout the LDP period above than anticipated by SEWSPEG.

In addition the Draft Housing Requirement does not take into account the findings of the Local Housing Market Assessment (LHMA) which is also a requirement of Welsh Assembly planning policy. The draft LHMA identifies an annual affordable requirement of 652 per year in the Vale of Glamorgan and an overall dwelling requirement of 865 new dwellings per annum which would indicate a dwelling requirement of 12825 dwellings over the LDP plan period.
In conclusion therefore, it is evident that:
(a) The draft proposed dwelling requirement of 7500 dwellings will not allow the agreed apportionment of the households in the Vale of Glamorgan to be provided for.
(b) No consideration has been given to the impact of the major economic investment at St. Athan on the housing requirements and;
(c) No regard has been given to the high level of housing need within the Vale of Glamorgan.
There is therefore objection to the dwelling requirement of 7500 dwellings and it is considered that in order to take on board all these factors a housing requirement of 11000 dwellings for the plan period is more realistic.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning Applications for the development are expected in mid 2009. The plans for the proposed DTA development will beable to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2836/3191/DPS -3 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3192/DPS -3 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3193/DPS -3 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3194/DPS -3 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3195/DPS -3 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3196/DPS -3 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3197/DPS -3 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3198/DPS -3 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3199/DPS -3 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3200/DPS -3 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3201/DPS -3 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3202/DPS -3 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3203/DPS -3 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3204/DPS -3 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2836/3205/DPS -3 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support Welcomed.

Rep No: 2836/3206/DPS -3 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** No

Representation Comments:

CPS4
We object to the draft LDP dwelling requirement of 7500 which is considered to be too low and this has been dealt with in our response to Question 2.
There is also objection to the phasing requirements of Policy CSP4 which seeks to phase housing development to 2500 dwellings for each of the five year periods of the LDP. It is considered that such a policy would introduce an unreasonable degree of inflexibility into the housing market, and does not comply with the provisions of Paragraph 3.4.1 of Planning Policy Wales which states the following:
“Where phasing is included in the UDP it should normally take the form of a broad indication of the time-scale envisaged for the release of the main areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods”.
It often takes a long period for strategic sites to come forward for development once they have been allocated and if the Council attempt to restrict the release of strategic sites over the plan period it will inevitably create further land supply shortages. The latest Joint Housing Land Availability Study (base date 1st April 2006) identifies a land supply available over the next 5 years (2007 –2011) of1810 units. On the basis of the current build rate it is likely that all these units will be built before the start of the LDP at which time the emphasis will be on bringing sites forward quickly rather than attempting to restrict the market.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Your comments in respect of the proposed LDP housing figure is addressed in response to your representation made at Question 2.

The purpose of the proposed phasing mechanism is to reflect the Council's obligation for ensuring a minimum 5 year supply of housing land as required in TAN 1 Joint Housing and Land Availability Studies. Paragraph 4.1 states that" Local planning authorities should integrate development plan and JHLA processes. They provide information on previous house build rates and the current supply of land as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR (Annual Monitoring Report)".

Whilst Assembly guidance leaves such decisions to the discretion of individual local authorities, Planning Policy Wales (PPW 2002) indicates that phasing may be justifiable in areas which are under severe development pressure, for example where "market demand would exhaust totalled planned provision in the early years of the UDP" (paragraph 3.4.1). In view of higher than average house building experienced in the Vale in recent years, the Council considers it necessary to ensure that a steady supply of housing land is provided during the whole LDP period, and phasing in this manner is considered to be the most appropriate and justifiable mechanism, consistent with the ‘plan, monitor, manage’ approach.

It is the Council's intentions to define the phasing to be applied to the release of sites, with priority given to existing extant UDP allocations, and the development of strategic sites that address the LDP's regeneration, employment and affordable housing objectives. With regard to outstanding permissions contained in the latest Joint Housing Land Availability Study, the Council anticipate that the majority of the outstanding dwellings planned shall be carried forward into the early part of the LDP.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2836/3207/DPS -3 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

CSP5
We object to the policy which will severely reduce private sector completions in the Vale of Glamorgan in the LDP period. The draft dwelling requirement is 500 per annum and to achieve 2500affordable dwellings would imply an annual average of 167 per annum which would reduce the private sector build on average to 334 per annum which means that current levels of private build (over 500 per annum) would be substantially reduced. The policy also does not take into account small sites i.e. less than 10 units which will not be required to provide affordable housing. The small sites allowance in the latest JHLAS is approximately 100 a year which over the 15 year LDP period would be 1500 units then 2500 affordable houses would have to be provided for the remaining 6000units which would need a requirement of 42%.
It is suggested that the first part of CSP5 is deleted. There is also objection to the requirement for30% affordable housing. The justification to increase the requirement from 20% to 30% is the Local Housing Market Assessment which identifies a much higher total housing requirement (865 per annum) and an affordable housing requirement of 652 per annum. The LHMA has not been taken into account in relation the dwelling requirement but it is used to justify the increase in the percentage requirement. If the dwelling requirement were to be raised to the suggested 11000 then there would be no objection to a 30% requirement.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Policy CSP5 has been drafted in accordance with TAN 2 Planning and Affordable Housing which states that: “Development Plans must include an authority wide target (expressed as numbers of homes) for affordable housing to be provided through the planning system, based on the housing need identified in the LHMA (Local Housing Market Assessment). They must identify the expected contributions that the policy approaches identified in the development plan will make to meeting this target” (Paragraph 9.1 refers).

Furthermore section 10 of the TAN advises that once an overall target for affordable housing has been set, local planning authorities should also consider site capacity thresholds for developments on allocated and unallocated sites and also site specific targets for each residential site or mixed use site” (paragraph 10.3)

The purpose of the housing needs survey is to measure the overall requirement for additional affordable housing, and provides valuable material for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation: No change required.

Rep No: 2836/3208/DPS -3 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support Welcomed.

Rep No: 2836/3209/DPS -3 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support Welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2836/3210/DPS -3 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3211/DPS -3 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3212/DPS -3 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3213/DPS -3 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3214/DPS -3 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3215/DPS -3 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Rep No: 2836/3216/DPS -3 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
Support Welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2836/3217/DPS -3 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

The identification of Llantwit Major/ Boverton as a Primary Settlement in the Draft Preferred Strategy is supported. The proposed development of this site would be compatible with the role that the Council envisage for Llantwit Major which seeks to encourage development that support the needs of the community and takes advantage of its close proximity to the employment opportunities located at St Athan DTA and Cardiff International Airport.
Llantwit Major has a passenger railway station and is well served by buses: it is in close proximity to St. Athan, where the proposed expansion of the military base will generate an additional requirement for housing in this area. Llantwit Major is also located a short distance from Cardiff International Airport.
The settlement performs well in terms of access to services, facilities and public transport as indicated in Table 2 of the Sustainable Appraisal. It is the third highest ranking settlement scoring 35 points. It is considered that the Candidate Site on the western fringes of Llantwit Major comprises a logical location for expansion which would be well related to existing settlement form and would accord with the principles of sustainable development. The allocation of the site would help meet housing needs in this part of the Vale and would be compatible with the Draft Preferred Strategy.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted and support welcomed. All candidate sites put forward under the process will be assessed in accordance with the Council's agreed assessment methodology. Following the three stage assessment all appropriate sites which meet the needs of the Vale of Glamorgan over the plan period will be given due consideration at the deposit LDP stage.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2848/4902/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Yes

Representation Comments:

My Client supports the Draft Preferred Strategy's approach for further employment growth.

In particular he welcomes provision for growth in St Athan, Barry and the South East Zone, where proposals for the expansion of Cardiff Wales Airport will be beneficial in enhancing the profile of the Region as a whole. In overall sustainability terms there will be a need to locate new housing opportunity within reasonable proximity of key employment areas. Provision in the Draft Preferred Strategy for these related aspects together with enhanced transportation linkages is again supported.

Chapter 7 - 'Employment Needs', however, concentrates exclusively on business and industrial land requirements. There is no acknowledgement of the importance of the service sector to the economy of the Vale, and particularly the leisure and tourism industry. More emphasis is required on mixed use schemes which potentially could achieve a sustainable balance of employment, leisure and housing opportunities.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2848/2770/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** No

Representation Comments:

My Client objects on the grounds that the issues identified below should also be considered and included in Chapter 8 of the draft Strategy document.

The apportionment referred to in the Area Work on the WSP (paragraph 8.5 refers) has been agreed without sufficient consultation and there is consequently a soundness issue (See Question 10). The statistical basis for the SEWSPG apportionment has not been the subject of public consultation or Examination in Public, thus it can not be relied upon. Reference to this part of the framework in the context of soundness and sustainability is therefore misleading. The Strategy document must be revisited to ensure that it correctly reflects the status of background strategies.

Annual completions of new dwellings in the Vale of Glamorgan from 2001 to
2006 averaged 568 (2006 Agreed JHLA Study). WAG projections for the SE
Wales region indicate that high rates of growth are anticipated 22% higher than the average annual rate of house completions in the period 1996 to 2005, during which the Vale experienced an annual rate of 510 per annum.

The proposed housing requirement of 7,500, resulting in an anticipated annual completion rate of 500 dwellings per annum is therefore inadequate to cater for the assumed general growth and does not match previous completion rates. Figures were derived mainly from a brief assessment of urban capacity in each area and on the aspirations for growth or containment of individual local authorities. Broadly it was agreed on a sub regional basis that the Valley areas of South Wales could accommodate the additional growth in order that areas such as the Vale, Cardiff and Monmouthshire could adopt comparatively low growth strategies.

Although it is acknowledged that the South Wales Valleys should be regenerated by appropriate levels of development, there is a major question mark as to whether growth can take place in these less marketable areas to offset development pressure in the Vale and other popular areas along the M4 corridor. The valley areas where a large amount of growth is proposed have major infrastructure and topographical constraints. Yet in the next 15 years it is assumed that through this process, i.e. by restricting development in the south, significant growth will take place in the valley areas to the extent that previous trends will be reversed, albeit that this would result in more commuter travel and further congestion around Cardiff and the M4.
Consequently no methodology has been applied which could establish whether the apportionment of the regional household projections is actually deliverable within the respective 'loc al authorities. It does not take into account market conditions which will be the key to realising household growth, and fails to examine economic forecasts and other trends to show how realistic the proposed amount of housing growth is within each local authority. In doing so there is a failure to recognise the central importance of growth in Cardiff and the coastal region to the development of an economically successful and sustainable 'City Region'.

The aforementioned exercise was also based on 2003 - based population and housing projections from the Welsh Assembly Government. Since there have been two other sets of national population projections for Wales, 2004 and 2006 based projections, which both show a significantly higher population growth compared with the 2003 based projections and this is likely to be reflected in the higher household forecasts.

It is also noted that the Vale of Glamorgan's LDP period is 2011 to 2026, rather than 2006 to 2021 as adopted by other local authorities in SE Wales. The SEWSPG apportionment figures do not therefore bear comparison with the timescale of the Vale's Local Development Plan. Moreover new projections emerging from WAG are likely to show a more pronounced increase in household numbers, which has implications in the Vale, particularly in the latter part of the Plan period.

On the above basis my Client is of the view that a higher housing requirement figure needs to be incorporated in the draft Strategy to reflect housing completion rates over the previous 5 year period, to allow for a more realistic apportionment of regional needs, and to address higher anticipated projections of household growth. In this context a housing land target in the region of 10,000 new dwellings during the Plan period together with a 10% flexibility allowance would be appropriate as advocated by the Homebuilders Federation.

My client is of the view that a higher housing requirement figure needs to be incorporated to reflect housing completion rates over the previous 5 year period, to allow for a more realistic apportionment of regional needs and to address higher anticipated projections of household growth. In this context a higher housing land target in the region of 10,000 new dwellings during the plan period with a 10% flexibility allowance would be appropriate.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Council's topic paper on Population and Household projections considered 8 different options based on low, medium and high growth. It is intended to review this topic paper and to consider the implications for the Deposit Draft Plan of the recently released Population Projection Trends as well as the forthcoming Household Projection Trends which are due to be released in March 2009.

As a consequence of the review there may well be a change to the LDP housing requirement figure. However, the Council remains confident that the current Draft Preferred Strategy is capable of yielding more than sufficient housing land for the LDP plan period and beyond. The Council has undertaken an initial desk based examination of potential residential plots that have been promoted as part of the candidate site process, which lie within the Draft Preferred Strategy area. Therefore, should the revised work identify the need for a higher housing requirement figure the Draft Preferred strategy could meet that need.

With regard to the DTA St Athan proposal the development brief considers the additional demand for housing however the figures cited within the brief should be treated as indicative only. The Council understands that the scheme is scheduled for completion in 2014. Planning applications for the development are expected in mid 2009. The plans for the proposed DTA development will be able to fully inform the Draft Deposit LDP, thereby ensuring that their needs are fully met.

The purpose of the LHMA survey is to measure the overall requirement for additional affordable housing, and provides valuable material

for housing strategy and housing grant purposes. It does not indicate what the Council should aim to build. Therefore the overall housing need figure should be viewed as being quite different from the LDP allocation of all additional housing which seeks to provide for all types of housing required over the plan period. The housing needs survey provides the LDP with the evidence to support its affordable housing policies by illustrating the true scale of the problem.

The actual amount of new affordable housing will be determined by the affordable housing target included in the LDP as well as other sites developed specifically for affordable housing (for example by registered social landlords), in addition to the other housing strategy initiatives adopted by the Council to address the identified need (e.g. rehabilitations, conversions, empty homes initiatives). Consequently, the affordable housing requirement contained within Core Strategic Policy 5 of a minimum 30% is seen to reflect the level of new affordable housing provision that the Council can realistically achieve in relation to the overall the allocation of new dwellings for the LDP.

Accordingly the target of a minimum 2500 affordable dwellings and 30% minimum threshold has been informed by national guidance and the initial findings of the Local Housing Market Assessment. The latter indicates that there is a current demand in the Vale for 652 affordable dwellings per annum, and advises that this would justify setting site thresholds of between 30-45%, suggesting that a 30-35% threshold would be more realistically achieved (paragraph 21.13 Vale of Glamorgan Local Housing Market Assessment (Draft).

With regard to the 865 total dwelling figure identified in the Local Housing Market Assessment, this has been taken from an initial internal working draft document, with the figure based on an unconstrained model. Therefore any reference to these figures is inappropriate until such a time that the document has been finalised.

Recommendation:

Further consideration to be given to the housing and requirement figure (including affordable housing) as part of the deposit draft plan. A review of the Draft Population and Housing Topic Paper to be undertaken which will feed into the Deposit Draft Plan.

Rep No: 2848/2775/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** No

Representation Comments:

With regard to Question 3, My Client objects to the vision which does not reflect the aspirations of the National Housing Strategy - Better Homes for People in Wales i.e. "That everyone in Wales should have the opportunity to live in good quality, affordable, housing; to be able to choose where they live and decide whether buying or renting is best for them and their families."

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted. LDP Objective 3 aims to provide the opportunity for people in the Vale of Glamorgan to meet their housing needs.

Recommendation: No change required.

Rep No: 2848/2778/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Yes

Representation Comments:

With regard to Question 4 My Client generally supports the objectives. We would, however, contend that Objective 3, in seeking to provide the opportunity for people in the Vale to meet their housing needs, should be applied to a higher housing requirement, as advocated in my Client's response to Question 2, rather than the proposed dwelling requirement in the Draft Preferred Strategy of 7,500 units.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted, please see above response.

Rep No: 2848/2781/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Yes

Representation Comments:

See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2848/2782/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** No

Representation Comments:

See Above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

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Public Representor

Rep No: 2848/2783/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Yes

Representation Comments:
See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2848/2784/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Yes

Representation Comments:
See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2848/2785/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Yes

Representation Comments:
See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2848/2786/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Yes

Representation Comments:
See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2848/2787/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Yes

Representation Comments:
See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2848/2789/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** No

Representation Comments:

With regard to Question 5, My Client objects to the strategy options identified.

Although in general terms the various spatial scenarios cover a wide range of possibilities, Option 5 could be expanded, or a related option identified which allows consideration for providing a balanced approach to the location of housing and employment, with emphasis on locating housing around key employment sites.

My Client is also of the view that a Strategy combining two expanded options on the above basis will allow for some further dispersed growth in settlements which meet accepted sustainability criteria.

Option 5 could be expanded or a related option identified to allow consideration for a balanced approach to the location of housing and employment and to the balanced release of greenfield sites if these prove more sustainable to greenfield sites in certain locations.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted.

LDP objective 1 aims to ensure 'that development within the Vale of Glamorgan uses land effectively and efficiently; and promotes the sustainable use and management of natural resources'. The Council considers the draft preferred strategy to be the option which best accords with this objective, the 12 other LDP Objectives and the option most likely to bring forward benefits for both urban and rural areas, as outlined within the Revised Options Appraisal background paper. In addition, following detailed candidate site assessments (in accordance with the agreed Candidate Site Assessment Methodology) consideration of the detailed location of Employment, Housing and other uses should become clearer. Specific sites will be identified within the draft deposit LDP which will be subject to a further public consultation.

Recommendation: No change required.

Rep No: 2848/2795/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** No

Representation Comments:

With regard to Question 6, My Client objects on the grounds that Option 7 (a combination of an expanded Option 2b and an expanded Option 5) should be adopted i.e. "Concentrate balanced development opportunities in Barry, and the South East Zone. The St Athan area to be a key development opportunity for related employment and housing growth. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test which would include proximity to existing employment opportunities and consideration of the relative merits of Greenfield and brown field sites in sustainability terms."

Option 7 - A combination of an expanded Option 26 and an expanded option 5 should be adopted.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

The Councils consideration on this matter is contained within the Revised Options Appraisal Background Paper. In determining the draft preferred strategy 10 strategic options where considered. It is noted that Option 5 (the draft preferred strategy) and Option 7 are similar. Within the Initial Sustainability Appraisal theses options, together with Option 8, were found to be most likely to deliver benefits for both urban and rural areas and in specific areas where they are most needed. However, on balance the Council considers option 5 most likely out of the three to address the 13 LDP Objectives, including the environmental protection and enhancement of the Countryside and the continued regeneration of Barry. In addition, the settlement hierarchy aims to reflect the findings from the Sustainable Settlements Appraisal (December 2007) and any identified and allocated sites within the deposit LDP will undergo a full site assessment in accordance with the agreed Candidate Site assessment methodology (Cabinet Minute C3073 refers).

Recommendation: No change required.

Rep No: 2848/2799/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Yes

Representation Comments:

With regard to Question 7 My Client in general supports the settlement strategy hierarchy and welcome the categorisation of Llandough as a primary settlement.

However, it is considered that more emphasis should be given to primary settlements to accommodate additional development beyond local needs in order to ensure that these settlements remain balanced and sustainable. More limited growth is supported in respect of secondary settlements to meet local housing needs.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted and support welcomed.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2848/2801/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** No

Representation Comments:

With regard to Question 8, My Client in general supports the policies, however they would object to Policy CSP4 for the reasons given in response to Question 2. They also object to Policies CSP2 and CSP5 for the reasons highlighted below.

Policy CSP 2 is objected to on the basis that it assumes that renewable energy production will be required on all sites. Here comments from the HBF are echoed whereby the most effective way to create an energy efficient building is through the fabric of its construction and not from add-on technologies, many of which are not tested. Provided therefore that the buildings can reach the agreed standard for energy efficiency through innovative design and construction, the requirement for renewable energy should not be enforced in addition.

Policy CSP5: Affordable Housing will need to be re-examined in the context of comments on the overall dwelling requirements. Again My Clients would concur with comments submitted by the HBF i.e. that the 30% affordable housing target is only appropriate in the context of an increased overall dwelling requirement and that 30% of the Council's proposed figure of 7,500 is 2,250 not 2,500.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Comments noted. Policy CSP 2 requires the submission of a statement with all new developments to demonstrate how the proposal adapts and mitigates against climate change through the use of a staged energy hierarchy. The first stage is to reduce overall predicted energy use, which could include the physical design and layout a building and, as your representation points out, through the fabric of its construction. If this is achieved by a sufficient extent, determined by further detailed policies within the deposit LDP or within a Climate Change SPG, then stage two would not be required. Further detailed policies and guidance will also contain details regarding specific energy requirements and detailed design requirements.

With regard to housing figures please see the above response in questions 2 and 3.

Recommendation: No change required.

Rep No: 2848/2802/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** No

Representation Comments:

See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2848/2803/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Yes

Representation Comments:

See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2848/2804/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Yes

Representation Comments:

See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2848/2805/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** No

Representation Comments:

See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

No response required.

Rep No: 2848/2807/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Yes

Representation Comments:
See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2848/2808/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Yes

Representation Comments:
See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2848/2809/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Yes

Representation Comments:
See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2848/2814/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Yes

Representation Comments:
See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2848/2815/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Yes

Representation Comments:
See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2848/2816/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Yes

Representation Comments:
See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Rep No: 2848/2817/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Yes

Representation Comments:
See above.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2848/2821/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Yes

Representation Comments:

With regard to Question 9 My Client generally supports the indicators and targets.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

Support welcomed.

Rep No: 2848/2824/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

With regard to Question 10, My Client objects on the grounds that the regional apportionment exercise from which the housing figures were derived was not transparent and not conducted in a sound manner. Their response to Question 2 refers.

As regards the Tests of Soundness it therefore fails the Consistency Tests, particularly Test CE2, i.e. "The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base."

The regional apportionment exercise was not carried out in a sound and transparent manner - it therefore fails consistency test CE2.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

The Council is committed to an open and transparent LDP process as set out within the approved Delivery Agreement. In accordance with this and LDP Wales (2005) the Council has undertaken a soundness self-assessment contained within the draft Preferred Strategy and considers this joint regional working between Local Authorities (test C1 and C3) and the use of the agreed South East Wales Strategic Planning Group (Sewspg) regional housing apportionment, which has regard to the Wales Spatial Plan strategy for South East Wales, to be in accordance with the 'test of soundness' criteria.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2848/2859/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

My Client wishes to comment on the Candidate Site Assessment Methodology as it applies to the site which he is are promoting at Llandough [Ref 2441 /CS 1].

The site lies on the edge of the settlement of Llandough and is suitable for a mixed use scheme of residential and commercial development. The site in question is closely related to the existing urban form and is well related to new access opportunities arising from revised junction arrangements which would result in a new roundabout at the Merry Harriers or via the proposed secondary access to Llandough Hospital.

The site would form a logical urban extension to Llandough for a mixed scheme of predominantly residential development with ailed commercial uses, whilst at the same time maintaining a sufficient green wedge between Llandough and Dinas Powys.

In conclusion, this Statement is submitted as a response from Mr Ron Milsom to the Draft Preferred Strategy (January 2008), which forms part of the Pre – Deposit Consultation stage in the preparation of the Vale of Glamorgan Local Development Plan, following which a full Deposit Plan is expected to be issued by the Council.

My Client has considered the Preferred Strategy and questions how the housing target figures were derived and the regional apportionment process, which without adequate consultation was not carried out in a sound and transparent manner. Consequently the housing targets identified are low and do not reflect higher future household projections and the scale of recently experienced building rates. They suggest an overall requirement of 10,000 units would be appropriate with a 10% flexibility allowance.

The draft Preferred Strategy Option has been considered and My Client is of the view that a Strategy combining two expanded options which allows for some further dispersed growth in settlements which meet accepted sustainability criteria and which link employment and housing opportunities would be more appropriate.

Objections are also made to other aspects of the Draft Strategy, including some of the Core Strategic Policies. However the majority of these policies, along with the general objectives of the strategy are supported in principle.

In light of these points the Council are requested to make appropriate revisions to the Preferred Strategy document and to give related consideration to a candidate site which they are promoting in Llandough.

My Client urges the Officers and Members of the Vale of Glamorgan Council to give careful consideration to their representations. He would be happy to provide further information and attend any meeting in order to pursue these proposals.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

Support welcomed. In relation to housing figures, strategy options and strategic policies I refer you to the above previous responses. However, in relation to your client's candidate site I can advise you that all sites are due to undergo assessments in accordance with the agreed Candidate Site Assessment Methodology.

Recommendation: No change required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2851/6201/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6202/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6203/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6204/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6205/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6206/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6207/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6208/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6209/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6210/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6211/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6212/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6213/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6214/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6215/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6219/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6220/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6221/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6222/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6223/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6224/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6225/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6226/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6216/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6217/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6218/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6227/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2851/6228/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2851/6229/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** Yes

Representation Comments:

Site ID Number 2549/CS1 'land to the West of Rhoose Point'. I strongly object to the proposal for development on the land specified on plans 2549/CS1.
The area is currently used for recreation, and also a good habitat for wildlife. As a parent I have now realised how Rhoose is becoming 'too big to cope', the school has lost a playground and the amenities just can't cope with more 'low cost housing'. I realise the planning doesn't take into account loss of view but there must be at least forty expensive properties that will be affected financially and loss of views.
I strongly object to this proposal especially when I get refused planning for a very simple car port which would enhance our properties appearance.

Officer Recommend: No Change

Response Status FINAL DRAFT

Delegated Officer Comments:

This representation was late and therefore not duly made. Recommendation: No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2867/6230/DPS -1 **Question:** Q.01 **Para ref:** 7.1-7.6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6231/DPS -1 **Question:** Q.02 **Para ref:** 8.1-8.7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6232/DPS -1 **Question:** Q.03 **Para ref:** 12.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6233/DPS -1 **Question:** Q.04 **Para ref:** OBJ.01 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6234/DPS -1 **Question:** Q.04 **Para ref:** OBJ.02 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6235/DPS -1 **Question:** Q.04 **Para ref:** OBJ.03 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6236/DPS -1 **Question:** Q.04 **Para ref:** OBJ.04 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6237/DPS -1 **Question:** Q.04 **Para ref:** OBJ.05 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6238/DPS -1 **Question:** Q.04 **Para ref:** OBJ.06 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6239/DPS -1 **Question:** Q.04 **Para ref:** OBJ.07 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6240/DPS -1 **Question:** Q.04 **Para ref:** OBJ.08 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6241/DPS -1 **Question:** Q.05 **Para ref:** 13.1-13.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6242/DPS -1 **Question:** Q.06 **Para ref:** 14.0-14.4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6243/DPS -1 **Question:** Q.07 **Para ref:** 15.1-19.1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6244/DPS -1 **Question:** Q.08 **Para ref:** CSP1 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6248/DPS -1 **Question:** Q.08 **Para ref:** CSP2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6249/DPS -1 **Question:** Q.08 **Para ref:** CSP3 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6250/DPS -1 **Question:** Q.08 **Para ref:** CSP4 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6251/DPS -1 **Question:** Q.08 **Para ref:** CSP5 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6252/DPS -1 **Question:** Q.08 **Para ref:** CSP6 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6253/DPS -1 **Question:** Q.08 **Para ref:** CSP7 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6254/DPS -1 **Question:** Q.08 **Para ref:** CSP8 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6255/DPS -1 **Question:** Q.08 **Para ref:** CSP9 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6245/DPS -1 **Question:** Q.08 **Para ref:** CSP10 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6246/DPS -1 **Question:** Q.08 **Para ref:** CSP11 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6247/DPS -1 **Question:** Q.08 **Para ref:** CSP12 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6256/DPS -1 **Question:** Q.09 **Para ref:** 23.1-23.2 **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Rep No: 2867/6257/DPS -1 **Question:** Q.10 **Para ref:** N/A **Did representor agree with question :** Unanswered

Representation Comments:

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:
This representation was late and therefore not duly made. Recommendation: No response required.

Vale of Glamorgan - Local Development Plan - Draft Preferred Strategy

DETAILS OF REPRESENTATIONS - March 2009

Public Representor

Rep No: 2867/6258/DPS -1 **Question:** Q.11 **Para ref:** N/A **Did representor agree with question :** No

Representation Comments:

We would like to register our objection to Cottage Field, Michaelston-le-Pit, Vale of Glamorgan as a Candidate Site on the Vale of Glamorgan Local Development Plan - reference WARD 2482/CS1/CS2/CS3. The reason for this is that we believe that the site does not meet the criteria detailed in the Sustainability Appraisal Framework (Table 6 of the LDP Initial Sustainability Report) where stated objectives have been developed to assess how the plan meets the goals of sustainable developments. With regard to developing the land for housing, the site does not meet the following objectives and would have a detrimental effect:

Table 6, Section 6, Climate Change
To minimise the causes and manage the effects of climate change by reducing the air pollution e.g. transport or protect biodiversity, flora and fauna.

Section 8 Land Use
To retain greenfield land.
Protect the countryside from inappropriate land use.

Section 9 Environmental Assets
To protect natural assets such as biodiversity, flora and fauna, wildlife habitats, landscape. To improve and protect the quality of inland water resources. To enhance public access to the Vale's environmental assets.

Section 10, Quality of New Development
To enhance access for cyclists and pedestrians.
To provide adequate vehicular parking.

Section 12, Transport and Accessibility
To ensure new development is located in accessible locations from a range of travel modes. Provide and maintain an effective transport infrastructure e.g. cycle ways, public rights of way.

With regard to developing the land for tourism, the site does not meet the stated objectives as above and in addition:

Table 6
Section 15 Tourism
Promote local economic growth through tourism. Enable tourism to be accessed by sustainable travel modes.

In addition with regard to developing the land for tourism, this does not meet Sustainability Objectives from Other Plans:

Section 7.2
Tourism - to encourage the development of a sustainable tourism sector whilst safeguarding environmental assets.
Crime reduction and community safety - to reduce crime and fear of crime.

On a personal note, the residents of Michaelston-le-Pit feel this area should be preserved for future generations.

Michaelston-le-Pit is situated in an area of outstanding natural beauty benefiting from ancient woodland, open countryside and diverse flora and fauna e.g. badgers, otters, bats, salmon, kingfishers.

Michaelston-le-Pit is enjoyed not only by the residents but also people from the Vale of Glamorgan who frequently visit to ramble, walk, horse ride and to appreciate the countryside and Woodland Trust areas.

Specifically with regard to Cottage Field there is a public right of way which is used daily by the numerous dog walkers both resident and from neighbouring Dinas Powys. In addition, Cadoxton River borders the south side of the field and this should be protected from the enhanced risk of changes to its environment due to development of this area.

These proposals will inevitably lead to the degradation of the Michaelston woods and the surrounding areas and will lead to catastrophic environmental changes, not in hundreds of years time, but within the next two generations.

Officer Recommend: No Change Response Status FINAL DRAFT

Delegated Officer Comments:

This representation was late and therefore not duly made. Recommendation: No response required.

ISA Responses and Officer Comments - Rep No: 182/6/ISA/1

House builder Representor

Page reference: Para reference: 8.5.1 - 8.8.2 Rep Type: Objection

Comment:

See attached comment form and tables.

STRATEGIC OPTIONS PARAS 8.5.1 – 8.8.2

We object to the process of identifying and considering strategic options which has excluded the specific consideration of a new settlement at the former Airfield at Llandow. Options 4 and 8 refer to a new rural settlement but because of the assumption that a new settlement would have to be 4-5000 dwellings Llandow has not been considered. The proposal for Llandow is the only Candidate Site submitted for a new settlement and has not been given consideration. The UDP Inspector in his report (November 2000) stated "I believe the redevelopment of Llandow should be reviewed later in the plan's life…to define a new settlement at the objection site at this stage would be premature". Llandow should be considered as a strategic site and as such should be subject to a full sustainability appraisal. Up to now Llandow has not been specifically considered and if the draft Preferred Strategy is adopted by the Council then it will not be given consideration and will not be subject to the review as recommended by the UDP Inspector. This situation is totally unacceptable and makes the plan unsound.

Paragraph 8.6.3 states that the appraisal indicated options 5, 7 and 8 performed best against the SA objectives. However an analysis of options 5, 7 and 8 based on the Council's own scoring system indicates that option 8 overall performs the best. Option 8 refers to a new rural settlement and no appraisal has been undertaken specifically relating to Llandow new settlement. If it had been undertaken either under option 8 or in combination with option 5 then this would score even higher. It is considered that the Council should undertake an assessment which combines option 5 with Llandow or option 8 specifically relating to Llandow new settlement rather than a new rural settlement.

We have undertaken our own assessment which combines option 5 with Llandow or option 8 specifically relating to Llandow new settlement. This assessment is attached and is compared with Options 5 and 8. The combination of option 5 (or option 8) and Llandow does not only score higher than option 8 but also considerably higher than option 5 which is the Council's Draft Preferred Strategy. The combination of option 5 or 8 with Llandow has the strongest performance when measured against the 15 sustainability appraisal objectives. We request that our assessment is validated by the Council's consultant, Hyder (the costs incurred will be paid for by Barratt and Persimmon).

Paragraph 8.6.3 states that the benefits of option 8 would be more limited as the majority of development may be focused on the new settlement. We do not consider this to be the case in respect of the proposals for Llandow new settlement. The proposal that has been submitted for Llandow is for 2750 dwellings. When this matter was discussed at the stakeholders workshop the assumptions that were made was that a new settlement would be of a much larger scale and would take up to 80 – 90% of the housing requirement. This is not the case with regard to Llandow. On the basis of the dwelling requirement of 7500, Llandow would take up to 37% of the requirement and on the basis of the proposed 11000 dwellings, Llandow would take up 25% of the housing requirement. The assertion in paragraph 8.6.3 therefore that the benefits of option 8 would be more limited, as the majority of development may be focused on the new settlement cannot be substantiated.

8.7 Consideration of other plans, policies and programmes in determining the Preferred Option.

Paragraph 8.7.2 claims that the proposal for a new rural settlement would be contrary to the advice contained within Planning Policy Wales and reference is made to paragraph 9.2.3 of PPW. The housing section of PPW was revised by the Ministerial Interim Planning Policy Statement 02/2006 in June 2006 and the correct reference is therefore paragraph 9.2.7 of the Ministerial Interim Planning Policy Statement 01/2006 which now precedes the search sequence identified in paragraph 9.2.8.

The development of a new settlement at Llandow does not conflict with PPW. PPW advises that the search sequence should be: the re-use of previously developed land and buildings within settlements, then settlement extensions and then new development around settlements with good public transport links; and that a new settlement (on a Greenfield site) would need particular justification. This advice is clearly focussed on Greenfield sites. Sustainable development means choosing sites where previous development has occurred as well as choosing sites which can with present and / or improved infrastructure help to reduce the need to travel, or to travel as far by car. Llandow is substantially a Brownfield site, it is in a sustainable location adjacent to a railway line and will provide a sustainable mixed-use development. It will not compete with regeneration in Barry and other towns in the Vale and would offer significant advantages over the expansion of existing town and villages. Therefore it does not conflict with PPW.

Paragraph 8.7.3 repeats the concern that a new settlement would potentially detract or limit opportunities for regeneration in areas such as Barry and the re-use of existing Brownfield sites within existing settlements. Reference is made to a recent research document, "Best Practice in Urban Extensions and New Settlements" which states that a new settlement to be sustainable should be a minimum of 4000 – 5000 dwellings, as this is the minimum size of settlement to support a secondary school. This report includes 7 case studies, five of which are urban extensions and two are for new settlements. One of the new settlement case studies is of Dickens Heath, Solihull, which contains 1672 units (no secondary school), local shops, medical facilities other community facilities and a new primary school. The report states that a sense of community cohesion has been established as borne out in a range of retail, restaurants and commercial uses in the village centre. The comprehensive school at Solihull is three miles from the new settlement and as such is a similar situation to Llandow where the nearest comprehensive schools are only 2 – 3 miles away at Llantwit Major and Cowbridge. Despite it not having a comprehensive school Dickens Heath is considered to be a successful development.

We would accept that a new settlement which is remote from other settlements would have to be of a minimum size of 4-5000 dwellings to be sustainable. However, this is not the case with Llandow which is in a public transport corridor, adjacent to a railway line and is in close proximity to Cowbridge and Llantwit Major which have comprehensive schools.

Prior to the submission of Llandow as a Candidate Site, discussions also took place with the Vale of Glamorgan's Education Department who informed us that in the event that Llandow were to proceed a secondary school was not required as it was intended to focus attention on the rebuilding and reinvestment in Llantwit Major and Cowbridge comprehensive schools. These considerations have been taken into account in drawing up the proposals for Llandow and it is accepted that significant contributions would have to be made to Llantwit Major and Cowbridge comprehensive schools for further investment.

We therefore do not consider that it is necessary for Llandow to be a minimum of 4-5000 dwellings and that the proposal at Llandow for 2750 dwellings would provide a sustainable development. This was recognised in the Report of Consultations of the Stakeholder Workshop produced by Hyder in Para 2.5.8 which states " At Llandow ……there is already an existing employment base which requires an improved transport network ….would result in a sustainable community where there is already a demand for such improvements". The concern therefore that is expressed in paragraph 8.7.3 that a new settlement of 4-5000 dwellings would not allow the Council to address economic and social issues elsewhere in the Vale is unfounded. The redevelopment of Llandow is not to be seen as being in competition with opportunities for regeneration in Barry and the other towns in the Vale. As is recognised by the Council the opportunities for regeneration in the towns of the Vale of Glamorgan are depleting and

will continue to do so. The major regeneration initiative in the Vale of Glamorgan is the Barry Waterfront which has already been acquired by national house builders who are committed to the scheme and it is likely that a significant element of the scheme will be completed prior to the implementation of the Llandow new settlement. Owing to the declining availability of Brownfield sites within the Vale, if Llandow is not allocated in the LDP then the alternative choice the Council have will be to allocate additional Greenfield extensions to the towns and villages. These sites will be entirely Greenfield, may be in special landscape areas and could increase the potential for coalescence of main settlements. If Llandow new settlement were to be allocated then there would be less of a requirement to allocate urban extensions.

Paragraphs.8.7.6 and 8.7.7 include the potential positive and negative effects of the Draft Preferred Strategy Option 5. All of the potential positive effects would equally apply to the combination of Option 5 (or Option 8) with Llandow new settlement. However, the potential negative effects in paragraph 8.7.7 would be reduced in the combination of Option 5 (or Option 8) with Llandow. Option 5 will inevitably lead to the release of some Greenfield sites on the edges of key, primary, secondary and minor towns and villages identified in the Draft Preferred Strategy. As the potential negative effects recognise many of the towns and villages are surrounded by Special Landscape Areas or are in close proximity to the coastline or SSSIs which will therefore restrict the potential for many settlements to expand. If Llandow New Settlement were to be included then the potential negative effects would be reduced.

Paragraph 8.8.2 recognises that the Draft Preferred Strategy would have the potential to positively meet the SA objectives for the urban south east but this may not be the case within the rural Vale. The paragraph states by way of example that the objective to provide a diverse range of local job opportunities may be greatest achieved in urban areas where existing employment land opportunities exist but this would be difficult in rural areas. However this is not the case if Llandow New Settlement were included as the proposal would provide the infrastructure to develop the additional employment land at Llandow which will not occur without the development.

Table 9 identifies the negative effects associated with the Preferred Option. All three of the identified negative effects would be reduced if Llandow settlement were included with Option 5 or Option 8. Table 9 recognises that a number of settlements are located in Special Landscape Areas, near to the coastline and SSSI's which means that there are constraints to their expansion. Llandow would reduce the need to expand these towns and villages. Similarly the development of Llandow new settlement would contribute to protecting, enhancing and promoting the quality and character of the Vale of Glamorgan's character and heritage by helping to protect the character and setting of its towns and villages.

Officer Response:

In developing the Draft Preferred Strategy, the Council initially developed and examined 6 spatial options (options1, 2a, 2b, 3, 4 and 5). A rural new settlement able to promote sustainable self containment was considered as part of this process (option 4 refers). The 6 options were discussed at a stakeholder workshop and a further 3 hybrid options developed. Two of these additional options incorporated option 4 (option 6 and option 8). All of the options were subject to a Sustainability Appraisal (SA) contained within the Initial SA report. Although it is accepted that the new settlement identified in options 4, 6 and 8 was not site specific, the SA highlighted that some of the likely effects of developing a new settlement would depend on the location.

Llandow Newydd has previously been submitted as a candidate site as part of the LDP process. All candidate sites will be assessed in due course in accordance with the Council's candidate site assessment methodology. However, to fully respond to your ISA representation, the Council has undertaken its own SA of this strategic site in conjunction with option 5 (option 8a refers) which has been reviewed by an independent SA consultant. This revised options appraisal will be available as part of the Draft Deposit Plan. Although similar to option 8, the appraisal of option 8a identified more mixed benefits and negative outcomes with the Rural Vale than option 8. However, common to both options, was the limited ability to address outcomes through mitigation due to the relationship between the location of a new settlement and the ability to provide equal benefits across the area, including reduced scope for new development opportunities to address issues where they exist. The main issues for Option 8a are considered below.

Option 8a would allow for development in the South East Zone where affordable housing need is highest, this being in common with the Draft Preferred Strategy. However, the provision of a new settlement could restrict the extent to which housing need is delivered in the South East Zone as a significant proportion of the potential housing would be directed to Llandow Newydd. Development within the South East Zone (as with the Draft Preferred Strategy) would also provide the opportunity to develop brownfield sites in sustainable locations. This would also assist in tackling the causes of deprivation in these areas.

Like the Draft Preferred Strategy this option could contribute to a reduction in commuting as there would be more employment and service opportunities in the South East Zone that are easily accessible by a range of public transport options. The Llandow Newydd proposal, however, would be more reliant on car based journeys to and from essential services, facilities and employment. Whilst a park and ride facility is proposed a rail service is not.

The Llandow Newydd candidate site is relatively centrally located within the rural Vale and would deliver a significant proportion of the Council's Housing Requirement. The concentration of a large number of units on one strategic site, albeit sited within the rural Vale, would not address housing needs where they occur, or where anticipated growth is required. This could be detrimental to the vitality and viability of smaller rural settlements. Such an option would not influence or tackle the issue of housing requirements and affordability in those rural settlements. Affordability is a key concern to stakeholders.

Access to services may be enhanced for settlements within close proximity to the proposed Llandow Newydd site. However it is anticipated that the extent of the facilities provided would be limited due to the scheme only proposing 2750 dwellings, thereby clearly not delivering a fully self sustaining community. It is generally accepted that for a new settlement to be sustainable, (i.e. support a sufficient range of services and facilities) it would have to be of between 4000 and 5000 dwellings (see Best Practice in Urban Extensions and New Settlements, TACPA 2007, and Eco Towns Prospectus Communities & Local Government 2007).

As stated above existing rural accessibility issues may not be addressed since levels of development in the rural Vale would be concentrated in one location. Therefore, in the rural Vale access to and from settlements to services, facilities and employment opportunities would fail to be adequately addressed.

It is extremely unlikely that existing employment opportunities available at the Llandow Estates will serve the needs of the proposed new resident population. The development of Llandow Newydd would therefore increase peak time commuting.

The development of Llandow Newydd would result in the loss of 51 hectares of good quality Grade 3a agricultural land and 36 hectares of Grade 3b agricultural land (as verified by Reading Agricultural Consultants on behalf of the Council). The remaining Llandow Estates are proposed to be retained in their current use. Indeed although your candidate site includes the current Llandow estates, those estates are uses that already exist at the site and are outside of your control. The Council has already indicated that the existing Llandow estate sites should not form part of your

proposals.

The Council's Draft Preferred Strategy seeks to realise limited beneficial development in and adjoining existing sustainable rural settlements. This will result in sustaining existing services and facilities in appropriate rural settlements whilst at the same time allowing limited but necessary growth in the rural Vale.

The Council notes your comments regarding the performance of options 5, 7, 8 and 8a against the SA framework. However, in selecting the DPS, the Council also needs to consider the merits of each option against the impact of other plans, policies and programmes e.g. Planning Policy Wales, Wales Spatial Plan and Community Strategy.

The creation of a new rural settlement under either option 8 or 8a is considered to be contrary to advice contained within PPW / MIPPS 01/2006 (paragraph 9.2.7 refers) and would undoubtedly offer more limited environmental, social and economic advantages over option 5. You also claim that if Llandow Newydd is allocated in the LDP, there would be less of a requirement to allocate urban extensions. Whilst this is likely to be the case, urban extensions accord with the search sequence referred to in PPW and are considered to be a more sustainable approach to development. The WAG have also offered advice to officers on this issue and state amongst other things that "new settlements should only be proposed where such development would offer significant environmental, social and economic advantages over the further expansion or regeneration of existing settlements."
A new settlement in the rural Vale is likely to limit or prejudice the delivery of urban regeneration opportunities and development of other sustainable sites within existing settlements already benefiting from existing services and facilities e.g. Barry Waterfront. Such an approach would as a consequence be contrary to the Council's Community Strategy.

Whilst SA is a valuable tool in predicting the various effects of the options, it is ultimately the Council's responsibility as the plan maker to decide on a preferred strategic option taking into account all of the evidence, before it and following a full consideration of all relevant material factors.

Officer Recommends: Officer Recommends Change

(I) Amend PPW reference in Paragraph 8.7.2 to 9.2.7 (MIPPS 01/2006).

(ii) Update section 8.7 to refer to SA of option 8a.

ISA Responses and Officer Comments - Rep No: 231/72/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Support

Comment:
(No Comment)

Officer Response:
Support is welcomed

Officer Recommends: No change to ISA report

ISA Responses and Officer Comments - Rep No: 365/34/ISA/1

Voluntary bodies Representor

Page reference: Para reference: Rep Type: Support

Comment:

See attached table…

Officer Response:

The data provided is considered to be more relevant to the Approved Scoping Report. However, the Approved Scoping Report makes reference to the Local Biodiversity Action Plan which includes this data. In view of this no further changes are proposed.

Officer Recommends: No change to ISA report

ISA Responses and Officer Comments - Rep No: 492/33/ISA/1

Professional bodies Representor

Page reference: Para reference: Rep Type: Objection

Comment:

Overall the SEA does not appear to fully consider the impact of the preferred LDP strategy on the Historic Environment, in particular in Table 9 it suggests that CSP10 will protect the historic environment even though CSP10 only refers to the historic qualities of individual buildings and conservation areas and not archaeological sites or other features of the historic environment. Our suggested amendments to CSP 1 provide the necessary protection.

Officer Response:

Agree. The appraisal of CSP 10 against SA objective 9 highlights that although CSP 10 seeks to protect the cultural and historic qualities of individual buildings and conservation areas no specific reference is made to the protections of archaeology and other cultural assets outside built up areas. Accordingly, it is proposed to amend policy CSP10 to read as follows:

CSP 10: Built and Natural Environment

The Vale of Glamorgan's natural and built environmental assets will be protected and enhanced through:
•The promotion of high quality design that reinforces the local character of settlements, enhances landscape settings and respects the cultural and historic qualities of individual buildings, conservation areas, archaeological sites or other features of the historic environment;
•Favouring opportunities for the creation, conservation or restoration of designated sites of national and local nature conservation interest.

Officer Recommends: Officer Recommends Change

Amend CSP 10 bullet point 1

ISA Responses and Officer Comments - Rep No: 2177/39/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Comment

Comment:

9.1 Option 5
The preferred option should be amended to include the caveat as per Option 7 - "Based on a sustainability test"

Officer Response:

Disagree. The Draft Preferred Spatial Strategy already states that other sustainable settlements will accommodate further housing and associated development. The Council has undertaken a sustainable settlements appraisal and the results of this study were used to inform area strategy policy 1: settlement hierarchy. Accordingly, only the towns and villages listed in this policy are considered to have a sufficient level of services and facilities to sustain further growth. Furthermore, it should be noted that the Council will be carrying out a sustainability appraisal of the proposed development sites at the deposit draft plan stage. The suggested caveat is therefore considered to be unnecessary.

Officer Recommends: No change to ISA report

ISA Responses and Officer Comments - Rep No: 2231/92/ISA/1

Statutory Consultees Representor

Page reference: Para reference: Rep Type: Comment

Comment:

We note that:
- The Council's Initial Sustainability Appraisal Report, December 2007' is also available for inspection and comment;

Minerals
Note the sustainability objective relating to minerals in Table 3. Safeguarding mineral resources with potential for extraction by future generations is an additional element that could have been included. Table 5 could also have included the impact of mineral operations.

Biodiversity
It may be useful to include future work reference to the Council's biodiversity duty resulting from the Natural Environment and Rural Communities Act 2006 (NERC Act)

Officer Response:

Your comments regarding minerals are noted. However, the safeguarding of mineral resources is considered to be the LDP mechanism for meeting the SA objective. Accordingly there will be an appropriately worded policy in the Deposit Plan. The key sustainability issues in table 5 were identified by relevant stakeholders and the impact of mineral operations was not highlighted.

In terms of biodiversity, the Council's Approved Scoping Report (July 2007) refers to the NERC Act 2006 in Appendix 1 - Review of Policies, plans and programmes. However, this reference was inadvertently omitted from table 3 in the ISA Report. Accordingly, it is recommended that the NERC Act reference is added to the table.

Officer Recommends: Officer Recommends Change.

Table 3, Biodiversity and habitat protection theme, add NERC Act to list of national key documents.

ISA Responses and Officer Comments - Rep No: 2232/40/ISA/1

Statutory Consultees Representor

Page reference: Para reference: Rep Type: Comment

Comment:

Please see attached letter dated 26/02/08

"Ref:C.09.96.06/SOH/JH

Consultation Exercise: Consultation Draft Sustainability Appraisal Report for the Local Development Plan

Thank you for giving CCW the opportunity to comment on the SEA appraisal report for the Local Development Plan (LDP). Our comments are made in the context of our roles as consultation body under the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 and adviser to the Welsh Assembly Government on matters pertaining to the natural heritage of Wales and its inshore waters.

In general, CCW welcomes and supports this report. We have some comments, which are summarised below. We are pleased to note that many of our comments from the consultation on the scoping report
(letter dated 19 March 2007) have been taken on board by your authority. We believe that this has resulted in a limited amount of comments from us at this stage.

SA/SEA of the Strategic LDP Policies
In Section 8.4, some conflicts between LDP and SEA objectives have been identified, namely on climate change and waste minimisation. We would have expected to see changes made to the LDP objectives, perhaps to include wording that would refer to sustainable levels of development, to avoid these conflicts. We suggest that where decisions have been made not to do this, justification is given.

In addition we would suggest that the following objectives do have a relationship and so the compatibility score should be changed from zero;

LDP 6 and SA 9 – we suggest that this is replaced with a '+/-' recognising the impact transport can have on the built and natural environment,

LDP 2 and SA 10- we suggest that this takes into account the desire to make a positive contribution to climate change and is changed to '+' if high quality environments are
secured in new developments,

LDP 6 and SA 3 – we suggest that this should be '+' if greater access is provided to Vale residents,

LDP 7 and SA 12 – this should be altered to a '+/-' recognising the impact transport can have on the built and natural environment.

LDP 7 and SA7 – similarly these points are linked and if waste is minimised the environment should be enhanced.

LDP 2 and SA2 – climate change impacts may increase if the number of local facilities is enhanced as the SA objective suggests. This could be in terms of new buildings and developments on the flood plain.

LDP 2 and SA 14 – these two objectives are linked and we suggest should be given a rating of '+/-' as impacts of climate change may increase depending upon the scale and detail of work in town centres.

We also have concerns about statements in section 8.4.2 that negative and positive effects can be balanced out to produce a neutral effect. We suggest that at this early stage in the strategy development it is very difficult to state this for certain, particularly about issues such as greenhouse gas emissions. We suggest that where this practice has been used, it is highlighted using a '+/-' rating.

Assessment Tables
It is not clear from the assessment tables whether the full effects of the options and policies have been assessed. The SEA Directive stipulates that effects should include 'secondary, cumulative, synergistic, short, medium and long-term, permanent, temporary, positive and negative effects' (Annex 1 of the SEA Directive). We seek clarification whether this has been done in every case.

Mitigation
We do have some concerns about the efficacy of the strategic policies to mitigate for some of the predicted effects of the preferred option. Paragraph 8.7.7 details the potential negative effects of the preferred option. One of these points relates to landscape and the impact on special landscape areas. Core strategic policy 10 ' Built and Natural Environment' is proposed to mitigate for any effects, but we do not feel that this policy is sufficiently strongly worded to ensure impacts are minimised. We suggest that there is a separate bullet point on landscape that incorporates the need to protect special landscape areas as well as landscapes of outstanding historic interest such as at Kenfig ('Merthyr Mawr, Kenfig and Margam Burrows').

Another perceived effect is on national and international designated sites. Core strategic policy 10, which is again proposed as the mitigation for any effect, only refers to national or local sites. We feel that this should be reworded to include international sites. Similarly in section 8.9.3, the need for landscaping on new developments is listed as desirable within the preferred strategy. However, this has not been included in core strategic policy 6 on Planning Obligations. We seek clarification on this.

Monitoring
We have concerns that the likely predicted effects in sections 9.1.2 and 9.1.3 do not relate to the monitoring proposed in section 10.2.2. We seek clarification on this as the SEA Directive states that monitoring should be carried out on the likely significant effects, both positive and negative, as predicted by the SEA (see Article 10.1 of the SEA Directive).

We hope that these comments are helpful to you. However, should you have any queries, please contact Gayle Wootton in the first instance.

Yours faithfully
Dr Maggie Hill
Regional Manager South and East"

Officer Response:

The Council notes your comments regarding potential conflicts between the LDP and SA objectives. However, paragraph 8.4.2 of the Initial

sustainability Appraisal Report states that when taken cumulatively, the SA appraisal of the LDP objectives indicates that the LDP and SA objectives are generally compatible, with potential conflicts between certain objectives being offset by others. Furthermore, the core strategic policies and the detailed policies to be developed as part of the deposit plan will take this into account.

Your comments regarding the compatibility of some of the LDP and SA objectives are noted (Table 7 refers).

LDP 6 and SA 9 – You suggest that the zero score is replaced with a +/- score recognising the impact. However, the Council believes the score should be changed to a + as reducing the need to travel is likely to reduce the impacts of transport on the built and natural environment.

LDP 2 and SA 10 – You suggest that this takes into account the desire to make a positive contribution to climate change and is changed to a + score if high quality environments are secured in new developments. The Council agrees with this and will change table 7 accordingly.
LDP 6 and SA 3 – You suggest that this should be a + score if greater access is provided to Vale residents. The Council agrees with this and will change table 7 accordingly.

LDP 7 and SA 12 – You suggest that this should be altered to a +/- score recognising the impact that transport can have on the natural and built environment. However, the Council believes the score should be changed to a + as reducing the need to travel will reduce the impacts of transport on the built and natural environment.

LDP 7 and SA 7 – You suggest that these points are linked and if waste is minimised the environment should be enhanced. The Council agrees with this and will change Table 7 accordingly.

LDP 2 and SA 2 – You suggest that climate change impacts may increase if the number of local facilities is enhanced. The Council disagree and believe that any relationship would be minimal and not significant.

LDP 2 and SA14 – You suggest that these two objectives are linked and should be given a +/- score as impacts of climate change may increase depending on the scale and detail of work in town centres. The Council disagree and believe that any relationship would be minimal and not significant.

Your comments regarding paragraph 8.4.2 are noted. Accordingly it is proposed to change the –ve scores in table 7 to +/- scores to reflect the uncertainty of the effect at this stage.

Your comments regarding the assessment tables are noted. However, given the strategic nature of the strategy options to assist in identifying the preferred option, the assessment focussed on the spatial positive / negative effects. The strategic level of assessment does not allow for the assessment of the permanence and temporal nature of effects. Where cumulative / secondary effects are identified these are set out in the commentary boxes. The detailed assessment of the LDP policies at the next stage will allow for the consideration of the points raised.

Your comments regarding the second potential negative effect identified in paragraph 8.7.7 and the wording of core strategic policy 10 are noted. However, it is not proposed to amend the policy as it already seeks to protect ‘natural environmental assets’ which include special landscape areas and landscapes of outstanding historic interest. Furthermore, it is highly likely that there will be further policies on this in the Deposit Plan and they will be identified on a future constraints map.

The Council agrees with your recommendation to add international sites to the second bullet point of CSP10.

Your comments regarding paragraph 8.9.3 and CSP 6 are noted. However, the list in CSP 6 is not intended to be exhaustive and it is therefore not intended to add landscaping as recommended. In fact, it is considered that landscaping is more likely to dealt with by condition as opposed to a planning obligation.

Your concerns regarding the monitoring of the likely significant effects of the draft preferred strategy are noted. Paragraphs 9.1.2 and 9.1.3 list some probable positive and negative significant effects arising from the draft preferred strategy. However, it should be noted that these are reliant on the type, size and location of future development. The table in paragraph 10.2.2. on the other hand lists some likely significant negative effects that will have to be monitored regard

Monitoring when plan adopted

Officer Recommends:

LDP 6 and SA 9 - Change score from 0 to + in compatibility table.

LDP 2 and SA 10 - Change score from 0 to + in compatibility table.

LDP 6 and SA 3 - Change score from 0 to + in compatibility table.

LDP 7 and SA 12 - Change score from 0 to + in compatibility table.

LDP 7 and SA 7 - Change score from 0 to + in compatibility table.

Paragraph 8.4.2/table 7 - Change – score to +/- score for LDP 3/SA 6, LDP 5/SA7 & LDP7/SA1.

CSP10 - Amend second bullet point to CSP10 “…sites of international, national and local …”

ISA Responses and Officer Comments - Rep No: 2255/41/ISA/1

Statutory Consultees Representor

Page reference: Para reference: Rep Type: Support

Comment:

We fully appreciate that the LDP covers future development for the whole of the Vale of Glamorgan but as members of Llancarfan Community Council we consider our remit is to support and protect the community we have been chosen to represent.

9.1 We support the Draft Preferred Strategy (Option 5) as we believe it offers protection to the majority of villages within our community. However St. Athan as a "key development opportunity" seems to rely on the TOTAL D.T.A. development taking place.

8.7.7 The village of Llancarfan identified in the SSA, as a minor settlement is in a designated Special Landscape Area. The existing settlement boundaries preserve and enhance the unique character of the village and should not be altered or extended.

Officer Response:

Support for the draft preferred strategy is welcomed with regard to St. Athan. The strategy will capitalise on the significant investment and employment opportunities arising from the defence training academy development. Additional development in St. Athan will also reinforce its role as a key settlement both locally and regionally within the context of the Wales Spatial Plan ensuring that the future investment delivers benefits Vale wide. The overall emphasis will be to ensure sustainable growth both locally and regionally. Your comments regarding residential settlement boundaries are noted. However this issue will form part of the deposit plan which will be consulted on in due course.

Officer Recommends: No Change to ISA Report

ISA Responses and Officer Comments - Rep No: 2263/42/ISA/1

Statutory Consultees Representor

Page reference: Para reference: Rep Type: Comment

Comment:

The town council has no comment to express at this stage.

Officer Response:

Comment Noted

Officer Recommends: No change to ISA Report

ISA Responses and Officer Comments - Rep No: 2303/44/ISA/1

Statutory Consultees Representor

Page reference: Para reference: Rep Type: Support

Comment:
(No Comment)

Officer Response:
Support is welcomed.

Officer Recommends: No change to ISA report

ISA Responses and Officer Comments - Rep No: 2318/35/ISA/1

Statutory Consultees Representor

Page reference: Para reference: Rep Type: Comment

Comment:

Thank you for your letter of 11 January consulting Cadw on the above documents.

Cadw's comments on the Preferred Strategy are included in the Welsh Assembly Government's overall response. The comments are therefore limited to the Sustainability Report.

Page 15, Para 7.3.4
Although reference is made to the number of conservation areas there is little other reference to heritage assets. For information, our records show that there are:
107 Scheduled Ancient Monuments
733 Listed Buildings
18 Historic Parks and Gardens
2 Historic Landscapes.

Given their scale, and the earlier reference to Heritage Coast and Special Landscape Area, it may be particularly pertinent to refer to the Registered Historic Landscapes of Special Historic Interest at Merthyr Mawr, Kenfig & Margam Burrows (HLW(MGl)1) and Llancarfan (HLW(SGl)1).

Page 17, Table 4
The section on 'Degradation of cultural heritage…' focuses overly, given the largely rural nature of the vale, on listed buildings and would benefit from wider acknowledgement of other designated sites. Possibly the second indent could be expanded to read "Listed Buildings, Scheduled Monuments and other historic assets are protected by legislation and planning policy (but does not encourage enhancement."

The same applies to the section above on "Impact of new development…" where the third indent could also be expanded.

Page 27 Section 9, Environmental Assets

On 'Landscape Quality', reference should again be made to the natural and historic landscape, through reference to the Register of Historic Landscapes of Special Historic Interest in Wales. CCW will, no doubt, make further reference to this and possible indicators.

'Historic townscape' is not a defined indicator and further clarity on this is needed. The plan should, perhaps, define those towns which are considered to be included in Historic townscape, probably a small number. This would then also identify the settlements considered as villages, which are greater in number, and possibly subject to greater threats from development.

'Historic townscape', the indicator chosen is the [number of up to date] Conservation Area Appraisals, which is fine. The Preferred Strategy, however, uses the Buildings At Risk Register, which is sensible, and should also be used as an indicator in the SA.

'Historic townscape' – given the rural nature of the Vale there should be an indicator on the historic environment outside developed areas. One indicator might be the condition of monuments sourced from Cadw's Quinnquennial Review of the Condition of Scheduled Ancient Monuments. An indicator assessing the number of historic parks and gardens affected by development proposals would also be appropriate.

'Number of new developments…' is a good indicator but Cadw is listed as a data source. I am not aware that Cadw holds such information. Again it could be linked to the council's Buildings at Risk Register.

Page 28, Section 11, Cultural Heritage
There is crossover with Section 9 and the same points apply, particularly with regard to the historic environment outside townscapes (scheduled and unscheduled archaeology and registered historic landscapes, parks and gardens).

Officer Response:

Page 15 paragraph 7.3.4

The lack of reference to heritage assets in paragraph 7.3.4 is noted. It is therefore proposed to amend the relevant section of paragraph 7.3.4 and also update paragraph 3.7 in the Approved Scoping Report. The Council's records show that there are more scheduled ancient monuments and listed buildings in the Vale than stated in your representation and these figures are reflected in the amendments to both documents. In addition, the Council is currently undertaking a review of all its conservation areas and the number may therefore change in due course. For this reason the word "Presently" has been introduced in the revised text.

Amend paragraph 7.3.4 to read:
"The Vale of Glamorgan benefits …
….Around half of the Vale's coastline falls within the designated Glamorgan Heritage Coast and a vast area of the authority has been designated as Special Landscape Area. In addition, there are 18 historic parks and gardens and 2 registered historic landscapes of special historic interest. In terms of built heritage, the Vale has 127 scheduled monuments, 738 listed buildings, and a list of locally important buildings and structures. Presently, there are 38 conservation areas, including one in Penarth which is afforded special protection under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995. The abundance …"

Page 17 Table 4
Agree.

Amend second bullet point for Degradation of cultural heritage and historic environment to read as follows:
•"Listed Buildings, Scheduled Monuments and other historic assets are protected by legislation and planning policy (but does not encourage enhancement)."

Amend second bullet point for Impact of new development on built and natural environment to read as follows:
•"Habitats, biodiversity, listed buildings, scheduled monuments and other historic assets are protected by other legislation (but does not encourage enhancement).

Page 27 Section 9 Environmental Assets

ISA Responses and Officer Comments - Rep No: 2318/35/ISA/1

Statutory Consultees Representor

Agree. Add Register of historic landscapes of special historic interest as an additional data source to landscape quality indicator.

It is accepted that further clarity is needed on the historic townscape indicator. However, instead of listing the towns and villages considered to be included in the historic townscape it is proposed to amend the indicator to read as follows: “Condition of conservation areas, listed buildings, scheduled ancient monuments and historic parks and gardens.”

Agree. Add buildings at risk register as an additional data source to historic townscape indicator.

Agree but no further change required to historic townscape indicator as it makes reference to both scheduled ancient monuments and historic parks and gardens.

Comments regarding the data sources for the “number of new developments …” indicator are noted. Delete reference to CADW in the data source and add VOGC buildings at risk register.

Comments in respect of cultural heritage and historic environment are accepted. Amend historic townscape indicator to read: “Condition of conservation areas, listed buildings, scheduled ancient monuments and historic parks and gardens.”

Add buildings at risk register as an additional data source to historic townscape indicator.

Officer Recommends: Officer Recommends Change.

Page 15 para 7.3.4 - Amend Para 7.3.4 as shown.

Para 3.7 - Update paragraph 3.7 in Approved Scoping Report to reflect changes to Para 7.3.4 in ISA report.

Page 17 Table 4 - Degradation of cultural heritage and historic environment: Amend 2nd bullet point

Page 17 Table 4 - Impact of new development on built and natural environment: Amend 2nd bullet point

Page 27 Section 9 - Environmental Assets - Add new source to landscape quality indicator.

Page 27 Section 9 - Environmental Assets - Amend historic townscape indicator.

Page 27 Section 9 - Environmental Assets - Add new data source to historic townscape indicator.

Page 27 Section 9 - Environmental Assets - Update sources for “number of new developments which bring historic buildings back to beneficial use” indicator.

Page 27 Section 9 - Environmental Assets - Amend historic townscape indicator for cultural heritage and historic environment.

Page 27 Section 9 - Environmental Assets - Add new data source to historic townscape indicator.

ISA Responses and Officer Comments - Rep No: 2423/25/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Support

Comment:
(No Comment)

Officer Response:
Support is welcomed

Officer Recommends: No change to ISA report.

ISA Responses and Officer Comments - Rep No: 2442/88/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Comment

Comment:

Within the 15 key sustainability objectives on Para 5.2 forming the basis of the S.A. are:
-Provide for people's housing needs / to maintain, promote and enhance the range of local facilities / to maintain and improve access for all / to maintain, protect & enhance community spirit / provide a high quality environment within all new developments / to protect, enhance & promote the quality & character of the Vale's culture & heritage / to reduce need to travel & enable use of sustainable modes of transport / to provide for diverse range of local job opportunities / to maintain & enhance the vitality & viability of the Vale's town, district and local centres / to promote appropriate tourism.

We suggest that these policy objectives, or part of these can be provided as mix use developments benefiting Cowbridge, Llantwit Major, St. Athan and surrounding areas, with a base in Llandow.

Llandow is at mid distance from Cowbridge and Llantwit Major and very near to St. Athan.

In these local centres (Cowbridge, Llantwit Major, St. Athan) it appears that there is no suitable land available to establish a centre with diverse community services for the whole local area.

Whether a new settlement in Llandow is successful or not, in Llandow, East of Llantwit Major road, there is land with Brownfield history (former RAF aerodrome) which can be used as a mix development for:
a) Small enclave of "live - work" type of dwelling with attached small workshop for young entrepreneurs working from home in their workshop / science / IT room etc. This dwelling type is not found in any standard development
b) An hotel that can be well designed to cater and promote tourism to this area of the Vale
c) A social club, to promote interaction, community spirit and cohesion. This would be a membership social club, providing social and cultural services to these communities, including theatrical and artistic activities etc.
d) A suitable sports complex with covered swimming pool, tennis courts etc. This will also be a paid membership facility, and because of its modern and well designed facilities and amenities, it will be highly successful, and attractive to all users in the locality
e) Last but not least, a home for the elderly can be established, well separated from the other developments, and with some sheltered bungalows, designed in conjunction with the home. This development will benefit from well designed and landscapes open areas of amenity for the users.

All the above developments can be designed so that they are well screened from the Llantwit Major road, from each other, and from the nearby countryside. They can be located within a site of 40-45 acres with one, or maximum two points of access from the road.

This proposal would achieve lifting up the well being, culture, and health of the community which it serves. It would be a huge planning gain, at the same time of being a huge community gain, using well the availability of brown field land east of the Llantwit Major road, strategically located between Cowbridge, Llantwit Major, St Athan and surrounding Vale areas.

The Vale needs now, this type of bold development, to provide for non existing similar facilities in this area and to respond to the expected new employment and population increase in and near St. Athan, Llantwit Major, Cowbridge and surrounding areas.

The present representation as noted above is both;
a) In support of the main aspects of the Vale's Draft Preferred Strategy
b) An objection to dismissing Llandow as only a minor settlement, and
c) A comment to highlight the vision and possibility of establishing these developments in Llandow and possibility of establishing these developments in Llandow, East of Llantwit Major road, because of its geographical location, regardless of whether a new town is established in the area.

NB The above is copyright.

Re: Vale of Glamorgan Pre-deposit Consultation Documents (draft LDP preferred strategy and initial sustainability appraisal)

I would like to clarify that it was not my intention to object to the Council's procedure in this respect. The copyright not was more to guard off from other unknown sources. Therefore I confirm that I have no objection for the Council to use the information provided, in the manner you informed.

Officer Response:

Your comments regarding the suitability of a new mixed use development in Llandow (east of Llantwit Major Road) are noted. Llandow is identified as a minor settlement in area strategy policy 1. For the purpose of the sustainable settlement appraisal the Council estimated the population of Llandow to be 185, which is below the secondary settlement cut off point of 400. Furthermore the village lacks any kind of retail facility and is poorly served by public transport. Accordingly Llandow is deemed to be suitable only for sensitive infilling and/or minor extensions. The site referred to in this representation has been submitted as a candidate site and will be assessed in due course in accordance with the Council's approved candidate site methodology.

Officer Recommends: No Change to ISA report

ISA Responses and Officer Comments - Rep No: 2447/26/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Support

Comment:

My clients are promoting the release of additional land on the edge of Cowbridge for residential development. The site is well related to the existing settlement form and the town centre and would be suitable for a minor rounding off of the settlement and as an exception site for affordable housing. In this context they would hope to achieve exceptional design qualities which would be compatible with its landscape setting. Indeed they are thinking of an exemplar development with about 20-30 homes, using innovative sustainable techniques, and offering Cowbridge good quality affordable accommodation which it currently lacks.

In relation to the assessment of sites against the LDP Preferred Strategy it is therefore argued that an amended Preferred Strategy as highlighted in Section 4 should be adopted, i.e.
"Concentrate development opportunities in Barry, and the South East Zone. The St. Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test."

If the above option were applied, particularly with an emphasis on sites for affordable housing on the edge of appropriate settlements and of a scale in keeping with that settlement there would be a level of certainty in housing provision to address the lack of affordable housing in rural settlements. The Option would thus address SA Objective 1 more positively than is suggested in the Appraisal Matrix.

Objective 12 in relation to the strategy option suggested will not conflict with sustainability objectives. The provision of affordable housing in villages will encourage those who work locally in the rural economy, e.g. engaged in agriculture or tourism to continue living near their place of work.

Officer Response:

The Draft Preferred Spatial Strategy already states that other sustainable settlements will accommodate further housing and associated development. The Council has undertaken a sustainable settlements appraisal and the results of this study were used to inform area strategy policy 1: settlement hierarchy. Accordingly, only the towns and villages listed in this policy are considered to have a sufficient level of services and facilities to sustain further growth. Accordingly the addition of the statement “based on a sustainability test” is considered to be unnecessary.

Your comments in respect of affordable housing are noted. However, in order for an emphasis to be placed on affordable housing there would have to be specific reference to this in the description of the option and this would have to be re-assessed. Notwithstanding the above, the SA has demonstrated that the draft preferred strategy (option 5) will provide opportunities for people to meet their housing needs (SA objective 1) and reduce the need to travel / enable the use of more sustainable modes of transport (SA objective 12) in both the urban south east and the rural Vale. In view of the above, no further changes to the ISA Report are proposed.

Officer Recommends: No change to ISA report

ISA Responses and Officer Comments - Rep No: 2448/28/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Support

Comment:
(No Comment)

Officer Response:
Support is welcomed.

Officer Recommends: No change to ISA report.

ISA Responses and Officer Comments - Rep No: 2499/27/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Support

Comment:
(No Comment)

Officer Response:
Support is welcomed

Officer Recommends: No change to ISA report.

ISA Responses and Officer Comments - Rep No: 2500/29/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Support

Comment:
(No Comment)

Officer Response:
Support is welcomed.

Officer Recommends: No change to ISA report.

ISA Responses and Officer Comments - Rep No: 2500/24/ISA/3

Public Representor

Page reference: Para reference: Rep Type: Support

Comment:
(No Comment)

Officer Response:
Support is welcomed.

Officer Recommends: No change to ISA report.

ISA Responses and Officer Comments - Rep No: 2500/23/ISA/2

Public Representor

Page reference: Para reference: Rep Type: Support

Comment:
(No Comment)

Officer Response:
No comment.

Officer Recommends: No change to ISA report.

ISA Responses and Officer Comments - Rep No: 2730/51/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Objection

Comment:

Whole vision built on premise that does not have to be followed. i.e. population growth. Population growth has to be curbed to preserve the planet, particularly in such a small country. Nor should a particular housing figure apply to each area without consideration of whether it should or could contain it. The answer should be that we have no need or room for 7,500 units, particularly if immigration was controlled.
SA is an incoherent repetitive jungle of information, most of which is unnecessary to make an informed decision on the planning question. This is exacerbated by its dual purpose of appraising during and after the Draft Preferred Strategy.

Officer Response:

The vision seeks to clarify the main purpose of the LDP and provides a framework for developing policies as well as measuring its development and success. The Council has a statutory responsibility to ensure that a sustainable supply of housing land is maintained to meet the projected housing requirement over the lifespan of the LDP. A draft topic paper has been produced to support the population and housing projections contained in the Draft Preferred Strategy. The 7500 dwelling requirement meets the needs of the Vale of Glamorgan and is derived from the Welsh Assembly Government regional housing requirement figure referred to in the Wales Spatial Plan.

Your comments regarding the SA are noted. However, as part of the LDP process, the Council is required to undertake a sustainability appraisal of the Plan which incorporates the requirements of the SEA Directive as transposed by the SEA Regulations. The SA process seeks to improve the sustainability performance of the Plan by testing its various components against sustainability objectives and is an integral part of the LDP process.

Officer Recommends: No Change to ISA Report

ISA Responses and Officer Comments - Rep No: 2766/76/ISA/2

Public Representor

Page reference: Para reference: Rep Type: Objection

Comment:

In relation to the assessment of sites against the LDP Preferred Strategy my clients consider that an amended Preferred Strategy (a combination of Options 2b and 5) should be adopted, i.e.

"Concentrate development opportunities in Barry, and the South East Zone. The St. Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test."
With an addition to the last sentence to the effect
"…Other sustainable settlements, … and closely linked settlements which share a range of facilities... to accommodate further housing and associated developments based on a sustainability test."

If the above option were applied, particularly with an emphasis on sites for affordable housing on the edge of appropriate settlements and of a scale in keeping with that settlement there would be a level of certainty in housing provision to address the lack of affordable housing in rural settlements. The Option would thus address SA Objective 1 more positively than is suggested in the Appraisal Matrix.

Objective 12 in relation to the strategy option suggested will not conflict with sustainability objectives. The provision of affordable housing in villages will encourage those who work locally in the rural economy, e.g. engaged in agriculture or tourism to continue living near their place of work.

Officer Response:

Your comments regarding the draft preferred strategy are noted. The Council previously considered a combination of options 2b and 5 (option 7). Whilst option 7 scored well against the SA objectives it was considered that the distribution of future development on the basis of existing levels of population within settlements was too simplistic in planning future development. For instance, it ignores factors such as the role and function of existing settlements and their ability to accommodate growth. Furthermore, it was considered that distributing growth in this manner would limit the flexibility of the Plan to respond to potential unplanned circumstances, which could undermine he overarching strategy.

The recommendation to also include “closely linked settlements which share a range of facilities” or add a specific reference to affordable housing would result in the need to re-assess the SA of option 7. The first point has to some extent already been undertaken by the Council in the Sustainable Settlements Appraisal (e.g. Cog and Sully, Boverton) and is reflected in the draft preferred strategy (area strategy policy 1: settlement hierarchy refers). Although it is possible that a re-assessment of the option may demonstrate that option 7 has a positive effect in rural areas this does not over ride the comments in the above paragraph.

Officer Recommends: No Change to ISA Report

ISA Responses and Officer Comments - Rep No: 2766/54/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Comment

Comment:

My Clients are promoting the release of additional land on the edge of the Cowbridge for residential development. This site is well related to the existing settlement form and the town centre and would be suitable for a minor rounding off of the settlement and as an exception site for affordable housing. In this context they would hope to achieve exceptional design qualities which would be compatible with its landscape setting. Indeed they are thinking of an exemplar development with about 20-30 homes, using innovative sustainable techniques, and offering Cowbridge good quality affordable accommodation which it currently lacks.

In relation to the assessment of sites against the LDP Preferred Strategy it is therefore argued that an amended Preferred Strategy as highlighted in Section 4 should be adopted, i.e.
"Concentrate development opportunities in Barry, and the South East Zone. The St. Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test."

If the above option were applied, particularly with an emphasis on sites for affordable housing on the edge of appropriate settlements and of a scale in keeping with that settlement there would be a level of certainty in housing provision to address the lack of affordable housing in rural settlements. The Option would thus address SA Objective 1 more positively than is suggested in the Appraisal Matrix.

Objective 12 in relation to the Strategy Option suggested will not conflict with sustainability objectives. The provision of affordable housing in villages will encourage those who work locally in the rural economy, e.g. engaged in agriculture or tourism to continue living near their place of work.

Officer Response:

Candidate sites will be assessed in due course in accordance with the Council's approved candidate site assessment methodology.

Your comments regarding the draft preferred strategy are noted. The Council previously considered a combination of options 2b and 5 (option 7). Whilst option 7 scored well against the SA objectives it was considered that the distribution of future development on the basis of existing levels of population within settlements was too simplistic in planning future development. For instance, it ignores factors such as the role and function of existing settlements and their ability to accommodate growth. Furthermore, it was considered that distributing growth in this manner would limit the flexibility of the Plan to respond to potential unplanned circumstances, which could undermine he overarching strategy.

The recommendation to also include "closely linked settlements which share a range of facilities" or add a specific reference to affordable housing would result in the need to re-assess the SA of option 7. The first point has to some extent already been undertaken by the Council in the Sustainable Settlements Appraisal (e.g. Cog and Sully, Boverton) and is reflected in the draft preferred strategy (area strategy policy 1: settlement hierarchy refers). Although it is possible that a re-assessment of the option may demonstrate that option 7 has a positive effect in rural areas this does not over ride the comments in the above paragraph.

Officer Recommends: No Change to ISA Report

ISA Responses and Officer Comments - Rep No: 2770/75/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Comment

Comment:

9.1.2. - reduced the need to develop on Greenfield site.
9.1.3. - rural settlements - negatively affected by development

Living in Walterston, building in such an area would change and destroy this environment.

Officer Response:

The draft preferred strategy seeks to maximise opportunities to re-use existing Brownfield sites within existing settlements that are well served by a range of transport modes and contain various services and facilities e.g. Barry Waterfront. This approach to development accords with the search sequence identified in Planning Policy Wales. Nevertheless, it is recognised that there are a number of potential negative effects associated with the draft preferred strategy such as the one you refer to. Accordingly, the LDP will need to include policies that ensure that future development proposals mitigate against these. Your comments in respect of Walterston are noted. However, under the current draft preferred strategy no significant residential development is proposed in this settlement and therefore its character is unlikely to change during the LDP period.

Officer Recommends: No change to ISA report.

ISA Responses and Officer Comments - Rep No: 2782/63/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Support

Comment:
Support

Officer Response:
Support is welcomed.

Officer Recommends: No change to ISA report

ISA Responses and Officer Comments - Rep No: 2796/32/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Objection

Comment:

Very blinkered and not wide ranging though being given to the whole proposal.

Officer Response:

Comments are noted.

Officer Recommends: No change to ISA report.

ISA Responses and Officer Comments - Rep No: 2818/18/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Support

Comment:

I would like to provide the following comments:

Table 5;

Transport and accessibility –
Congestion at peak times on key routs to Cardiff
Increased car ownership
Increased commuter distances to work
Environmental impact of Vehicular traffic

Employment –
Limited employment opportunities in the Vale
Reliance on travel to work by car
Reliance on Cardiff / Bridgend for employment

All the above would be made worse by the proposed development at Llandow Newydd

Housing –
Care needs to be taken to avoid building affordable housing that would be taken up people. Working in Cardiff and other area of employment and not by those who want to live and work in the Vale re avoid development (such as Llandow Newydd) that would become dormitory town rather than a sustainable community. The solution is to provide affordable housing by expanding existing towns and villages to retain the community while avoiding new settlements.

Table 8
To use land effectively and efficiently –
Retain green field land. Much of the proposed Llandow Newydd development is an Greenfield – not brown fields the developers claim.

In the current UDP it states “parts of the former airfield are successfully used for farming purposes notably grazing and cereal production.” Para 5.4.15. to which Para 8.7.3 refers. Which states that Llandow Newydd development would not be a sustainable settlement.

The council should persist with its current policy on new development (UDP 1996 – 2011 Para 4.1.6) which states “council should remain strongly opposed to the concept of new settlements as such settlements would not relieve the pressure for development around existing villages”.

Officer Response:

The Council notes your concerns regarding the impact of a new settlement at Llandow Newydd on factors such as transport / accessibility and employment. Llandow Newydd has been submitted as a candidate site as part of the LDP process and does not form part of the draft preferred strategy. All candidate sites will be assessed in due course in accordance with the Council’s candidate site assessment methodology. If the site is deemed to comply with the draft preferred strategy, the concerns that you have raised are likely to be identified as part of the Sustainability Appraisal (stage 3 refers).

The Council agrees with your remarks on affordable housing. National planning guidance emphasises that new settlements should be considered as a last resort and favours the more sustainable approach of expanding existing settlements where infrastructure, services and other facilities already exist and can be enhanced if required.

Your comments in respect of the Greenfield issue at Llandow Newydd are noted. National planning guidance states that wherever possible previously developed (brown field) land should be used in preference to Greenfield sites, particularly those of high agricultural or ecological value. This issue will be examined in more detail as part of the candidate site assessment process.

The Council welcomes your support for the draft preferred strategy and notes your views on new settlements. Although the Council looked at some new settlement strategy options (i.e. options 4, 6 and options 8), there was concern that they may detract or limit opportunities for regeneration in key areas such as Barry where there are brown field sites well served by existing services and facilities. In addition, national planning guidance contained within Planning Policy Wales (2002) states that new settlements should only be proposed where such development would offer significant environmental, social and economic advantages over the further expansion or regeneration of existing settlements.

Officer Recommends: No change to ISA report.

ISA Responses and Officer Comments - Rep No: 2820/20/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Objection

Comment:

It would be better to locate new development at Llandow airfield.

Officer Response:

The Council disagrees with your view that it would be better to locate new development at Llandow Airfield. A stand alone new settlement option (option 4) as well as two hybrid new settlement options (options 6 and 8) were considered by the Council in developing the draft preferred strategy. However, the sustainability appraisal of all of the options clearly demonstrated that the draft preferred strategy (option 5) would deliver the most sustainability benefits in both rural and urban parts of the Vale of Glamorgan.

Officer Recommends: No change to ISA report

ISA Responses and Officer Comments - Rep No: 2821/21/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Comment

Comment:

As has been well recognised for many years, Green Belt of all kinds in many different landscapes and both rural and urban areas serves an important function for wildlife and for people; Green Belt also plays a crucial role in ensuring the sustainability of our communities. Yes, Green Belt areas do also include areas of the country which are not designated as being of Outstanding Natural Beauty (ONB) but this does not mean they are not beautiful in their own distinctive way, nor does it mean that they are therefore worthless.

The UK Government has already pledged itself to following the principles of sustainable development - which means ensuring that our development does not have adverse impacts on the future environmental as well as economic sustainability of our environment and our communities - it does not mean ensuring a sustained rate of economic development and therefore their own policies regarding development, biodiversity, and the health, well-being and standard of life of British citizens by acting to strengthen the protection of green belt areas now.

This means that developers and planners need to start being more imaginative in terms of how and where new developments take place - continuing to chip away at our valuable green spaces IS not the answer Affordable housing needs to remain affordable, all citizens should have free and easy access to quality open green spaces, Including woodlands and meadows and rivers, allotments, sports pitches, and clean fresh air and the sounds and sights of birds and insects and trees and flowers - and freely-flowing Rivers!

Green Belt needs increased protection now - particularly those areas close to and within existing urban areas, as it is, Green Belt is already being constantly chipped away slice by slice and the Government needs to act now to increase the protection of our existing Green Belt areas, already under considerable threat, if we are to conform to any sense of sustainable development and ensure our communities and our' environment can sustain a decent quality of life for ourselves and for future generations

Such a huge Increase in house building could sharply raise the rate at much countryside is built on and adds to the environmental damage associated with house building - more climate-changing greenhouse gas emissions, increased road traffic and congestion, more strain on water sources, and increased quarry in the countryside. We want to see policies which would create more affordable housing, make better use of previously developed or 'Brownfield' land and promote urban regeneration

We want development that protects the countryside, promotes urban renewal and improves everyone's quality of life.

Green Belts keep the city in the city. It protects the countryside from urban sprawl, encourages urban regeneration, stops towns 'from merging into each other and protects the countryside setting of historic towns and Cities.

Over 800 hectares a year are disappearing under development and with them the clear distinction between city and country or between two towns.

These are valuable open areas of land that help protect the distinctive identities of our communities and which need to be given long term protection from urban development.

Once back land development, it is unlikely to ever be converted back to Greenfield use.

Destruction of the natural habitat of some animal and plan species, loss of agricultural land results in loss of production and loss of employment, reduction of or complete loss of amenity or recreational value, negative effect upon transport and energy use, loss of the green belt of difference, be they cities, towns, suburbs, villages or hamlets of housing.

We completely object to such the idea of defacing such a beautiful landscape for the purpose of housing development.

Officer Response:

The Draft Preferred Strategy refers to a proposed housing requirement figure of 7500 over the Plan period, which accords with the regional housing requirement figure. Further details can be found in the council's draft topic paper 'Population and Household Projections'. Your comments with regard to the impact of new house building on the built and natural environment are noted. However, the Council's draft preferred strategy seeks to maximise opportunities to re-use existing Brownfield sites within existing settlements that are served by a range of services and facilities. Objective 3 in the Draft Preferred Strategy seeks to ensure that new housing contributes towards the provision of affordable housing in identified areas of need. In addition, core strategic policy 5 refers specifically to affordable housing and covers factors such as need and methods of deliverability. Your comments regarding green belts are noted. However, this matter will be considered in conjunction with adjoining local authorities at the deposit plan stage.

Officer Recommends: No change to ISA report.

ISA Responses and Officer Comments - Rep No: 2824/71/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Support

Comment:

The projected increase in the required number of households required for SE Wales (18.3%) seems very large but may be appropriate taking into account increased longevity with a significant ageing population. At least some of this requirement will therefore be for accommodation suitable for older people in established communities with retail and other resources in close proximity (walking distance). A sequential and staged approach to development based on established communities will also best meet the Strategic LDP Objectives (paragraph 8.3.1). This will encourage existing and newer social and retail facilities to thrive, while avoiding any sudden or unpredictable strain on them.

The Vale of Glamorgan has distinctive urban areas (some of which are deprived) and other more rural areas. Development and support should be primarily targeted at urban settlements in the South East Zone where they are most needed and can be best utilised (i.e. Option 5) while preserving areas of the Welsh rural environment for future generations (paragraphs 8.7.2 and 8.7.3). Directing development in this way will also reduce a tendency towards ever increasing distances of travel for work and leisure (paragraph 8.3.1 Objective 6)

Officer Response:

Your support for the Initial Sustainability Appraisal Report is welcomed. The proposed LDP housing requirement figure of 7500 is based on the South East Wales regional household projections. These indicate that the number of households will increase by 18.6% between 2003 and 2021. The Draft Preferred Strategy seeks to ensure that new housing contributes towards the creation of sustainable communities by providing a range and choice of housing and contributes towards the provision of affordable housing in areas of identified need. The spatial strategy aims to primarily focus new development opportunities in the south east part of the Vale and other sustainable settlements where there are considered to be good levels of existing services and facilities. This approach will assist in reducing the number of trips and distance travelled by Vale residents.

Officer Recommends: No change to ISA report.

ISA Responses and Officer Comments - Rep No: 2853/78/ISA/1

Public Representor

Page reference: Para reference: Rep Type: Support

Comment:

ISA Comments

- I live in a Vale village and so would support any development which provides an appropriate, safe and non obtrusive infrastructure (I.e. roads/ transport) away from smaller settlements.

- Likewise developments should enhance and take into account the impact on established population. So further housing as mentioned around bigger towns - I would support. Any further housing should be supported by facilitates - school, health centre and not be stand alone which would further increase traffic.

-Vale is a beautiful, unique and special area - lets keep it that way whilst supporting future needs.

M Evans

Officer Response:

The Draft Preferred Strategy seeks to concentrate development opportunities in the South East zone where the highest concentration of people and majority of services and facilities can be found. In addition, the Draft Preferred Strategy also favours additional residential development in the St. Athan area and in other sustainable settlements identified in Area Strategy Policy 1: Settlement Hierarchy. Core strategic policy 6 states that the Council will seek planning obligations where appropriate to secure improvements in infrastructure, facilities and services appropriate to the scale, type and location of the proposed development. The LDP vision seeks to create “a place that is safe, clean and attractive, where individuals and communities have opportunities to improve their health, prosperity and well being, and where there is a strong sense of community in which local groups and individuals have the capacity and incentive to make an effective contribution to the future of the area.”

Officer Recommends: No change to ISA report.

Vale of Glamorgan - LDP Draft Preferred Strategy - Duly made response calculations

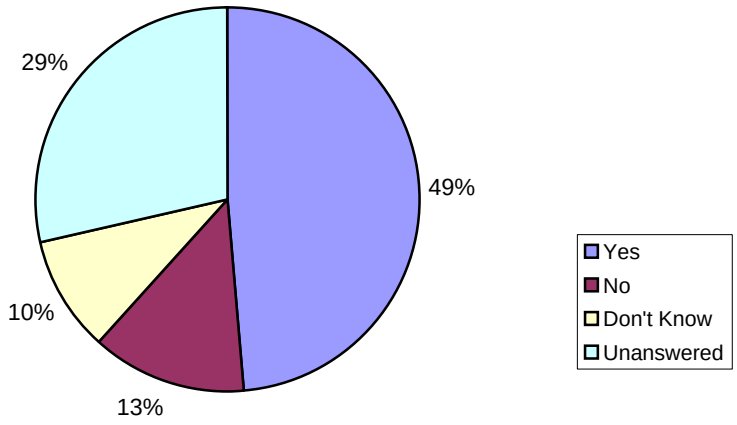
Question		Yes	No	Don't Know	Unanswered	Count
Q.01	7.1-7.6	100	27	20	59	206
Q.02	8.1-8.7	39	85	34	48	206
Q.03	12.1	108	22	15	61	206
Q.04	OBJ.01	114	14	18	60	206
Q.04	OBJ.02	121	6	18	61	206
Q.04	OBJ.03	106	18	21	61	206
Q.04	OBJ.04	122	5	17	62	206
Q.04	OBJ.05	108	15	19	64	206
Q.04	OBJ.06	118	9	17	62	206
Q.04	OBJ.07	122	4	18	62	206
Q.04	OBJ.08	118	10	18	60	206
Q.05	13.1-13.2	89	29	24	64	206
Q.06	14.0-14.4	88	48	14	56	206
Q.07	15.1-19.1	72	66	14	54	206
Q.08	CSP1	114	15	15	62	206
Q.08	CSP2	109	12	17	68	206
Q.08	CSP3	117	7	16	66	206
Q.08	CSP4	50	74	18	64	206
Q.08	CSP5	61	62	17	66	206
Q.08	CSP6	112	12	15	67	206
Q.08	CSP7	100	4	17	85	206
Q.08	CSP8	96	23	18	69	206
Q.08	CSP9	102	6	26	72	206
Q.08	CSP10	114	6	13	73	206
Q.08	CSP11	97	25	13	71	206
Q.08	CSP12	107	4	18	77	206
Q.09	23.1-23.2	85	22	27	72	206
Q.10	N/A	78	33	33	62	206
Q.11	N/A	131	14	2	59	206
Total		2898	677	532	1867	5974

Vale of Glamorgan - LDP Draft Preferred Strategy - Duly made response percentages

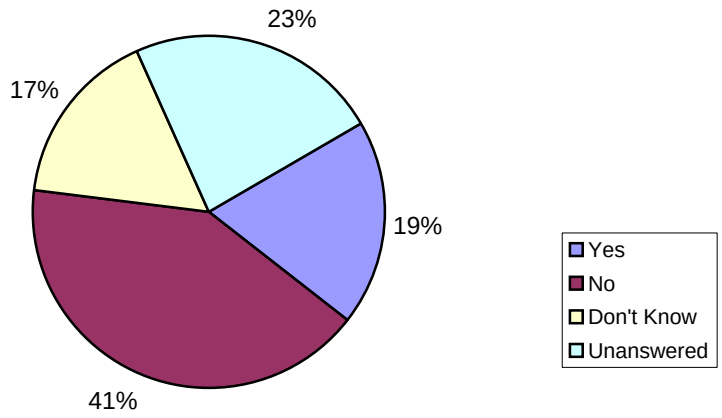
Question		Yes	No	Don't Know	Unanswered	
Q.01 - Employment Needs (Paragraph 7.1-7.6) - Do you agree with the Draft Preferred Strategy's approach for future employment growth during the LDP Period?	7.1-7.6	49%	13%	10%	29%	100%
Q.02 - Population & Household Growth (Paragraph 8.1-8.7) - Do you agree with the Council's proposed future housing requirement of 7,500 new dwellings to be provided during the LDP Period?	8.1-8.7	19%	41%	17%	23%	100%
Q.03 - LDP Vision (Paragraph 12.1) - Do you agree with the LDP vision for the Vale of Glamorgan?	12.1	52%	11%	7%	30%	100%
Q.04 - Strategic Objectives (Paragraph 12.2-12.20) - Do you agree with the LDP's Strategic Objectives?	OBJ.01	55%	7%	9%	29%	100%
	OBJ.02	59%	3%	9%	30%	100%
	OBJ.03	51%	9%	10%	30%	100%
	OBJ.04	59%	2%	8%	30%	100%
	OBJ.05	52%	7%	9%	31%	100%
	OBJ.06	57%	4%	8%	30%	100%
	OBJ.07	59%	2%	9%	30%	100%
	OBJ.08	57%	5%	9%	29%	100%
Q.05 - Strategy Options (Paragraphs 13.1-13.2) - Do you agree that the Council has considered appropriate strategy options for the LDP?	13.1 - 13.2	43%	14%	12%	31%	100%
Q.06 - Draft Preferred Spatial Strategy (Paragraphs 14-14.4 and key diagram) - Do you agree with the Draft Preferred Spatial Strategy?	14 - 14.4	43%	23%	7%	27%	100%
Q.07 - Settlement Strategy (Paragraphs 15.1-19.1) - Do you agree with the settlement strategy hierarchy?	15.1 - 19.1	35%	32%	7%	26%	100%
Q.08 - Core Strategic Policies (Paragraph 20.1 -20.2) - Do you agree with the Core Strategic Policies CSP1 - CSP12?	CSP1	55%	7%	7%	30%	100%
	CSP2	53%	6%	8%	33%	100%
	CSP3	57%	3%	8%	32%	100%
	CSP4	24%	36%	9%	31%	100%
	CSP5	30%	30%	8%	32%	100%
	CSP6	54%	6%	7%	33%	100%
	CSP7	49%	2%	8%	41%	100%
	CSP8	47%	11%	9%	33%	100%
	CSP9	50%	3%	13%	35%	100%
	CSP10	55%	3%	6%	35%	100%
	CSP11	47%	12%	6%	34%	100%
	CSP12	52%	2%	9%	37%	100%
Q.09 - Monitoring (Paragraphs 23.1- 23.2) - Do you agree with the list of monitoring indicators and targets?	23.1 - 23.2	41%	11%	13%	35%	100%
Q.10 - Soundness Test - Do you agree with the Council's self-assessment of its progress in meeting the tests of soundness?	N/A	38%	16%	16%	30%	100%
Q.11 - Further Comments	N/A	64%	7%	1%	29%	100%

Vale of Glamorgan - LDP Draft Preferred Strategy - Duly made responses - graphs

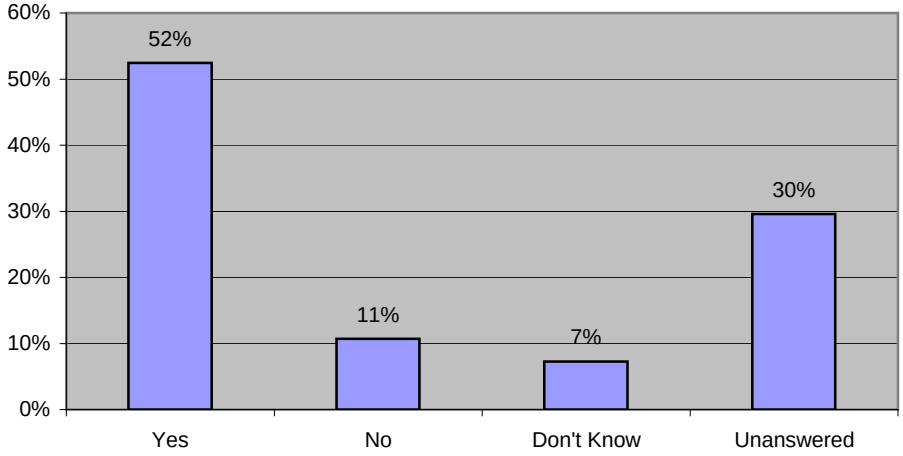
Q.01 - Employment Needs (Paragraph 7.1 - 7.6) - Do you agree with the Draft Preferred Strategy's approach for future employment growth during the LDP Period?



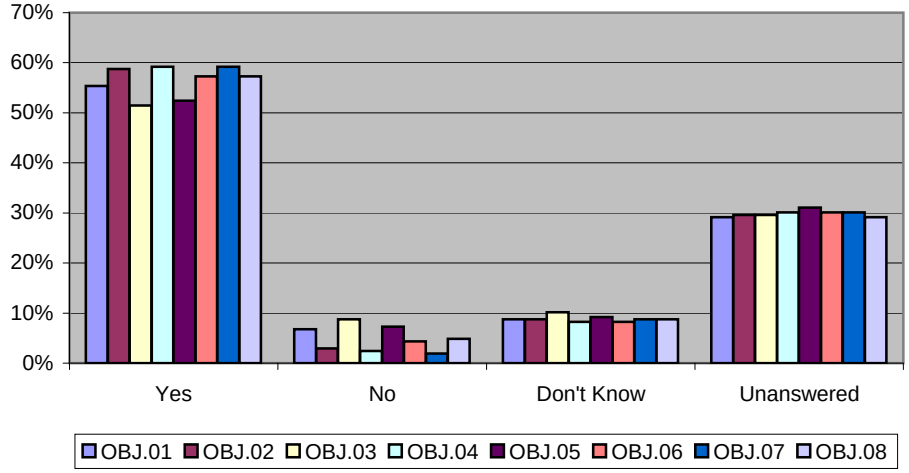
Q.02 - Population & Household Growth (Paragraph 8.1 - 8.7) - Do you agree with the Council's proposed future housing requirement of 7,500 new dwellings to be provided during the LDP Period?



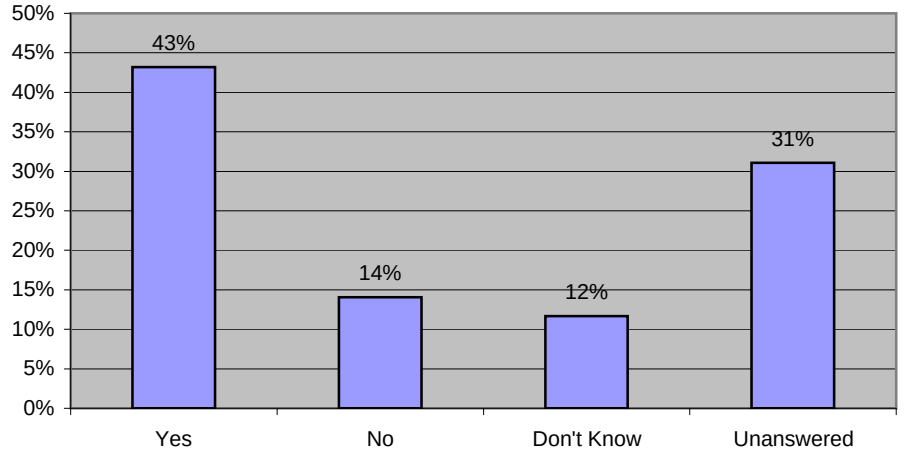
Q.03 - LDP Vision (Paragraph 12.1) - Do you agree with the LDP vision for the Vale of Glamorgan?



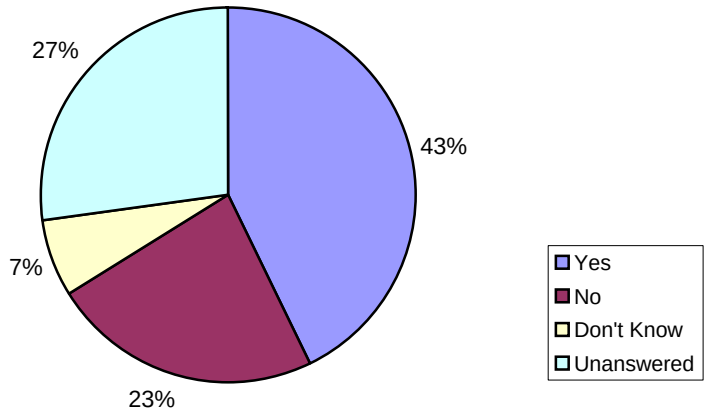
Q.04 - Strategic Objectives (Paragraphs 12.2-12.20) - Do you agree with the LDP's Strategic Objectives?



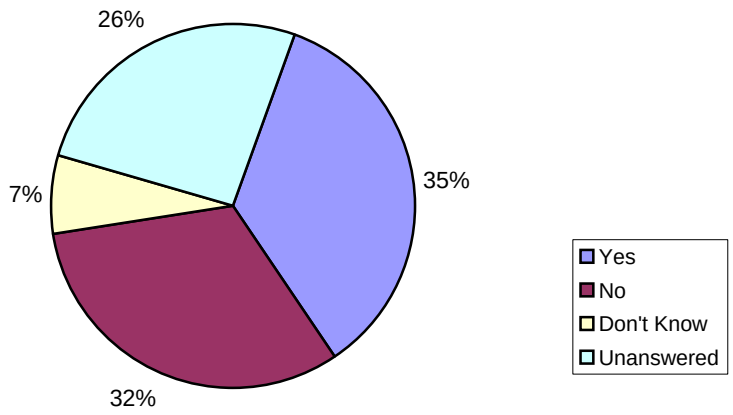
Q.O5 - Strategy Options (Paragraph 13.1 - 13.2) - Do you agree that the Council has considered appropriate strategy options for the LDP?



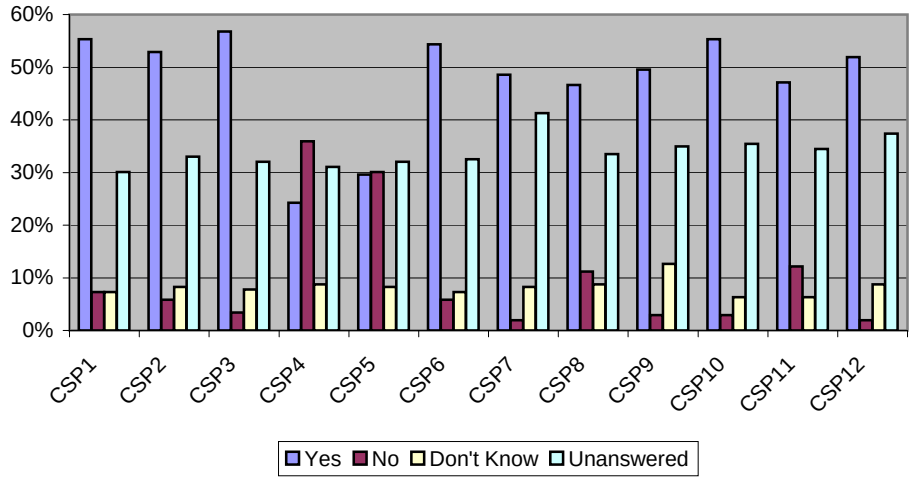
Q.06 - Draft Preferred Spatial Strategy (Paragraphs 14 - 14.4 and key diagram) - Do you agree with the Draft Preferred Spatial Strategy?

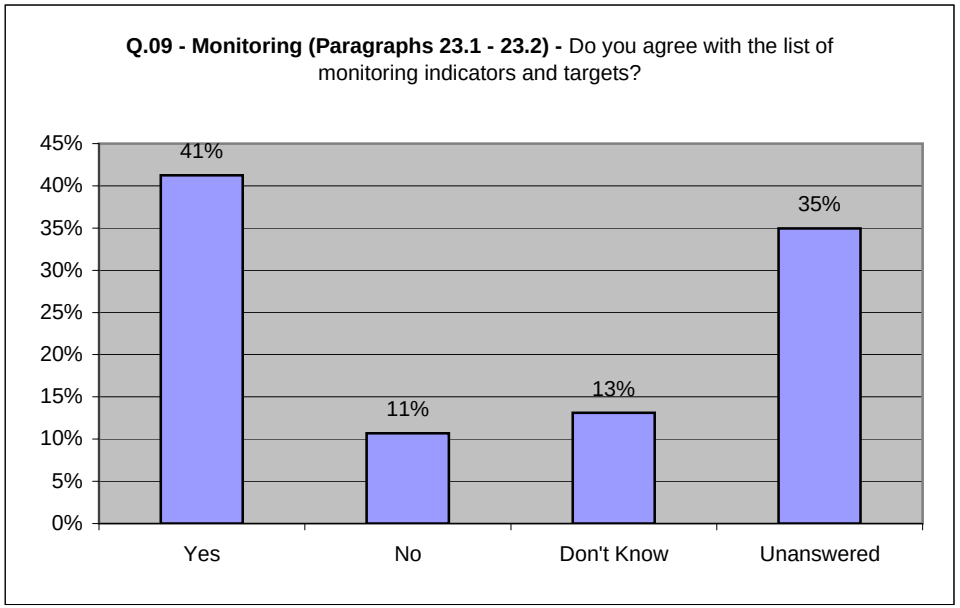


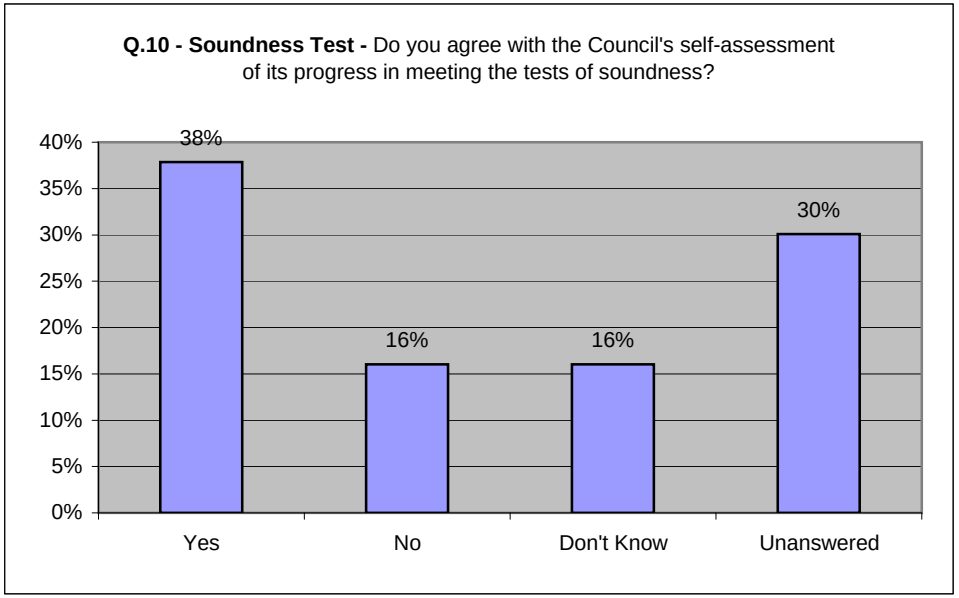
Q.07 - Settlement Strategy (Paragraphs 15.1 - 19.1) - Do you agree with the settlement strategy hierarchy?

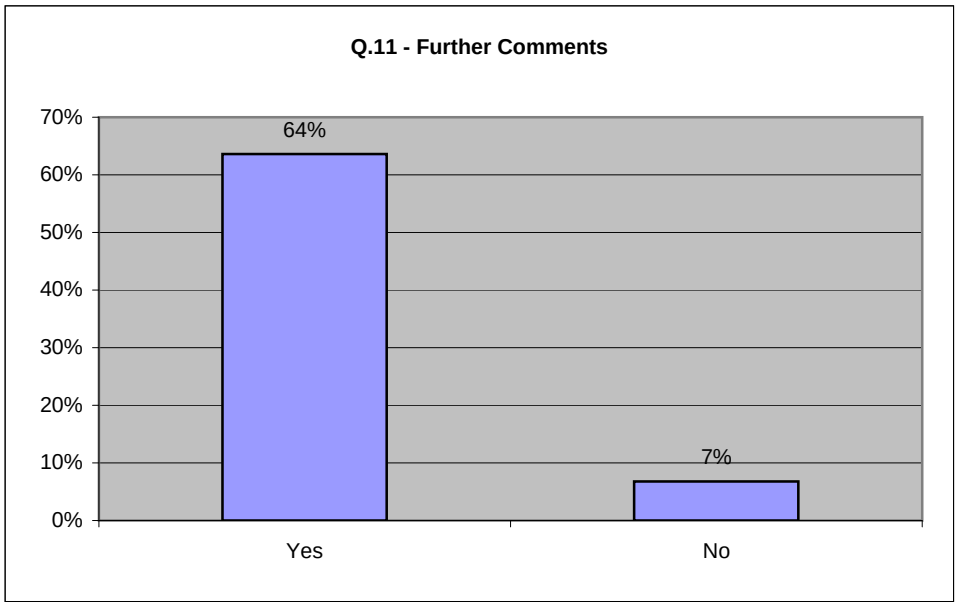


Q.08 - Core Strategic Policies (Paragraphs 20.1 - 20.2) - Do you agree with the Core Strategic Policies CSP1 - CSP12?




Q.09 - Monitoring (Paragraphs 23.1 - 23.2) - Do you agree with the list of monitoring indicators and targets?
45%
40%
35%
30%
25%
20%
15%
10%
5%
0%
41%
11%
13%
35%
Yes
No
Don't Know
Unanswered


Q.10 - Soundness Test - Do you agree with the Council's self-assessment of its progress in meeting the tests of soundness?
40%
35%
30%
25%
20%
15%
10%
5%
0%
38%
16%
16%
30%
Yes
No
Don't Know
Unanswered


Q.11 - Further Comments
70%
60%
50%
40%
30%
20%
10%
0%
64%
7%
Yes
No

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