



LOCAL DEVELOPMENT PLAN

SUSTAINABILITY APPRAISAL REPORT

2015 ADDENDUM



Vale of Glamorgan Local Development Plan

Sustainability Appraisal Report Addendum (2015)

Contents

	Page
1. Introduction.	3
2. Overview of Representations on the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) Representations.	4
Appendix 1 Sustainability Appraisal (including Strategic Environmental Assessment) of Proposed Focused Changes.	5
Appendix 2 Schedule of SA / HRA Representations and Council's response.	118

1. Introduction

- 1.1. Vale of Glamorgan as Local Planning Authority published its Deposit Local Development Plan (DLDP) for the purposes of consultation in November / December 2013.
- 1.2. In preparing LDPs Local Planning Authorities are required to undertake a Sustainability Appraisal (SA) of the Plan to assess whether sustainability issues have been adequately addressed. The SA also incorporates the requirements for a Strategic Environmental Assessment (SEA).
- 1.3. The Local Planning Authority is also required to prepare a Habitats Regulation Assessment (HRA) of the LDP as a requirement of the Habitats Directive (92/43/EEC) as set out in the Conservation of Habitats and Species Regulations 2010 (as amended). The purpose of HRA is to assess the impacts of a land-use plan, in combination with the effects of other plans and projects, against the conservation objectives of a European Site and to ascertain whether it would adversely affect the integrity of that site.
- 1.4. The SA Report and the HRA Report were published alongside the Deposit LDP in September 2013. Comments were invited on the contents of the reports as part of the wider public consultation exercise.
- 1.5. This document is an addendum to the SA Report and should therefore be read in conjunction with the main report. The document also sets out the comments on the SA and HRA received along with the Council's response to the points raised.
- 1.6. It should be highlighted that this document only relates to the representations received in regard to the SA Report and HRA Report. Responses to those comments received in regard to the Deposit LDP and Register of Alternative Sites respectively are dealt with in the LDP Consultation Report.
- 1.7. Following consideration of the representations received, the Council has recommended a number of 'focussed changes' to the advertised Deposit Plan. These changes have been assessed through the SA process and these findings are set out in the SA of the Proposed Focused Changes Report (refer to Appendix 1).
- 1.8. The Council's HRA consultants Enfusion have undertaken a HRA review of the proposed focused changes and these are set out in a separate document.

2. Overview of Representations

2.1 Following consultation, the Council received a total of 40 representations relating to the HRA and SA/SEA of which 32 were objections, 1 was a comment and 7 were in support. A detailed schedule of all representations received is set out in Section 3.

2.2 The main points raised are summarised below:

- 13 objections to the SA of individual site allocations identified under MG2.
- 2 objections sought the text in the SA relating to the assessment of the individual site allocations to be amended.
- The remainder of the objections queried the methodology of the SA and sought minor amendments to the text of the SA including an amendment to the monitoring indicator for water efficiency, concern about condensing results in the Summary of Results and Cumulative Impacts section, and questioning the level of mitigation identified in the SA conclusions.
- Natural Resources Wales (NRW) gave detailed comments on the contents of the SA including support for the Implementation and Monitoring section and Climate Change Monitoring.
- There was only 1 representation relating to the HRA. This was from NRW which sought to support the well-structured HRA report.

2.3 Appendix 2 (Schedule of Sustainability Appraisal / Habitats Regulations Assessment Representations and Council's Response) sets out the summary of individual representations relating to the SA and HRA received and the Council's response. The representations received are not considered to warrant any changes to the Sustainability Appraisal assessments.

Appendix 1: Sustainability Appraisal (including Strategic Environmental Assessment) of Focused Changes

Contents

	Page
1. Background	7
2. Introduction	7
3. Methodology	8
4. Screening of the Focused Changes	8
5. Detailed Assessment of the Focused Changes	8
6. Conclusions and Recommendations	9
Appendix A Initial Screening Assessment of Focused Changes	11
Appendix B Amended Sustainability Appraisal	69

1. Background

- 1.1. The consultation on the Deposit LDP took place in November / December 2013. As a result of the consultation the Vale of Glamorgan Council now proposes to make a number of changes to the LDP. The Schedule of Focused Changes found within Appendix 4 to the Cabinet Report (1st June 2015) sets out the changes being made to the November 2013 Deposit LDP in order to produce the current publication version. These are changes that are recommended to the Planning Inspector that are considered to be necessary to ensure the soundness of the Plan.
- 1.2. Any Focused Changes being proposed need to be assessed in the same way as the original Plan proposals. These changes now require consideration by the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) in order to check if they alter the 'likely significant effects' predicted, or may lead to any new potential significant effects. It is also good practice to indicate where text in the SA Report should be seen to be amended from its original consultation version, and how, even where this does not change its outcomes.
- 1.3. This document sets out the way in which this process has been undertaken in relation to the proposed Focused Changes, and the conclusions reached.

2. Introduction

- 2.1. This document forms an Addendum to the September 2013 SA Report and identifies whether the outcomes of that report should be varied from those originally reported as a result of the LDP Focused Changes. Where they should be varied, this Addendum has been created to specify where and how. Any supplementary recommendations have already been made to the Council, and accepted as recommended, as will be described later in this addendum. The LDP has thus been updated accordingly.
- 2.2. As such, this addendum is a full SA of the Focused Changes, but should be read in conjunction with the original SA Report.
- 2.3. This Addendum sets out the following:
 - 'Screens' the Focused Changes to see if they 'materially' change (i.e. change what actions the LDP might inevitably lead to) what the SA assessed, or what the SA assumed about how the LDP would be implemented;
 - Undertakes a detailed assessment of the proposed changes 'screened in' to require further assessment
 - Provides conclusions and recommendations to clarify where references in the original SA Report should be changed and reports on any further potential significant effects which could be brought about by the proposed changes to the LDP.

3. Methodology

- 3.1 All the proposed Focused Changes have the potential to change the assessment of likely effects on social, economic and environmental interests. However, many of the changes proposed are minor or relate to updates or clarification and are therefore not significant in terms of their overall impact.
- 3.2 The first step is an initial SA 'screening' of all the Focused Changes to identify those that could have a significant effect on the final outcome of implementation of the Plan. In several cases, a single substantive change resulted in a number of changes throughout the Plan to update policies, allocations and explanatory paragraphs to take account of the change. Each proposed focused change has first been compared against the original LDP policies and supporting information to check whether or not it changes what the original policy or other statements intended (and thus if it could change the SA results), and also whether or not it changes any of the SA's original assumptions.
- 3.3 The second step is where the Focused Changes have been 'screened in' the identified 'substantive changes' have been assessed in more detail. This has involved analysing the main identified outcomes of the changes against the objectives and questions set out in the SA Scoping Document. The appraisal methodology is based on assessing the extent to which each element of the Plan works towards meeting the identified SA objectives and therefore identifying the extent to which the Focused Changes have changed these outcomes.
- 3.4 The final step is to check the SA outcomes, recommendations and monitoring framework. As a result of the previous step, the SA recommendations and monitoring framework were checked in order to provide assurance, and better summarise the potential significant implications of the LDP and uncertainties of the SA.

4. Screening of Focused Changes

- 4.1 The initial screening assessment is set out in the table in Appendix A.
- 4.2 From this exercise, 72 separate Focused Changes were identified that needed more detailed consideration.

5. Detailed Assessment of the Focused Changes

- 5.1 Following the initial screening, there was a total of 9 Focused Changes which were identified 'substantive changes' and have been assessed in more detail in Appendix B.
- 5.2 Policies reviewed in this section are:
- Policy SP3 Residential Requirement
 - Policy SP5 Employment Requirements
 - Policies MG1 Housing Supply in the Vale of Glamorgan

- Policy MG2(20) Land to the north and west of Darren Close, Cowbridge
- Policy MG2(46) Land west of Swanbridge Road, Sully
- Policy MG4 Affordable Housing
- Policy MG9(1) Land to the South of Junction 34 M4 Hensol
- Policy MG11 Land to the south of Junction 34 M4 Hensol.

5.3 The Focused Changes with 'substantive changes' were reviewed against the SA for the relevant policies of the Deposit LDP.

6. Conclusions and Recommendations

6.1 Of the 8 policies reviewed, only 3 policies did not result in any change to the SA assessment, namely Policies SP3, MG1 and MG2(46). Three of the policies to be re-assessed (Policies SP5, MG9(1) and MG11) related to employment allocation on the land to the south of Junction 34 M4, Hensol. Although the gross area of the site has increased by 10.7ha, there was only a 1.33ha increase in the net developable area. The review of the SA concluded that although biodiversity and greenfield land would be affected by the development, given the small increase in net developable area it would not strongly detract from the achievement of the SA objectives and therefore affect the score of the SA.

6.2 The assessment to Policy MG2(20) Land to the north and west of Darren Close, Cowbridge resulted in a more significant negative effect on the natural and built environment. The reviewed assessment of Policy MG4 resulted in a more positive contribution to meeting the following SA objective: the maintaining and improving access for all and reduction the causes of deprivation.

6.3 Given the minor changes to the SA there are no proposed changes to the Sustainability Appraisal recommended.

Appendix A: Initial Screening Assessment of Focused Changes

LDP Section 4: Vision and Objectives

FC Ref	Section	Rep I.D	Proposed Focused Change	Reasoned Justification	Detailed SA needed?	Reason
FC1	4.13	2590/7/1	<p>Amend Paragraph 4.13 with additional sentence:</p> <p>A strong and diverse economy is an essential component of sustainable communities providing employment opportunities and attracting investment. The LDP will seek to maximise the opportunities presented by the Vale of Glamorgan's location within the South East Wales Capital Region and capitalise on the designation of the St Athan – Cardiff Airport Enterprise Zone to attract inward investment, and focus on its economic assets such as MoD St Athan and Barry Docks to benefit the region as a whole. <u>With regard to Barry Docks, the Council will favour development proposals which assist the long term viability of Barry's Port to facilitate the efficient and reliable movement of freight by sea.'</u></p>	To clarify the functional importance of Barry Docks for transportation within the LDP.	No	The changes relates to improving accuracy, completeness, clarity and/or consistency.

LDP Section 5: LDP Strategy

FC Ref	Section	Rep I.D	Proposed Focused Change	Reasoned Justification	Detailed SA needed?	Reason
FC2	5.22	2230/1/7	<p>Include the additional bullet points with Paragraph 5.22 under the following settlement headings</p> <p>Llantwit Major</p> <ul style="list-style-type: none"> • <u>Provide for an appropriate level, range and choice of housing, including affordable housing to meet local need</u> <p>Penarth</p> <ul style="list-style-type: none"> • <u>Provide for an appropriate level, range and choice of housing, including affordable housing to meet local need</u> 	To provide consistency in terms of the Area Objectives for Service Centre Settlements in providing new housing.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.

LDP Section 5: Strategic Policies

FC Ref	Section	Rep I.D	Proposed Focused Change	Reasoned Justification	Detailed SA needed?	Reason
FC3	Policy SP3	Multiple	Amend residential requirement figure in Policy SP3 – Residential Requirement to read:	To reflect new evidence and additional supporting information considered within the Housing	Yes	The changes relate to amendment to Policy.

			<p>POLICY SP 3 - RESIDENTIAL REQUIREMENT IN ORDER TO MEET THE IDENTIFIED RESIDENTIAL REQUIREMENT, LAND IS MADE AVAILABLE IN SUSTAINABLE LOCATIONS FOR THE PROVISION OF 9950 9500 NEW RESIDENTIAL UNITS UP TO 2026.</p> <p>TO ENSURE A SUFFICIENT SUPPLY OF HOUSING LAND IS MAINTAINED DURING THE PLAN PERIOD, THE RELEASE OF HOUSING LAND WILL BE PHASED IN FIVE YEAR PERIODS WITH PRIORITY BEING GIVEN TO BROWNFIELD AND COMMITTED SITES AND THOSE WHICH DELIVER KEY INFRASTRUCTURE</p> <p><i>Together with all other consequential changes to the Plan that may be required. Including Paragraphs 5.42 and 5.43.</i></p>	Provision background paper (2015) and to enable the delivery of the LDP Strategy and Plan Objectives.		
FC4	Policy SP4	31/5/1 4679/1/37 5020/1/1 6236/5/1 6236/8/1	<p>Amend Affordable Housing Figure in Policy SP4 to read:</p> <p>POLICY SP 4 - AFFORDABLE HOUSING PROVISION</p> <p>THE RESIDENTIAL REQUIREMENT IDENTIFIED IN POLICY SP 3 WILL BE EXPECTED TO CONTRIBUTE TO THE ESTABLISHED COMMUNITY HOUSING NEEDS OF THE VALE OF GLAMORGAN BY PROVIDING 2694 2914 AFFORDABLE RESIDENTIAL</p>	Amendment to the affordable housing target to reflect the findings of the Council's Affordable Housing Viability Assessment and number of known affordable dwellings secured/delivered since the start of the LDP plan period.	No	The changes relate to ensuring the Plan reflects up to date and robust data and evidence.

			<p>UNITS OVER THE PLAN PERIOD.</p> <p><i>Together with all other consequential changes to the Plan that may be required.</i></p>			
FC5	Policy SP5	4955/1/1 4955/13/2	<p>Amend Policy SP5 as follows</p> <p>POLICY SP 5 - EMPLOYMENT REQUIREMENT</p> <p>IN ORDER TO ENSURE THE CONTINUED PROSPERITY OF THE VALE OF GLAMORGAN AND PROMOTE GROWTH IN THE CAPITAL REGION, 480 HECTARES 490 HECTARES (366 HA-NET) (367 HA NET) OF LAND IS ALLOCATED TO MEET REGIONAL AND LOCAL EMPLOYMENT NEEDS.</p> <p><i>Together with all other consequential changes to the Plan that may be required.</i></p>	To reflect consequential change to the overall employment land allocated as a result of the amended boundary allocation for MG9 (1) land to the South of Junction 34, M4 Hensol.	Yes	The changes relate to amendment to Policy.
FC6	Policy SP5 Para. 5.55	4955/1/1 4955/13/2 4679/1/23	<p>Amend Paragraph 5.55 to read:</p> <p>To promote economic growth LDP Policy MG 9 allocates 433.5 444.2 hectares (312.9Ha net) (314.23 Ha net) of land on three major employment sites at St Athan Aerospace Business Park, Land adjacent to Cardiff Airport, and land to the south of M4 Junction 34 (Hensol) to meet regional need. In allocating these sites the Council recognises the strategic importance of each site both in locational terms and as the catalyst for new employment within the South East Wales region. The <u>Development of the allocated employment land is estimated these sites are likely to generate a potential</u></p>	<p>To reflect consequential change to the overall employment land allocated as a result of the amended boundary allocation for MG9 (1) land to the South of Junction 34, M4 Hensol.</p> <p>To quantify the number of jobs estimated be generated within the</p>	No	The changes relate to amendment to Policy.

			<p><u>7,610-10,610 jobs within the Vale of Glamorgan. Development of these sites will also create additional (indirect) jobs within the wider region.</u> an additional 12,000– 15,000 new jobs within the Economy of South East Wales. The major <u>strategic employment</u> allocations are intended to specifically meet the needs of the needs of the following key economic sectors:</p> <p><i>Together with all other consequential changes to the Plan that may be required.</i></p>	Vale of Glamorgan in line with updated evidence.		
FC7	Policy SP8	170/1/1	<p>Amend Policy SP8 to read:</p> <p>POLICY SP8 – SUSTAINABLE WASTE MANAGEMENT</p> <p>THE CAPACITY REQUIREMENTS OF 291,600 TONNES IDENTIFIED IN THE REGIONAL WASTE PLAN WILL BE MET THROUGH A COMBINATION OF INBUILDING WASTE MANAGEMENT SOLUTIONS.</p> <p><u>DEVELOPMENT PROPOSALS WILL BE FAVOURED WHICH SUPPORT THE PROVISION OF A NETWORK OF INTEGRATED WASTE MANAGEMENT FACILITIES WHICH ASSIST IN MEETING THE WASTE MANAGEMENT CAPACITY IDENTIFIED IN THE NATIONAL COLLECTIONS, INFRASTRUCTURE AND MARKETS SECTOR PLAN</u></p> <p>THE FOLLOWING LOCATIONS ARE CONSIDERED SUITABLE FOR THE DEVELOPMENT OF IN-</p>	To reflect approach to the management of waste following the introduction of the Welsh Government National Collections, Infrastructure and Market Sectors Plan (2012) and updates to national planning policy such as Technical Advice Note 21 Waste (February 2014).	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.

			<p>BUILDING WASTE MANAGEMENT SOLUTIONS:</p> <ul style="list-style-type: none"> • ATLANTIC TRADING ESTATE; • THE OPERATIONAL PORT OF BARRY DOCKS; • LLANDOW INDUSTRIAL ESTATE; AND • ON SUITABLE EXISTING AND ALLOCATED CLASS B2 EMPLOYMENT SITES. <p>THE PROVISION OF OPEN AIR FACILITIES SUCH AS CIVIC AMENITY SITES, COMPOSTING AND RECYCLING OF COMMERCIAL AND DEMOLITION WASTE WILL ALSO BE PERMITTED ON EXISTING CLASS B2 EMPLOYMENT SITES, OPERATIONAL MINERAL WORKING SITES OR WITHIN OR ADJOINING EXISTING FARM COMPLEXES WHERE THEY DO NOT CONFLICT WITH EXISTING OR PROPOSED NEIGHBOURING USES.</p>			
FC8	Policy SP8 Paragraphs 5.81-5.86	N/A	<p>Amend paragraph 5.81 - as follows:</p> <p>5.81 In accordance with the Welsh Government Strategy Towards Zero Waste, One Wales (June 2010), National Planning Policy and the South East Wales Regional Waste Plan (RWP) 1st Review (2008), the Council is committed to promoting the reduction, reusing and recycling of waste within the Vale of Glamorgan.</p> <p><u>5.81 The Collections, Infrastructure and Markets Sector Plan (2012) 'Towards Zero Waste' is the overarching waste strategy document for Wales,</u></p>	Consequential changes to supporting written justification as a result of the proposed Focused Change to Policy SP4; to reflect the introduction of the Market Sector Plan (2012), Technical Advice Note 21 (TAN) Waste (February 2014), and factual update in respect of the Regional HWRC facility at Trident Park, Cardiff.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.

		<p><u>and covers the management of all waste in Wales and suggests where improved recycling is needed and aims to facilitate infrastructure developments to address the waste management's capacity needs for Wales. For South East Wales, the plan identifies a requirement for additional waste management facilities capable of handling between 421,000 and 871,000 tonnes by 2024-2025.</u></p> <p>Delete Paragraph 5. 82 and renumber subsequent paragraphs</p> <p>5.82 The RWP 1st Review sets the strategic framework for the management of waste within the South East Wales region and includes each local authority's requirements for the provision of regional waste facilities. For the Vale of Glamorgan, the RWP 1st Review identifies an indicative capacity of between 252,826 and 291,582 tonnes, which equates to approximately five to six inbuilding facilities and a land requirement of between 8.4 and 15.1 hectares4.</p> <p>5.83 <u>5.82</u> As the Waste Planning Authority, the Council has a statutory responsibility for the collecting and disposing of Municipal (household) Waste and for land use planning control over waste management. At present the Council complies with its statutory duty by providing two Household Waste Recycling Centres (HWRC) located at the Atlantic Trading Estate in Barry (serving the Eastern area of the Vale of Glamorgan)</p>			
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		<p>and at the Llandow Trading Estate in Llandow (serving the Western area of the Vale of Glamorgan). The Atlantic Trading Estate HWRC is a modern facility which complies with current regulations and has been operational since September 2011, however, there is an urgent need to upgrade or replace the Western area HWRC in Llandow which has been operating since 1993/94 and is no longer considered suitable to serve the long-term needs of the area. It is therefore recognised that a new HWRC will need to be provided (or the existing facility upgraded) to make appropriate provision for existing and new residents of the western part of the Vale of Glamorgan, with such proposals to be considered under Policy SP 8.</p> <p>Additional factual changes to take account of TAN21 (2014) and the opening of the HWRC facility at Trident Park:</p> <p>5.84 <u>5.83</u> In addition to the HWRC's the Council, in partnership with Cardiff, Newport, Caerphilly and Monmouth, has formed <i>Prosiect Gwyrdd</i> for the purposes of procuring a regional municipal residual waste facility. The partnership announced in 2013 that Viridor was the preferred bidder, with their proposal at Trident Park in Cardiff seeking to deliver a facility that will replace each local authority's current arrangements of disposing of Residual municipal waste to landfill after recycling and composting has been maximised. <u>The Trident Park HWRC became fully operational in</u></p>			
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		<p><u>March 2015 and will handle 350,000 tonnes of residual waste, or post-recycling waste, per year, of which 172,000 tonnes of that will be come from the five Councils that make up the Prosiect Gwyrdd partnership, therefore negating the need for the additional landfill provision within the Vale of Glamorgan.</u> Accordingly, although the Vale of Glamorgan does not currently have any landfill facilities for residual waste, it is anticipated that the facility will be operational by 2014/15 such that Policy SP 8 does not provide for any additional requirements for the provision of landfill in the Vale of Glamorgan.</p> <p>5.85 <u>5.84</u> Policy SP 8 identifies the Council's preferred locations for in-building waste facilities, which have had regard to the site selection guidance contained in the RWP <u>South East Wales Regional Waste Plan</u> 1st Review (2008) and <u>national planning policy</u>. This advises that local planning authorities should in the first instance examine whether existing class B2 and major industrial sites could adequately accommodate new waste management facilities. Atlantic Trading Estate, the Operational Port of Barry Docks and Llandow Industrial Estate satisfy this guidance and have sufficient capacity to meet the requirements of the RWP. It should be noted that these locations either accommodate existing waste management facilities or have extant planning permissions for such facilities. In order to provide further flexibility, Policy SP 8 also identifies existing Class B2 'general industrial' (and</p>			
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			<p>similar) employment sites, as being suitable locations for additional waste management facilities <u>consistent with national planning guidance.</u> Applications for such facilities will still need to demonstrate that there would be no unacceptable impacts on local amenity through compliance with other Policies within the Plan.</p> <p>5.86 5.85 For open air facilities, the RWP 1st Review provides an indicative capacity calculation for additional facilities such as civic amenity sites, open composting and recycling of commercial and demolition waste. However the RWP does not provide an indicative land requirement or identify the number of facilities required since site availability will determine the size of a facility, rather than vice versa. Consequently the LDP seeks to facilitate their provision through Policy SP 8 by identifying suitable locations where such facilities may be acceptable and would not conflict with neighbouring uses.</p> <p><u>5.86 Planning applications for waste management facilities will be considered against national planning policy and guidance and other relevant LDP Policies. Technical Advice Note 21: Waste (2014) sets out detailed guidance on specific waste related planning considerations that developers will be required to meet to satisfy Policy SP8.</u></p>			
FC9	Policy SP9 Para. 5.87	22/1/1	<p>Amend paragraph 5.87 to read: The Vale of Glamorgan is an important supplier of minerals and as the Minerals Planning Authority the</p>	Revision to paragraph in line with the revised Minerals Background Paper and the aggregates	No	The changes relate to improving accuracy, completeness, clarity

			<p>Council has the responsibility for ensuring that the LDP provides for a continued supply of minerals during and beyond the period covered by the LDP. The assessment of the adequacy of the land bank is made in the light of guidance contained in MTAN1: <u>Aggregates and of the sub regional apportionments set out in the Regional Technical Statement (2008) in the South Wales Regional Technical Statement on Aggregates.</u></p>	Regional Technical Statement (RTS) 2014.		and/or consistency.
FC10	Policy SP9 Para. 5.88	22/1/1 2704/1/4	<p>Amend paragraph 5.88 to read:</p> <p>At January 20125 the Vale of Glamorgan landbank for hard rock aggregate was 56.2 years giving a landbank of 41.2 years available at 2026. Reserves of hard rock for non aggregate (i.e. cement production) are sufficient for at least 28 years supply. In addition, the Vale of Glamorgan has more than sufficient reserves to satisfy the apportionments set out in the RTS either individually or in combination with Bridgend County Borough Council. At October 2014 the Vale of Glamorgan landbank for hard rock aggregate was 33.5 years giving a landbank of 18.5 years available at 2026. Reserves of hard rock for non-aggregate production (i.e. cement production) are sufficient for 26 years supply. The Vale of Glamorgan therefore has sufficient reserves to satisfy the requirements of the Regional Technical Statement.</p>	Revision to paragraph in line with the revised Minerals Background Paper and the aggregates Regional Technical Statement (RTS) 2014. The updated Minerals Planning background paper indicates there are sufficient reserves within the Vale of Glamorgan to satisfy the requirements of the 2014 RTS.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency. The Minerals landbank (supply) has been re-calculated and now include limestone reserves used for non-aggregate products such as steel and cement.

FC11	Policy SP9 Para. 5.91	2590/6/3	Although the Wharf at Barry Docks has not been used for landing marine sand and gravel since 2005 it is recognised that this is a potential supply route of sand and gravel resource into the region. The wharf site is therefore identified and safeguarded as shown on the Proposals Map. <u>The wharf site is therefore safeguarded on the Proposals Map and future proposals will need to consider the potential impact on the landing of marine sand and gravel at Barry Docks. The safeguarding of the wharf does not prevent its use to land other goods and does not affect permitted development rights.</u>	To clarify the safeguarding of the sand and gravel wharf. Further details on assessing future development proposals within the safeguarded areas will be addressed in the Minerals Safeguarding Supplementary Planning Guidance to be consulted upon in due course.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.
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LDP Section 6: Managing Growth in the Vale of Glamorgan

FC Ref	Section	Rep I.D	Proposed Focused Change	Reasoned Justification	Detailed SA needed?	Reason
FC12	Policy MG1 (page 55)	Multiple	POLICY MG 1 - HOUSING SUPPLY IN THE VALE OF GLAMORGAN IN ORDER TO MEET THE HOUSING LAND REQUIREMENT OF 9,950 9,500 NEW DWELLINGS PROVISION WILL BE MADE FOR THE DEVELOPMENT OF UP TO 10,450 NEW DWELLINGS DURING THE PLAN PERIOD. THIS WILL BE MET THROUGH:	To reflect new evidence and additional supporting information considered within the Housing Provision background paper (2015) and to enable sufficient flexibility in delivering the LDP Strategy and Plan Objectives.	Yes	The change relates to amendment to Policy.

			<p>1. ALLOCATIONS WITHIN THE PLAN (INCLUDING 5% <u>10%</u> FLEXIBILITY);</p> <p>2. DEVELOPMENT SITES WITH EXTANT PLANNING PERMISSIONS;</p> <p>3. DEVELOPMENT OF UNALLOCATED WINDFALL SITES IN SUSTAINABLE LOCATIONS; AND</p> <p>4. SMALL SITES, INCLUDING INFILL, THE CONVERSION OF SUITABLE BUILDINGS AND SUBDIVISION OF EXISTING DWELLINGS.</p> <p>TO ENSURE AN ADEQUATE SUPPLY OF HOUSING LAND IS MAINTAINED DURING THE PLAN PERIOD, THE RELEASE OF HOUSING LAND WILL BE PHASED IN FIVE YEAR PERIODS WITH PRIORITY BEING GIVEN TO BROWNFIELD AND COMMITTED SITES AND THOSE WHICH DELIVER KEY INFRASTRUCTURE.</p> <p><i>Together with all other consequential changes to the Plan that may be required.</i></p>					
FC13	6.9 (Housing Supply Table)	Multiple	<p>6.9 In order to provide sufficient land to accommodate the projected growth, the LDP will provide a policy framework for the construction of new dwellings as follows:</p> <table border="1" data-bbox="562 1198 1117 1311"> <tr> <td>Development of Sites with extant planning permissions (10 or more dwellings) at April 2011</td> <td>175</td> </tr> </table>	Development of Sites with extant planning permissions (10 or more dwellings) at April 2011	175	Consequential change required following amendments to the housing supply and residential allocation in Policy MG 2.	Yes	The change relates to amendment to Policy. Substantive change to the housing land supply of the Plan.
Development of Sites with extant planning permissions (10 or more dwellings) at April 2011	175							

			<table border="1"> <tr> <td>Allocations within the Plan (of which 500 units are identified on a reserve site for flexibility)</td> <td>7829</td> </tr> <tr> <td>Development of unallocated windfall sites (10 or more dwellings)</td> <td>1587</td> </tr> <tr> <td>Development of small sites (less than 10 dwellings)</td> <td>861</td> </tr> <tr> <td>TOTAL DWELLING SUPPLY 2011-2026</td> <td>10452</td> </tr> </table> <p><i>Together with all other consequential changes to the Plan that may be required.</i></p>	Allocations within the Plan (of which 500 units are identified on a reserve site for flexibility)	7829	Development of unallocated windfall sites (10 or more dwellings)	1587	Development of small sites (less than 10 dwellings)	861	TOTAL DWELLING SUPPLY 2011-2026	10452			
Allocations within the Plan (of which 500 units are identified on a reserve site for flexibility)	7829													
Development of unallocated windfall sites (10 or more dwellings)	1587													
Development of small sites (less than 10 dwellings)	861													
TOTAL DWELLING SUPPLY 2011-2026	10452													
FC14	Policy MG2 (20)	117/1/1 117/1/2	<p>Amend site are boundary hectare</p> <table border="1"> <tr> <td>20</td> <td>Land to the north west of Darren Close, Cowbridge</td> <td>17 27</td> <td>390</td> </tr> </table> <p><i>Together with all other consequential changes to the Plan that may be required.</i></p>	20	Land to the north west of Darren Close, Cowbridge	17 27	390	To reflect site boundary necessary to facilitate the provision of the necessary highway infrastructure and improvements to the layout of the development.	Yes	The change clarifies the site boundary.				
20	Land to the north west of Darren Close, Cowbridge	17 27	390											
FC15	Policy MG2	4679/1/2	<p>Amend Policy MG2 to remove 'reserve site' designation:</p> <table border="1"> <tr> <td></td> <td>Reserve Site</td> <td></td> <td></td> </tr> <tr> <td>46</td> <td>Land West of Swanbridge Road, Sully</td> <td>20</td> <td>500</td> </tr> </table> <p><i>Together with all other consequential changes to the Plan that may be required.</i></p>		Reserve Site			46	Land West of Swanbridge Road, Sully	20	500	To provide certainty on the housing allocation and to ensure sufficient flexibility of the Plan.	Yes	The change relates to amendment to Policy and including site in housing allocations.
	Reserve Site													
46	Land West of Swanbridge Road, Sully	20	500											

FC16	Policy MG4	31/5/1 4679/1/37 5020/1/1 6236/5/1 6236/8/1	<p>POLICY MG 4 - AFFORDABLE HOUSING</p> <p><u>RESIDENTIAL DEVELOPMENTS (INCLUDING MIXED USE SCHEMES) WILL BE REQUIRED TO CONTRIBUTE TO MEETING AFFORDABLE HOUSING NEED AND SHOULD MEET THE LEVELS OF AFFORDABLE HOUSING SET OUT BELOW:</u></p> <p><u>30% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:</u></p> <ul style="list-style-type: none"> • <u>BARRY;</u> <p><u>35% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:</u></p> <ul style="list-style-type: none"> • <u>LLANTWIT MAJOR ;</u> • <u>RHOOSE; AND</u> • <u>ST ATHAN.</u> <p><u>40% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN</u></p> <p><u>A NET GAIN OF 1 DWELLING OR MORE; OR THE CONVERSION OF EXISTING BUILDINGS RESULTING IN A NET GAIN OF 2 OR MORE DWELLINGS IN:</u></p> <ul style="list-style-type: none"> • <u>COWBRIDGE;</u> • <u>DINAS POWYS;</u> 	Policy has been amended to ensure that the LDP is consistent with national planning policy in respect of affordable housing requirements, and to reflect the findings of the Council's Affordable Housing Viability Assessment Review (2014)	Yes	The changes relate to amendment to Policy.
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		<ul style="list-style-type: none"> • <u>LLANDOUGH;</u> • <u>PENARTH;</u> • <u>SULLY;</u> • <u>WENVOE;</u> • <u>THE MINOR RURAL SETTLEMENTS; AND</u> • <u>THE RURAL VALE OF GLAMORGAN.</u> <p><u>THE PROVISION OF AFFORDABLE HOUSING WILL BE NEGOTIATED ON A SITE-BY-SITE BASIS TAKING INTO ACCOUNT THE EVIDENCED VIABILITY OF THE DEVELOPMENT. CONTRIBUTIONS WILL MADE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE COUNCIL'S AFFORDABLE HOUSING SPG, WHICH PROVIDES GUIDANCE ON VIABILITY AND THE CIRCUMSTANCES UNDER WHICH CONTRIBUTIONS MAY BE VARIED OR REVIEWED.</u></p> <p>POLICY MG 4 AFFORDABLE HOUSING</p> <p>THE PROVISION OF A MINIMUM OF 30% AFFORDABLE HOUSING WILL BE REQUIRED ON ALL RESIDENTIAL DEVELOPMENTS WHERE THERE IS A NET GAIN OF 5 OR MORE UNITS IN:</p> <ul style="list-style-type: none"> • BARRY; • LLANTWIT MAJOR; • RHOOSE; AND • ST ATHAN. 			
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			<p>ALL NEW RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 1 DWELLING OR MORE; OR THE CONVERSION OF EXISTING BUILDINGS RESULTING IN A NET GAIN OF 2 OR MORE DWELLINGS; WILL REQUIRE A MINIMUM AFFORDABLE HOUSING CONTRIBUTION OF 35% IN:</p> <ul style="list-style-type: none"> • COWBRIDGE; • DINAS POWYS; • LLANDOUGH; • PENARTH; • SULLY; • WENVOE; • THE MINOR RURAL SETTLEMENTS AND • THE RURAL VALE OF GLAMORGAN. <p><i>Together with all other consequential changes to the Plan that may be required.</i></p>			
FC17	Policy MG4 Paras. 6.26-6.37	N/A	<p>Amend paragraphs 6.26 through to 6.37 to read</p> <p>6.26 The findings of the Affordable Housing Viability Study (AHVA) (2010)¹¹ indicates that there exists a mixed pattern of viability across the Vale of Glamorgan, with development proposals of 5 dwellings and above in the areas of Barry Llantwit Major, St Athan, Rhose capable of providing 30% affordable housing. In Cowbridge, Penarth, Dinas Powys, Wenvoe and the minor rural settlements sites of 1 dwelling or more are viable to support affordable housing provision of up to</p>	As consequential changes to Policy MG4 and to reflect factual changes as a result of the Council's review of its Affordable Viability evidence.	Yes	The changes relate to amendment to Policy.*

		<p>40%.</p> <p><u>6.26 The findings of the Council's Affordable Housing Viability Update Report (AHVA 2014), highlights that the Vale of Glamorgan has amongst the highest house prices in Wales, which generates significant land values from which section 106 contributions can be sought by the Council. Indicating that within the Vale of Glamorgan new residential developments have the potential for supporting affordable housing contributions of 30% in the Barry housing market area, 35% in Llantwit Major, Rhoose and St Athan, and elsewhere 40% affordable housing contributions.</u></p> <p>6.27 In support of the findings of the AVHA, the Council commissioned a Small Site Viability Study¹² (2013) which further examined the potential for securing affordable housing on small sites. The study reconfirmed the findings of the AVHA, recommending that the Council adopt a 1 dwelling threshold and a 35% affordable housing contribution within Cowbridge, Penarth, Dinas Powys, Wenvoe and the minor rural settlements for all new residential developments resulting in a minimum net gain of 1 dwelling. The study, however, also indicated that some types of residential development should be excluded on the basis of viability. These are single barn conversions, the replacement of an existing dwelling on a one for one basis, the conversion/subdivision of an existing dwelling</p>			
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		<p>into 2 units, and the conversion of existing buildings into a single dwelling.</p> <p><u>6.27 The 2014 AHVA also reconfirmed the findings of the Council's Small Site Viability Study¹² (2013), which recommended that the Council should adopt a single dwelling threshold within the highest areas of affordable housing viability. However, the study also highlighted that single barn conversions and the replacement of an existing dwelling on a one for one basis, the conversion/subdivision of an existing dwelling into 2 units, and the conversion of existing buildings into a single dwelling should be excluded.</u></p> <p>6.28 Reflecting the identified development viability, within the settlements of Barry, Llantwit Major, Rhoose and St Athan Policy MG 4 requires an on site affordable housing contribution of at least 30% on residential developments generating a net gain of 5 dwellings and above.</p> <p><u>6.28 Policy MG4 reflects the findings of the 2014 AHVA, and sets a target contribution of 30% within Barry, and 35% target within Llantwit Major, Rhoose and St Athan on residential and mixed use sites resulting in a net gain of 5 dwellings or more.</u></p> <p>6.29 In Cowbridge, Penarth, Dinas Powys, Wenvoe, minor rural settlements and the rural Vale of Glamorgan</p>			
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		<p>a 35% affordable housing contribution will be required on new residential development schemes generating a net gain of 1 or more dwellings; and developments involving either the subdivision of existing dwellings or the conversion of existing buildings, where these result in a net gain of 2 or more dwellings. In accordance with the recommendation of the small sites viability study, barn conversions are excluded from the requirements of Policy MG4.</p> <p><u>6.29 In Cowbridge, Penarth, Dinas Powys, Wenvoe, minor rural settlements and the rural Vale of Glamorgan a 40% affordable housing target is set on all new residential development schemes generating a net gain of 1 or more dwellings; and developments involving either the subdivision of existing dwellings or the conversion of existing buildings, where these result in a net gain of 2 or more dwellings. In accordance with the recommendation of the small sites viability study, barn conversions are excluded from the requirements of Policy MG4.</u></p> <p>6.30 A financial contribution (a commuted sum) towards the provision of affordable housing will be required on all new residential developments involving a net gain of 1-2 units; and in the case of the subdivision of existing dwellings or the conversion of buildings where this results in a net gain of 2-3 units. Commuted sums will be calculated using the equivalent cost of on-site</p>			
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		<p>provision and will be used to assist development of affordable housing to meet identified needs.</p> <p>6.31 6.30 The Council's preference will always be for on-site delivery of affordable housing, however, where appropriate, the Council may allow a proportion of the affordable housing to be delivered off site or through the provision of commuted sums to facilitate affordable housing in areas of greatest need, affordable housing on land in ownership of the Council or an RSL or improvements to existing affordable housing, or may allow the Council to use funding to provide affordable housing in areas of greatest need.</p> <p>6.32 Reflecting the identified development viability, Policy MG 4 requires all new residential developments within the Vale of Glamorgan to contribute towards affordable housing. Within the settlements of Barry, Llantwit Major, Rhoose and St Athan the Council will require affordable housing contribution of at least 30% on sites of 5 dwellings or above. In Cowbridge, Penarth, Dinas Powys, Wenvoe and the minor rural settlements new development will require as a minimum a 35% affordable housing contribution on sites of 1 or more dwellings. The reduction in the requirement from 40% to 35% recognises the impact of the economic downturn on the housing market.</p> <p>6.33 6.31 On sites where 1 -2 dwellings are proposed, a financial contribution (a commuted</p>			
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		<p><u>sum) towards the provision of affordable housing will be required, and will be based on the residual value of the scheme equivalent to the on-site provision. On sites of 3 dwellings or more on site provision will be sought. Commuted sums will be calculated using the equivalent cost of on-site provision and will be used to assist development of affordable housing to meet identified needs.</u></p> <p>6.34 <u>6.32</u> Where concerns over viability are raised, the onus will be on the developer to demonstrate through the submission of a viability appraisal that the required contribution would make the development unviable.</p> <p>6.35 <u>6.33</u> Where it is demonstrated that there are proven economic circumstances that impact upon the delivery of the affordable housing, for example where market circumstances have changed or where existing use values prevent the policy target being achieved, the Council may negotiate the level, type and nature of on-site provision or where appropriate, off-site provision. In instances where a financial contribution in lieu of affordable housing provision is considered to be acceptable, the most appropriate use of this funding will be determined by the Council. This could include the provision of affordable housing on land in ownership of the Council or an RSL or improvements to existing affordable housing, or could enable the Council to use funding to provide affordable housing in areas of greatest need.</p>			
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			<p>6.36 6.34 Where on site provision is required, emphasis will be on providing a range and choice of affordable housing, to include a balance of social rented and intermediate units to fulfil local housing needs and in order to provide for an appropriate mix and balance of development. In addition, the provision of local lettings policies will be important when bringing sites forward for affordable housing. Further information in relation to the affordable housing need is contained within the Affordable Housing Delivery Background Paper.</p> <p>6.37 6.35 Appropriate planning conditions and/or planning obligations will be utilised to ensure that affordable housing provided through new development will remain affordable in perpetuity. Further detailed guidance on the implementation of this policy is set out in the Council's Affordable Housing Supplementary Planning Guidance.</p>			
FC18	Policy MG5	4679/1/18	<p>Amend paragraph 6.43 to read:</p> <p>6.43—Accordingly, the Plan allocates a single site at Hayes Road, Sully approximately 0.85Ha in size, which is considered sufficient as a whole to meet the identified need for the Plan. The site can be broken down into two parts, comprising the land formerly used as the Council's civic amenity site (approximately 0.21Ha) and open space land to the south (approx. 0.64Ha). It is</p>	To provide clarity in relation to the delivery of the site and the identified need during the Plan period.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.

			<p>considered that the short medium term need in the area can be met by the larger site to the rear, which should be provided in accordance with an agreed strategy in conjunction with the local Gypsy and Traveller Community, also retaining sufficient land to the south as a small landscaped area adjacent to the car park to ensure no detrimental impact on the car park. The smaller former amenity site should then be vacated (with existing travellers accommodated on the new site) but retained should it be required in future to meet identified long term need during the Plan period.</p> <p>6.43 Accordingly, the Plan allocates a single site at Hayes Road, Sully of approximately 0.85Ha which is considered sufficient to meet the need identified over the Plan period. The site currently comprises two elements, the land formerly used as the Council's civic amenity site (approximately 0.21Ha) and open space land to the south (approx. 0.64Ha). Development of the site should be in accordance with the Welsh Governments latest guidance for Designing Gypsy and Traveller Sites in Wales and in consultation with the local Gypsy and Traveller Community.</p>			
FC19	Policy MG6	NA	<p>Amend 4th criterion of Policy MG6 to read:</p> <p>4. A NEW WELSH MEDIUM PRIMARY SCHOOL AT LAND TO THE NORTH AND WEST OF DARREN</p>	To prevent the Plan from becoming dated and to allow flexibility.	No	The changes relate to amendment to Policy.*

			CLOSE, COWBRIDGE (2.0 ha)" <i>Together with all other consequential changes to the Plan that may be required.</i>																						
FC20	Policy MG9	4955/1/1 4955/13/2	Amend Policy MG9- Employment Allocations as follows: POLICY MG 9 - EMPLOYMENT ALLOCATIONS LAND IS ALLOCATED FOR EMPLOYMENT AT THE FOLLOWING LOCATIONS: <table border="1"> <thead> <tr> <th>Site</th> <th>Uses</th> <th>Size Gross</th> <th>Size net Ha</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Land to the South of Junction 34 M4 Hensol</td> <td>B1,</td> <td>51.1*</td> <td>28.26</td> </tr> <tr> <td>B2, B8</td> <td><u>61.8*</u></td> <td><u>29.59</u></td> </tr> <tr> <td colspan="2">Sub Total</td> <td>433.5 <u>444.2</u></td> <td>312.9 <u>314.3</u></td> </tr> <tr> <td colspan="2">Total</td> <td>479.7 <u>490.4</u></td> <td>365.74 <u>367.07</u></td> </tr> </tbody> </table> <i>And all other consequential changes to the Plan that may be required.</i>	Site	Uses	Size Gross	Size net Ha	Land to the South of Junction 34 M4 Hensol	B1,	51.1*	28.26	B2, B8	<u>61.8*</u>	<u>29.59</u>	Sub Total		433.5 <u>444.2</u>	312.9 <u>314.3</u>	Total		479.7 <u>490.4</u>	365.74 <u>367.07</u>	To reflect consequential change to the overall employment land allocated as a result of the amended boundary allocation for MG9 (1) land to the South of Junction 34, M4 Hensol from 51.1 Ha to 61.8 Ha (Gross) 29.59 Ha net.	Yes	The changes relate to amendment to Policy.*
Site	Uses	Size Gross	Size net Ha																						
Land to the South of Junction 34 M4 Hensol	B1,	51.1*	28.26																						
	B2, B8	<u>61.8*</u>	<u>29.59</u>																						
Sub Total		433.5 <u>444.2</u>	312.9 <u>314.3</u>																						
Total		479.7 <u>490.4</u>	365.74 <u>367.07</u>																						
FC21	Policy MG11	N/A	Amend Policy MG11 Land to the South of Junction 34 M4 Hensol as follows:	To reflect consequential change to the overall employment land	Yes	The changes relate to amendment to Policy.*																			

			<p>POLICY MG 11 - LAND TO THE SOUTH OF JUNCTION 34 M4 HENSOL</p> <p>LAND IS ALLOCATED TO THE SOUTH OF JUNCTION 34 M4 (HENSOL) (51.1HA GROSS) <u>(61.8 HA GROSS)</u> FOR EMPLOYMENT PURPOSES (CLASS B1, B2 AND B8) COMPRISING 28.26HA (NET) <u>29.59HA (NET)</u> FOR STRATEGIC EMPLOYMENT AND 6.64HA TO MEET LOCAL NEED.</p> <p><i>And all other consequential changes to the Plan that may be required.</i></p>	allocated as a result of the amended boundary allocation for MG9 (1) land to the South of Junction 34, M4 Hensol from 51.1 Ha to 61.8 Ha Gross) 29.59 Ha net strategic land.		
FC22	Policy MG11 Para. 6.70	4955/13/2	<p>Amend Paragraph 6.70 and 6.71 as follows:</p> <p>6.70 The former Bosch factory and surrounding land (extending to 76.99 ha in total, bounded by the M4 and Junction 34 to the north and west, the railway line to the south and a wastewater treatment plant to the east) were acquired by Renishaw in 2011, who have since occupied the existing buildings for their manufacturing activities. 51.1Ha <u>61.8Ha</u> (gross) of this primarily greenfield land is allocated to meet Strategic and local employment needs, although having regard to significant constraints on the site including a Site of Special Scientific Interest, watercourses, protected trees, and flood risk, the net developable area of employment land is reduced to 34.90 <u>36.23</u> ha.</p> <p>6.71 28.26Ha <u>29.59Ha</u> of the site is allocated solely to</p>	To reflect consequential change to the overall employment land allocated as a result of the amended boundary allocation for MG9 (1) land to the South of Junction 34, M4 Hensol from 51.1 Ha to 61.8 Ha Gross) 29.59 Ha net strategic land.	Yes	The changes relate to amendment to Policy.*

			<p>meet Strategic employment objectives, in order to contribute towards regional economic goals and target job creation. Development will be restricted to high quality B1, B2 and B8 uses, with non-employment uses on the site restricted to small-scale proposals ancillary to the Strategic land allocation. A 6.64 ha Business Park proposal also forms part of the allocation in order to meet identified local employment needs.</p> <p><i>And all other consequential changes to the Plan that may be required.</i></p>			
FC23	Policy MG15 Paras. 6.86-6.87	2253/25/1	<p>Amend Paragraphs 6.86 and 6.87 as follows:</p> <p>6.86 Within the identified local retail centres, the Council will therefore seek to maintain viable levels of retail provision which are capable of sustaining the local centres. Therefore proposals which reduce the level of A1 uses <u>premises</u> within local retail centres to below 50% will not be permitted.</p> <p>6.87 Similarly proposals which would result in the over concentration or clustering of non-A1 retail uses <u>premises</u>, including residential, within a local retail centre will be carefully controlled to ensure that the viability and retail function of the local centre is maintained. It is recognised, however, that a mix of non-retail uses such as medical centres and dental practices can contribute to or improve the viability of local centres, providing improved local services and increasing footfall near retail premises. Such uses will</p>	Amendments made to clarify that the thresholds apply to premises as opposed to retail floor space.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.

			therefore generally be favoured where the retail role of the local centre is maintained and there is no unacceptable impact upon local amenity. Given the diversity of the identified retail centres proposals for non-A1 uses will be assessed on a case by case basis against the individual characteristics of each local centre.			
FC24	Policy MG20	4679/1/33	Amend Policy MG20 (Development in Minerals Safeguarding Areas) so that criterion four appears before criterion three to read: 3. THE DEVELOPMENT WOULD HAVE NO SIGNIFICANT IMPACT ON THE POSSIBLE WORKING OF THE RESOURCE BY REASON OF ITS NATURE OR SIZE; OR 4. THE RESOURCE IN QUESTION IS OF POOR QUALITY / QUANTITY. AND:	To clarify the application of the minerals safeguarding policy and to ensure consistency with national minerals planning policy.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.
FC25	Policy MG20 Para. 6.128	4679/1/33	Replace Paragraph 6.128, to be replaced as follows: 6.128 The purpose of this Policy is to avoid inappropriate sterilisation of the mineral resource where development is proposed. Market demand for the material beneath the development site at the time of development will be a factor in determining whether prior extraction is feasible. Environmental designations and the desirability of retaining on site features of a site may preclude any future working of the mineral resource in spite of safeguarding.	To clarify the application of the minerals safeguarding policy and to ensure consistency with national minerals planning policy.	No	The changes relate to assisting in the interpretation and implementation of policies.

			<u>6.128 The reason for the safeguarded area (e.g. the potential long term benefit of the resource in question) should be considered relative to the need for development and any short term economic arguments.</u>			
FC26	Policy MG20 Para. 6.130	4679/1/30	Amend Paragraph 6.130 of the LDP to read: 6.130 Where LDP allocations occur within safeguarding zones for the mineral resource the allocation will take precedence over the safeguarding requirement as the Council has already considered the impact on the resource. The Council has considered the impact of LDP site allocations on the wider minerals resource. However, in accordance with this policy prior extraction should still be considered. Further details on the implementation of the Policy will be addressed through Supplementary Planning Guidance.	For clarity and for consistency with national policy it is considered that paragraph 4.27 in the Minerals Planning background paper and supporting paragraph 6.130 of the Deposit LDP be amended to exclude reference to the allocation taking precedence over the safeguarding requirement.	No	The changes relate to ensuring compliance with national guidance and policy.
FC27	Policy MG21 Para. 6.131	1526/2/1	Amend fourth sentence of LDP paragraph 6.131 to read: Within the identified buffer zones, there should be no new mineral development extraction or new sensitive development, will be permitted unless it can be demonstrated that there will be no adverse impact except where the site of the new development in relation to the mineral operation would be located within or on the far side of an existing built up area which already encroaches into the buffer zone.	To ensure consistency with Minerals Planning Policy Wales it is proposed that the fourth sentence of paragraph 6.131 be amended to clarify the implementation of Policy MG 21 in instances where new developments in relation to the mineral operation are located within existing built up areas which encroach into buffer zones.	No	The changes relate to ensuring compliance with national guidance and policy.

FC28	Policy MG23	5096/1/46	Amend 1 st criterion of Policy MG23 to read: 1. <u>ANY ADVERSE</u> IMPACTS ON THE NATURAL ENVIRONMENT ARE <u>AVOIDED OR</u> MITIGATED TO AN ACCEPTABLE LEVEL, AND ENHANCED WHEREVER POSSIBLE <u>PROPOSALS INCLUDE, WHERE APPROPRIATE, MEASURES TO ENHANCE THE NATURAL ENVIRONMENT.</u>	It is considered the proposed change to criterion 1 would assist in providing consistency with the Plan's other environmental and biodiversity policies such as Policy MD10 (Promoting Biodiversity).	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.
FC29	Policy MG23 Para. 6.138	4679/1/34	Amend the first sentence of paragraph 6.138 to read: 6.138 Priority will be given to <u>Proposals which prioritise</u> the use of recycled material and secondary aggregates before new sources of supply of primary materials are developed <u>will be favoured</u> .	For clarity, and to bring the statement in line with Policy SP 9.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.

LDP Section 7: Managing Development in the Vale of Glamorgan

FC Ref	Section	Rep I.D	Proposed Focused Change	Reasoned Justification	Detailed SA needed?	Reason
FC30	Policy MD1	2253/33/1	Amend criteria 3 of Policy MD1 to read: PROMOTES NEW ENTERPRISES, TOURISM, LEISURE AND COMMUNITY FACILITIES IN THE RURAL VALE OF GLAMORGAN.	It is accepted that criteria 3 should not be specific to the rural Vale and the word rural should be removed from criteria 3 of Policy MD1.	No	The change relates to the criteria to be used in assessing development.
FC31	Policy MD4	150/2/1 6236/5/3	Insert "and having regard to development viability" into Policy MD4 as follows:	Whilst this matter is considered within the supporting justifications,	No	The changes relate to ensuring compliance

		6236/7/1	<p>POLICY MD 4 - COMMUNITY INFRASTRUCTURE AND PLANNING OBLIGATIONS</p> <p>WHERE APPROPRIATE <u>AND HAVING REGARD TO DEVELOPMENT VIABILITY</u>, THE COUNCIL WILL SEEK TO SECURE NEW AND IMPROVED COMMUNITY INFRASTRUCTURE, FACILITIES AND SERVICES APPROPRIATE TO THE SCALE, TYPE AND LOCATION OF PROPOSED DEVELOPMENTS THROUGH THE USE OF PLANNING OBLIGATIONS AND/OR THE COMMUNITY INFRASTRUCTURE LEVY. COMMUNITY INFRASTRUCTURE MAY INCLUDE THE PROVISION OR IMPROVEMENT OF:</p>	the proposed change would provide additional clarity with regards to national policy, and ensure the soundness of the plan.		with national guidance and policy.
FC32	Policy MD4 Para. 7.21	2230/1/30 6144/1/38	<p>Insert the following text to paragraph 7.21 "However, s106 agreements and planning conditions will still be used to secure on-site infrastructure such as open space and affordable housing." To read:</p> <p>7.21 In February 2011, the Council resolved in principle to commence preparation of a Community Infrastructure Levy (CIL) for the Vale of Glamorgan. Once in place, the CIL will replace Section 106 agreements in many respects. CIL will therefore become the main mechanism for providing infrastructure in connection with new development once it is adopted. <u>However, s106 agreements and planning conditions will still be used to secure on-site infrastructure such as open space and affordable housing.</u> The CIL schedule for the Vale of Glamorgan will be subject to</p>	To provide further clarification and for the avoidance of doubt.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.

			independent examination prior to adoption. Following its adoption, in considering the need for planning obligations, the Council will need to consider the level of CIL liability on the development and to what extent the community infrastructure needs of the development will be met through implementation of CIL.			
FC33	Policy MD5	5096/1/50	Amend last paragraph of Policy MD5 to read: FAVOURABLE CONSIDERATION WILL BE GIVEN, OTHER THAN WITHIN AREAS IDENTIFIED AS GREEN WEDGES, TO SMALL-SCALE <u>AFFORDABLE HOUSING</u> DEVELOPMENT WHICH CONSTITUTES THE "ROUNDING OFF" OF THE EDGE OF SETTLEMENT BOUNDARIES WHERE IT CAN BE SHOWN TO BE CONSISTENT WITH THE PROVISIONS OF POLICIES MD 2 AND MD 3.	The Council accept that the policy should be more specific in its intentions and the proposed amendment will more accurately reflect the written justification and aim of the policy.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.
FC34	Policy MD7	6236/5/4	Replace 'PREVIOUSLY UNKNOWN' with 'SIGNIFICANT' in the wording of criterion 2 of policy MD 7 to read: 2. REDUCED DENSITIES ARE REQUIRED AS A RESULT OF PREVIOUSLY UNKNOWN <u>SIGNIFICANT</u> SITE CONSTRAINTS OR TO PRESERVE A FEATURE THAT WOULD CONTRIBUTE TO EXISTING OR FUTURE LOCAL AMENITY; OR	To ensure the soundness of the Plan and consistency with the supporting text at paragraph 7.36.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.
FC35	Policy MD7 Para. 7.36	2230/1/33 6144/1/41	Amend final sentence of Paragraph 7.36 to read: "All new development should contribute to the creation of balanced communities, providing a <u>an appropriate</u>	The proposed amendment would be consistent with the affordable housing policies of the LDP, national policy and would aid	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.

			mix of housing types, tenures and sizes, including smaller properties that to meet local housing need."	clarity to the supporting text.		
FC36	Policy MD8	5096/1/51	Amend Criterion 2 of Policy MD8 to read: 2. CONTAMINATED LAND LAND CONTAMINATION.	The proposed change would assist in ensuring the soundness of the policy.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.
FC37	Policy MD9	4679/1/48	Amend criterion 3 of Policy MD9 to read: WITHIN DESIGNED DESIGNATED LANDSCAPES, HISTORIC PARKS AND GARDENS, AND BATTLEFIELDS, DEVELOPMENT PROPOSALS MUST RESPECT THE SPECIAL HISTORIC CHARACTER AND QUALITY OF THESE AREAS, THEIR SETTINGS OR HISTORIC VIEWS OR VISTAS.	To ensure clarity of the policy and consistency with national policy.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.
FC38	Policy MD10	4679/1/48	Amend first sentence of Policy MD10 Promoting Biodiversity to read: NEW RESIDENTIAL, COMMERCIAL AND COMMUNITY DEVELOPMENT PROPOSALS WILL BE REQUIRED, WHERE POSSIBLE, TO POSITIVELY CONTRIBUTE TO BIODIVERSITY INTERESTS WITHIN THE VALE OF GLAMORGAN BY:	The proposed change will ensure the soundness of the Plan and reduce conflict with existing guidance and legislation such as the Natural Environment and Rural Communities (NERC) Act 2006 and the wording of paragraph 7.46. of the Plan.	No	The changes relate to clarifying and strengthening policy.
FC39	Policy MD 10	5096/1/59	Amend criterion 2 of Policy MD 10 to read: 2. INCORPORATING NEW BIODIVERSITY FEATURES EITHER ON OR OFF SITE TO ENABLE A NET GAIN IN BIODIVERSITY INTEREST. WHERE IT IS DEMONSTRATED THAT THE IMPACT OF DEVELOPMENT ON BIODIVERSITY CANNOT BE	The proposed change will ensure the soundness of the Plan and reduce conflict with existing guidance and legislation such as the Natural Environment and Rural Communities (NERC) Act 2006 and the wording of paragraph	No	The changes relate to clarifying and strengthening policy.

			ADDRESSED ON SITE, DEVELOPERS WILL BE REQUIRED TO PROVIDE ALTERNATIVE OFF-SITE COMPENSATION TO MAINTAIN NET BIODIVERSITY INTEREST; <u>AND BY</u>	7.46. of the Plan.		
FC40	MD10	5096/1/59	Amend criterion 3 of Policy MD 10 - PROMOTING BIODIVERSITY to read: 3. DEMONSTRATING HOW THEY MAINTAIN <u>AND ENHANCE</u> FEATURES OF IMPORTANCE FOR ECOLOGICAL CONNECTIVITY, INCLUDING WILDLIFE CORRIDORS AND 'STEPPING STONES' <u>AND OTHER GREEN INFRASTRUCTURE</u> THAT <u>ENABLES</u> MIGRATION, DISPERSAL AND/OR GENETIC EXCHANGE INTERCHANGE.	The proposed change will ensure clarity and assist in the implementation of the policy and to comply with the requirements of the Natural Environment and Rural Communities (NERC) Act 2006.	No	The changes relate to clarifying and strengthening policy.
FC41	MD10	5096/1/54	Amend final sentence of Policy MD10 (Promoting Biodiversity) to read: WHERE PROPOSALS HAVE A NEGATIVE IMPACT ON SITES SHOWN TO BE IMPORTANT FOR BIODIVERSITY, DEVELOPERS WILL NEED <u>BE REQUIRED</u> TO DEMONSTRATE THAT THE DEVELOPMENT COULD NOT BE LOCATED ELSEWHERE <u>AND THAT THE NEED FOR THE DEVELOPMENT OUTWEIGHS THE BIODIVERSITY INTERESTS OF THE SITE.</u>	The proposed change will ensure clarity and assist in the implementation of the policy and to comply with the requirements of the Natural Environment and Rural Communities (NERC) Act 2006.	No	The changes relate to clarifying and strengthening policy.
FC42	Policy MD10 Para. 7.46	5532/1/8	Amend paragraph 7.46 to read: 7.46 All Development proposals will be required to	The proposed change will reduce conflict between the policy wording and the supporting text and to	No	The changes relate to ensuring the policy provides an effective

			<p>ensure that statutory designated areas of biodiversity interest are not unacceptably affected by development. With the exception of minor commercial and householder applications, all Proposals will be required to ensure that biodiversity interest is maintained and enhanced to achieve overall net gain. Mitigation may be made through the final form of development, for example through the incorporation of significant areas of open space and landscaping. Impact on biodiversity at individual sites must be considered in the context of ecological connectivity across the whole Vale safeguarding existing and generating new ecological corridors e.g. retention of tree lines and hedgerows.</p>	ensure consistency with legislation.		framework for the consideration of the proposals.
FC43	Policy MD10 Para. 7.48	5096/1/54 5096/1/57 5096/1/58	<p>Amend paragraph 7.48 to read:</p> <p>7.48 Biodiversity interests include sites of European, National, Regional and local importance, such as Special Areas of Conservation (SAC), <u>Special Protection Areas (SPA)</u>, Sites of Special Scientific Interest (SSSI), Regionally Important Geological Sites (RIGS) and Sites of Importance for Nature Conservation (SINCs). The locations of the European, National and local priority habitats and species in the Vale of Glamorgan are shown on the proposals and constraints maps. These sites are identified on the <u>Constraints Map, with the exception of identified SINCs under Policy MG19 which are shown on the Proposals Map and listed at Appendix 9.</u> Priority habitats are those which are identified as in most need</p>	It is considered the proposed changes would assist in providing clarity in the application of the policy and would ensure the soundness of the Plan and to comply with the requirements of the Natural Environment and Rural Communities (NERC) Act 2006.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.

			of conservation, comprising collectively those as listed in Section 42 of the <u>NERC Natural Environment and Rural Communities Act 2006</u> and those identified <u>listed</u> in the Local Biodiversity Action Plan <u>for the Vale of Glamorgan</u> , and those sites which meet the criteria for SINCs. SINCs are listed in Appendix 9 and defined in Policy MC19. Developers whose proposals impact on these designations will be required to demonstrate that the development could not be located elsewhere.			
FC44	Policy MD10 Para. 7.50	5096/1/54 5096/1/55	Amend paragraph 7.50 to read: 7.50 In the case of local designations <u>locally identified sites, e.g. SINCs</u> , where mitigation measures cannot resolve any significant unacceptable effects on habitats and species in an appropriate manner, the use of compensatory measures (such as translocation) will only be considered if the habitat(s) and/or species in question cannot be maintained in their present location. This is because of the great difficulties in re-creating good quality habitats in new locations within reasonable timescales. The sites, to which any habitat and/or species are moved, should not be at the expense of any semi natural habitats and/or species already in that location. <u>In determining development proposals that adversely impact on locally identified sites, the same overriding need justification principles will be applied as for European or National sites i.e. the need for the development must outweigh the</u>	It is considered the proposed changes would assist in providing clarity in the application of the policy and would ensure the soundness of the Plan and to comply with the requirements of the Natural Environment and Rural Communities (NERC) Act 2006	No	The changes relate to assisting in the interpretation and implementation of the policies.

			<u>biodiversity interest of the site and that development could not be located elsewhere and, compensation/mitigation will be required. However, for locally identified sites their emphasis will reflect the scale of the development proposal and the local status of the site.</u>			
FC45	MD19 Para 7.88	5096/1/60	<p>It is proposed to amend the final sentence of paragraph 7.88 to read:</p> <p>In this respect, <u>in considering the impact on the interests of those features and constraints listed in policy MD 19,</u> renewable energy proposals will also need to have to pay due regard to Policy MD 8 <u>the requirements of policies MD 8 (Environmental Protection), MD 10 (Promoting Biodiversity) and MG 17 (Special Landscape Areas) where relevant.</u></p>	To provide clarity in relation to low carbon and renewable energy developments and the application of the policy.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.

LDP Section 9: Measuring Success

FC Ref	Section	Rep I.D	Proposed Focused Change	Reasoned Justification	Detailed SA needed?	Reason
FC46	MS PT23	4679/1/18 4679/1/19 4679/1/22 6144/1/46	<p>Add new Monitoring Target within the Plan under PT23 to read:</p> <p><u>Ability to meet Gypsy and Traveller needs identified in any updated accommodation needs assessment.</u></p>	To ensure effective monitoring and the soundness of the Plan in line with national planning policy.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.

			Include new Monitoring Target within the Plan under PT23 to read: <u>Work with adjoining local authorities to identify a regional transit site by 2021.</u>			
FC47	MS Objective 2	5096/1/63	Amend Strategic Policies section of Objective 2 - Measuring Success (page 128) to read: Strategic Policies: SP1, <u>SP7 and SP10</u> Other Relevant Policies <u>MD1, MD2</u> , MD8 and MD19. Additional explanatory text to be added under 'Other Relevant Policies' to read: <u>Reducing the impact of and mitigating the adverse effects of climate change will not be achieved through the achievement of one objective. Monitoring of the effects of climate change will therefore also need to reflect a wide range of objective, indicators and targets.</u> Add new paragraph at 9.15 (page 126) to read: <u>The Policy Targets contained in the following sections are not considered to be mutually exclusive and in seeking to achieve the objectives multiple Policy Target indicators may be relevant. This will be made clear within AMRs where this is considered to be the case.</u>	The proposed changes will improve the effectiveness of the monitoring of Objective 2 and ensure the soundness of the Plan.	No	The changes relate to the monitoring framework.
FC48	MS PT7 PT8	5096/1/64	Amend Monitoring Targets and Assessment Trigger of PT7 on page 130 to read: Monitoring Target: No planning consents are issued	The proposed changes will improve the effectiveness of the monitoring of the Objective 4 and	No	The changes relate to the monitoring framework.

	PT9 PT10 PT11		<p>where there is an outstanding objection from <u>Cadw, NRW or the Council's Conservation officer.</u> Assessment Trigger: 3 or more planning consents issued annually where there is an outstanding objection from NRW. <u>1 planning consent issued where there is an outstanding objection from Cadw, NRW or the Council's Conservation officer.</u></p> <p>Amend Assessment Trigger for PT8 on page 130 to read: 3 <u>1</u> or more planning consents issued annually where there is an outstanding objection from consultees.</p> <p>Amend Core/Local Indicators of PT9 on page 130 to read: Number of developments permitted which adversely affect the features of a protected site local and national for nature conservation <u>local or national nature conservation designation.</u></p> <p>Amend Assessment Trigger of PT10 on page 131 to read: 1 development permitted contrary to the advice of NRW <u>or the Council's ecologist.</u></p> <p>Amend monitoring target of PT11 on page 131 to read: Net increase <u>in good quality habitat</u> from major developments.</p>	ensure the soundness of the Plan.		
FC49	MS PT29	5096/1/65	Amend PT29 to include new Waste Management policy target, monitoring indicators and triggers as suggested	The proposed changes are required to ensure the	No	The changes relate to the monitoring

		<p>by NRW to read as follows:</p> <p>Policy Target</p> <p>Provide between 8.4 and 15.1 hectares of available land (or consented for that purpose) for the provision of sustainable waste management facilities to meet the identified need to treat up to 291,600 tonnes of waste per annum. <u>Maintain a sufficient capacity to cater for the Vale of Glamorgan's waste (to be confirmed at a regional level in accordance with TAN21).</u></p> <p>Core/Local Indicators</p> <p>The availability of between 8.4 and 15.1 land (or consented for that purpose) for the provision of sustainable waste management facilities to meet the identified need to treat up to 291,600 tonnes of waste per annum.</p> <p><u>Amount of vacant units/land within use class B2 sites, which is suitable to accommodate a local waste facility.</u></p> <p>Monitoring Target</p> <p>Between 8.4 and 15.1 land (or consented for that purpose) for the provision of sustainable waste</p>	<p>effectiveness of the monitoring of Objective 10 and to ensure the soundness of the Plan.</p>	<p>framework.</p>
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			<p>management facilities to meet the identified need to treat up to 291,600 tonnes of waste per annum.</p> <p><u>Area of vacant units/land within use class B2 sites, developed as a waste management facility.</u></p> <p><u>Number of licensed waste management facilities permitted.</u></p>			
FC50	MS Page 139	5096/1/66	<p>Include new Policy Targets to the monitoring section to read:</p> <p><u>PT33:</u></p> <p><u>Policy Target: Sustainable Drainage - The sustainable use and management of natural resources.</u></p> <p><u>Indicators: Amount of development providing sustainable drainage systems (SUDs).</u></p> <p><u>Monitoring Target: The use of SUDs are considered in all new development (with the exception of conversions and extensions to existing properties and premises).</u></p> <p><u>Assessment Trigger: Failure to secure planning permissions which include SUDs in their design where these are considered appropriate by statutory consultees in more than one instance in any given year.</u></p>	The proposed changes will improve the effectiveness of the monitoring of the Objective 10 and ensure the soundness of the Plan.	No	The changes relate to the monitoring framework.

			<p><u>PT34:</u></p> <p><u>Policy Target: Water Quality and Quantity - The sustainable use and management of natural resources.</u></p> <p><u>Monitoring Target: No development to adversely impact on water quality and water quantity</u> <u>To conserve water resources and increase water efficiency in new developments.</u></p> <p><u>Indicators: Percentage of water bodies of good status.</u> <u>Number of permissions granted where there is a known risk of deterioration in status.</u> <u>Number of permissions which incorporate measures designed to improve water quality.</u></p> <p><u>Assessment Target: One or more planning application approved in any given year and contrary to the advice of Natural Resources Wales and/or Dwr Cymru/Welsh Water.</u></p>			
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LDP Appendices

FC Ref	Section	Rep I.D	Proposed Focused Change	Reasoned Justification	Detailed SA needed?	Reason
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FC51	APP. 1 Page 144	2253/39/1 2250/6/2 2263/3/1 6085/1/4	Amend definition of Community Facilities detailed in Appendix 1 on page 144 to include references to burial land to read: Community Facilities Facilities used by local communities for social, leisure, recreational and cultural purposes. They include such amenities as community centres and meeting places, community halls, places of worship, libraries, life centres, leisure centres, and allotments and burial land . Community facilities include non-commercial and not for profit facilities, however a local 'pub' could be regarded as a community facility especially where it is the only communal building in a small settlement.	To provide clarity that the Council would consider cemeteries as falling within the definition of a community facility.	No	The change relates to improving accuracy, completeness, clarity and/or consistency.
FC52	APP1. Page 144	5096/1/60	Insert new definition within Appendix 1 to read: <u>Cultural Heritage: refers to a monument, group of buildings or site of historical, aesthetic, archaeological, scientific, ethnological or anthropological value.</u>	To provide clarity in relation to the definition of Cultural Heritage	No	The change relates to improving accuracy, completeness, clarity and/or consistency.
FC53	APP1. Page 147	5096/1/60	Insert new definition within Appendix 1 to read: <u>Landscape Importance: includes areas identified for their landscape importance such as Special Landscape Areas (SLAs), landscapes, parks and gardens of special historic interest, landscapes of outstanding historic interest and the Glamorgan Heritage Coast. Features of landscape importance</u>	To provide clarity in relation to the definition of Landscape Importance	No	The change relates to improving accuracy, completeness, clarity and/or consistency.

			<u>can include natural or manmade features important to the character of the landscape, such as, trees, woodland, hedgerows, river corridors, ponds, stone walls, and species rich grasslands.</u>													
FC54	APP.1 Page 148	5096/1/60	Insert new definition within Appendix 1 to read: <u>Natural Heritage: refers to natural sites with cultural aspects such as cultural landscapes, physical, biological or geological formations.</u>	To provide clarity in relation to the definition of Natural Heritage.	No	The change relates to improving accuracy, completeness, clarity and/or consistency.										
FC55	APP.1 Page 149	5096/1/60	Insert new definition within Appendix 1 to read: <u>Soil Conservation: a set of management strategies for prevention of soil being eroded from the earth's surface or becoming chemically altered by overuse, acidification, salinization or other chemical soil contamination.</u>	To provide clarity in relation to the definition of Soil Conservation	No	The change relates to improving accuracy, completeness, clarity and/or consistency.										
FC56	APP.1 Page 152	5096/1/60	Insert new definition within Appendix 1 to read: <u>Wildlife and nature conservation: the practice of protecting and enhancing biodiversity including important plant and wild animal species and their habitats.</u>	To provide clarity in relation to the definition of Wildlife and Nature Conservation.	No	The change relates to improving accuracy, completeness, clarity and/or consistency.										
FC57	APP. 4	N/A	Amend housing supply phasing table to include site MG2 (46) as follows: <table border="1" data-bbox="562 1158 1211 1305"> <tr> <td></td> <td></td> <td>2011-16</td> <td>2016-21</td> <td>2021-26</td> </tr> <tr> <td>46</td> <td>Land West of Swanbridge,</td> <td colspan="3">If required</td> </tr> </table>			2011-16	2016-21	2021-26	46	Land West of Swanbridge,	If required			Consequential change required following amendments to the housing supply and residential allocation in Policy MG 2.	No	The changes relate to a consequential change covered under MG2.
		2011-16	2016-21	2021-26												
46	Land West of Swanbridge,	If required														

			<table border="1"> <tr> <td>Sully</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td><u>0</u></td> <td><u>250</u></td> <td><u>250</u></td> </tr> <tr> <td>Total Units per period (excl. Reserve site)</td> <td>1537</td> <td><u>3447</u></td> <td><u>2845</u></td> </tr> </table>	Sully					<u>0</u>	<u>250</u>	<u>250</u>	Total Units per period (excl. Reserve site)	1537	<u>3447</u>	<u>2845</u>			
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Total Units per period (excl. Reserve site)	1537	<u>3447</u>	<u>2845</u>															
FC58	APP. 5 Page 161	5096/1/23	<p>Amend Table MG (2) 4 Former Stadium Site/Land adjacent to Burley Place St Athan. Insert final sentence after last paragraph:</p> <p><u>Natural Resources Wales (NRW) is aware of protected European Species recorded in the area and an ecological assessment and consultation with NRW on ecological matters should also be undertaken.</u></p>	Change made as a result of a request by Natural Resources Wales to highlight the potential need for an ecological assessment to be undertaken, consistent to other site allocations.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.												

FC59	APP.5 Page 184	N/A	Amend site Table MG2(46) as follows <table border="1" data-bbox="566 264 1211 564"> <thead> <tr> <th></th> <th>2011-16</th> <th>2016-21</th> <th>2021-26</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>MG2 (46) Land West of Swanbridge, Sully</td> <td><u>0</u></td> <td><u>250</u></td> <td><u>250</u></td> <td><u>500</u></td> </tr> <tr> <td></td> <td colspan="3">Reserve Site</td> <td></td> </tr> </tbody> </table>		2011-16	2016-21	2021-26	Total	MG2 (46) Land West of Swanbridge, Sully	<u>0</u>	<u>250</u>	<u>250</u>	<u>500</u>		Reserve Site				Consequential change required following amendments to the housing supply and residential allocation in Policy MG 2.	No	The changes relate to a consequential change covered under MG2.
	2011-16	2016-21	2021-26	Total																	
MG2 (46) Land West of Swanbridge, Sully	<u>0</u>	<u>250</u>	<u>250</u>	<u>500</u>																	
	Reserve Site																				
FC60	APP.5 Page 185	N/A	Remove second sentence referring to reserve site status from site details for site MG2 (46) Land West of Swanbridge Road	Consequential change required following amendments to the housing supply and residential allocation in Policy MG 2.	No	The change relates to a consequential change covered under MG2.															
FC61	APP.5 Page 185	N/A	Include new site description within Appendix 5 for MG5 Gypsy and Traveller Site at Hayes Road, Sully as follows: <u>Policy MG5 - Gypsy and Traveller Site at Hayes Road, Sully</u> <u>Allocated Use – Gypsy and Traveller site</u> <u>This is a 0.85 hectare site adjacent to Hayes Road in Sully. Approximately 0.21 hectares of the site was formerly used by the Council as a civic amenity site and the remaining area to the south approximately</u>	Factual update and to provide additional information on site constraints and delivery of the site.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.															

		<p><u>0.64 hectares is informal open space.</u></p> <p><u>NRW have advised that the northern part of the site lies partially within Zone C2, as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15 and have confirmed that part of the site lies within the 0.5% (1 in 200 year) and 0.1 (1 in 1000 year) tidal flood outlines of the Severn Estuary. The proposed use is vulnerable development as set out in section 5.1 of TAN 15 and NRW have advised that the risks and consequences of developing the site will need to be fully considered over the lifetime of the development. It is recommend that a Flood Consequence Assessment is prepared which meets the criteria of TAN 15 to ensure that the risks to and from the development are known and to ensure that appropriate controls can be incorporated to manage the risks and consequences of flooding.</u></p> <p><u>The Council's drainage engineers have advised that no watercourse is available for the discharge of surface water within the immediate vicinity of the site and that the consideration of surface water disposal and management will need to be assessed. The potential for disposing of the surface water by means of sustainable drainage systems should also be investigated.</u></p> <p><u>There is a surface water drainage system</u></p>			
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			<p><u>discharging to soakaway, via a petrol interceptor, serving the existing development adjacent to Hayes Road. Surface water run-off from the northern part of the proposed development may be able to be accommodated within the existing surface water drainage system and this should be investigated. Betterment for flows draining towards Hayes Road will be required as there is a known flood risk in this area and this matter should be discussed with the Council acting as Lead Local Flood Authority.</u></p> <p><u>Site design will be in accordance with the Welsh Government's latest guidance for Designing Gypsy and Traveller Sites in Wales.</u></p>			
FC62	APP.6 Page 186	5096/1/37	<p>Add site details for Strategic Site MG9 (1) / MG 11 at Appendix 6 of the LDP as follows:</p> <p><u>MG 9 (1), MG11 Land to the South of Junction 34 M4 Hensol</u> <u>Allocated Uses: B1, B2, B8</u></p> <p><u>The allocation comprises 29.59ha net strategic employment land and 6.64ha net local employment land within a gross site area of 51.1ha.</u></p> <p><u>An outline planning application (2014/00228/EAO refers) was submitted for a development comprising up to 151,060sqm of Class B1, B2 and B8 uses; a Hotel/Residential Training Centre (Class</u></p>	Factual change to site details appendix and to provide consistency in approach.	No	The changes relate to a consequential change covered under MG9 (1) and MG11.

		<p><u>C1/C2); and up to 3,200sqm ancillary uses within Classes A1, A2, A3; 30.5ha of green infrastructure(incorporating landscaping and water balancing areas), access and servicing areas, car parking, drainage and access, provision of utilities infrastructure (including an energy centre(s)).</u></p> <p><u>The site has a varied rural character, with urbanising influences due to the adjacent M4, existing industrial complex, heavily engineered access roads and parking and the adjacent sewage treatment works. Parts of the site have an enclosed, rural character due to the existing structural vegetation, undulating topography and small scale of the enclosed historic field pattern however the adjacent roads and uses detract from the sense of tranquillity and remoteness. The site includes sand and gravel safeguarded areas which are shown on the Proposals Map and a comprehensive mineral resources assessment will be required.</u></p> <p><u>The site is set within the Ely Valley and Ridge Slopes Special Landscape Area (SLA) which is characterised by predominantly lowland rolling landscape through which the Ely River valley runs. The Ely Valley Site of Special Scientific Interest (SSSI) borders the south-eastern corner of the site and extends a little way into the site. The site has a number of significant Tree Preservation Order (TPOs) clusters.</u></p>			
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			<p><u>Natural Resources Wales (NRW) have indicated that large areas of marshy grassland in the eastern part of the site are of national nature conservation value, including the majority of SINC 25 and the whole western meadow of SINC 26. A number of important habitats and protected species have also been identified within the site. Full and detailed consultation with NRW and the Council's ecologist will therefore be required on any future development proposals.</u></p> <p><u>Designated main rivers including the River Ely run in the vicinity of the site. NRW have identified that parts of the site fall within Flood Zone C2 (areas of floodplain without significant flood defence) and Zone B (areas known to have been flooded in the past). A Flood Consequence Assessment will therefore be required as part of detailed development proposals.</u></p> <p><u>Although the site is located in close proximity to J34 of the M4, the site is less accessible by sustainable travel modes, including walking, cycling and public transport. This will need to be mitigated and rectified, where possible, as part of the detailed development proposals. Given the proposed use and nature of the location a travel plan for future proposals will be required.</u></p>			
FC63	APP.6	5096/1/37	Add site details for Strategic Site MG 9 (2), MG 10, SP2	Factual change to site details	No	The changes relate to

Page 186		<p>(3) at Appendix 6 of the LDP as follows:</p> <p><u>MG 9 (2), MG 10, SP2 (3) Land adjacent to Cardiff Airport and Port Road, Rhoose (part of St Athan – Cardiff Airport Enterprise Zone) Allocated Uses: B1, B2, B8</u></p> <p><u>The allocation comprises of 77.4ha gross strategic employment land and is designated as an Enterprise Zone by the Welsh Government. The site is allocated to meet the regional employment needs as part of the St Athan Strategic Opportunity Area.</u></p> <p><u>Welsh Government is currently in the process of preparing a development framework for the future development of the Enterprise Zone which will set out proposals for industrial or offices uses focusing on aerospace and high-tech manufacturing and a 42ha extension to Porthkerry Country Park as well as considering an energy centre and a rail spur.</u></p> <p><u>The site forms part of undeveloped land between Rhoose/Cardiff Airport and West Barry. The site land use is primarily agriculture. Arable fields dominate the higher lying, more exposed and predominantly flat areas, while grazing and strips of woodland dominate the sheltered slopes and valleys. The field system consists of moderately sized fields enclosed by hedgerows of varying</u></p>	<p>appendix and to provide consistency in approach.</p>	<p>improving accuracy, completeness, clarity and / or consistency.</p>
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		<p><u>height and density. The hedgerows on higher ground are relatively low providing some screening particularly towards Port Road but allow long distance views of the surrounding area and views across the Bristol Channel. Two streams exist on site: Whitelands Brook, which traverses the site from north to south and Bullhouse Brook which runs to the west and joins Whitelands Brook at Egerton Grey.</u></p> <p><u>The site is not in a Special Landscape Area (SLA) however Nant Llancarfan SLA is adjacent to the northern boundary. Development would have a landscape impact however it would have a limited impact on coastal areas given the extension to Porthkerry Country Park. Additionally given the scale and location of the development proposed on the site, the perception of a significant physical gap between Barry and the Airport will not be compromised.</u></p> <p><u>Existing use of the agricultural land is a mixture of arable cultivation, improved pasture, and permanent pasture however the site has only 1.7% of the best and most versatile quality (Grade 3A agricultural land).</u></p> <p><u>There are no statutory nature conservation designations within or adjacent to the site. The nearest statutory designated site is Barry Woodland</u></p>			
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			<p><u>Site of Special Scientific Interest (SSSI) approximately 380m north east of the site. There are no Sites of Importance for Nature Conservation on the site however the closest is Bullhouse Brook which adjoins the southern boundary.</u></p> <p><u>Natural Resources Wales (NRW) have indicated that due to the large size of the development a surface water assessment would be required prior to development. It is advised that surface water runoff is controlled as near to its source as possible through a sustainable drainage approach to surface water.</u></p> <p><u>Although Rhose is well served by public transport by virtue of its location along a main highway and the Vale of Glamorgan line, the proposals for the Transport Hub will only serve to improve public transport access. Additionally under policy SP7(3) there are proposals to make improvements to the A4226 between Waycock Cross and Sycamore Cross, A48 (Five Mile Lane)</u></p>			
FC64	APP.6 Page 186	5096/1/37	<p>Add site details for Strategic Site MG 9 (3) / MG 10 / SP2 (2) at Appendix 6 of the LDP as follows:</p> <p><u>MG 9 (3), MG 10, SP2 (2) St Athan, Aerospace Business Park, (part of St Athan – Cardiff Airport Enterprise Zone)</u> <u>Allocated Uses: Employment and Education</u></p>	Factual change to site details appendix and to provide consistency in approach.	No	The changes relate to improving accuracy, completeness, clarity and / or consistency.

		<p><u>The site comprises of 305ha gross strategic employment site, with a net developable area of 208ha for training, education and employment excellence, particularly for the military and aerospace sectors. It is allocated to meet the regional employment needs. The Welsh Government, who own the site, has designated it as an Enterprise Zone and is currently in the process of preparing a Strategic Development Framework to inform its future development.</u></p> <p><u>The surrounding local landscape consists of a variety of rural habitats including grasslands, farmland, woodland and wetland. Typical of the area are significant mature native hedgerows that border field boundaries and roads. Small residential clusters are dotted around the site and this pattern of scattered villages, hamlets and individual farmholds is typical of the Vale of Glamorgan. The MoD St Athan site is different to the surrounding local land uses and has a very distinct character within the local landscape as the existing site already includes extensive, and in some cases large scale, military structures.</u></p> <p><u>The site is not in a Special Landscape Area (SLA), however the Glamorgan Heritage Coast is adjacent to the southern boundary and the Upper and Lower Thaw Valley SLA is adjacent to the eastern boundary.</u></p>			
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		<p><u>Natural Resources Wales (NRW) have stated that the main ecological issues relate to the European Protected Species on site, (those species listed on Schedule 2 of the Conservation (Natural Habitats, &c.) Regulations 1994), particularly great crested newts, bats, otters and dormice. Consideration also needs to be given to the protection and enhancement of the habitats that support these species.</u></p> <p><u>There are three watercourses within the site: the Boverton Brook to the west, the Nant y Stepsau to the northeast, and the Rhyl stream to the southeast. In terms of flood risk, the site adjoins areas which lie in Flood Zone C and in the past there has been local flooding in Llanmaes and Boverton. Flood risk along the Nant y Stepsau is limited to the adjacent grazing land and minor local roads. Along the Rhyl Stream several properties in St Athan are understood to be at risk of flooding. NRW advised that it is imperative that any surface water drainage from the new site is adequately managed so as not to increase the flow in the Boverton Brook.</u></p> <p><u>The site has areas of archaeological interest including Bronze Age burials, Roman and medieval settlement notably Church of Saint Brise, Bethesda'r Fro Chapel and Picketson House. Additionally within the current St Athan estate there</u></p>			
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			<u>are a series of archaeological elements of importance from WW2 era including Pickett-Hamiltons Forts, Pill Boxes, Battle Headquarters and Air-raid Shelters.</u>			
FC65	APP.6 Page 188	2312/1/9	<p>Amend site specific details for site MG9 (9) Llandow Trading Estate as follows:</p> <p>MG9 (9) Llandow Trading Estate</p> <p>Allocated Uses - B1, B2, B8</p> <p>This privately owned 6.8 hectare brownfield site is located at the western edge of the former Llandow airfield. The site lies immediately north of existing employment uses which are characterised by low-grade general industry. Consultation with Natural Resources Wales (NRW) is essential on future development proposals as NRW have advised that a large part of the site is known to drain to a carboniferous limestone aquifer from which ground water is abstracted. Therefore while acceptable uses include B1, B2 and B8, NRW may impose restrictions on certain developments in respect of pollution control and storage of materials. NRW have further advised that if groundworks are proposed a Preliminary Risk Assessment (PRA) would be required prior to development to assess the potential risk of contamination from historic landfill as the site is known to lie within 250 metres of a former landfill site. A maternity roost of lesser horseshoe bats is also known</p>	Factual update to include information requested by Dwr Cymru Welsh Water.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.

			to be located within 400 metres of the site and a full ecological study would be required by NRW prior to future development. The Glamorgan Gwent Archaeological Trust (GGAT) has advised that the area contains archaeological resources and that an archaeological evaluation may also be required prior to future development. <u>Dwr Cymru Welsh Water have advised that foul flows from some of the sites are accommodated by private sewage treatment works and consultation with the operator may also be required.</u>			
FC66	APP. 6 Page 188	5096/1/40	<p>Amend site specific details for site details for MG9 (10) Vale Business Park to read:</p> <p>MG9 (10) Vale Business Park, Llandow</p> <p>Allocated Uses - B1, B2, B8</p> <p>This 12.40 hectare privately owned sites comprises two elements (10.8 ha and 1.6 ha) located in the northern part of the former Llandow airfield and accessed from the B4279. Formerly known as the Llandow Industrial Estate, the Vale Business Park has been the focus of a considerable amount of recent investment and now hosts a wide range of industrial and business enterprises. Natural Resources Wales have advised that the site(s) is known to drain to a carboniferous limestone aquifer from which ground water is abstracted and restrictions may therefore be imposed on certain</p>	Change made as a result of a request by Natural Resources Wales to highlight the need for an ecological assessment to be undertaken.	No	The changes relate to improving accuracy, completeness, clarity and/or consistency.

			<p>uses. Consultation with NRW on any future development proposals will therefore be required. <u>NRW have advised that Populations of Lesser Horseshoe Bats and Great Crested Newts are known to exist in close proximity to the site and a full ecological study would be required by NRW prior to future development.</u> Development of the larger part of the allocation may require local highway improvements to facilitate improved access arrangements. The Glamorgan Gwent Archaeological Trust has advised that an Archaeological Evaluation will be required in determining any planning application for development.</p>			
FC67	APP6. Page 189	4955/1/1 4955/13/2	<p>Amend 1st paragraph of the site specific details for MG9 (1) Land to the South of Junction 34, M4 Hensol to read</p> <p>MG9 (11) Land to the South of Junction 34 M4 Hensol Allocated Uses - B1, B2</p> <p>This 6.64 hectare site forms part of a wider 51.1 61.8 hectare 'strategic' site (Policies MG9(1) and MG11 refer), located close to the M4 motorway in the north of the Vale of Glamorgan. The site as a whole is subject to numerous constraints including a Site of Special Scientific Interest, a Special Landscape Area and other areas of high ecological value including Tree Preservation Orders, land protected for mineral resources, areas of flood risk and limited surface water drainage capacity. The 6.64 hectare site is allocated for a B1/B2 business park to meet local employment needs</p>	To reflect consequential change to the overall employment land allocated as a result of the amended boundary allocation for MG9 (1) land to the South of Junction 34, M4 Hensol from 51.1 Ha to 61.8 Ha.	No	Consequential change relates to amendments to Policy MG9 (1).

			and should be developed in tandem with proposals for the larger strategic site.			
FC68	APP8. Page 198		Amend the retail boundary for Upper Holton Road Local Centre as shown below: (See Plan 1)	Boundary amendment has been made to align with the proposed boundary identified in the Local and Neighbourhood Retail Centres Review Background Paper.	No	The change relates to improving accuracy, completeness, clarity and/or consistency.
FC69	APP8. Page 205	2253/21/1	Amend the retail boundary for Castle Court Neighbourhood Centre as shown below: (See Plan 2)	Boundary amendment has been made to include existing dental practice within the designated neighbourhood retail centre boundary in order to assist in the future vitality and viability of the centre.	No	The change relates to improving accuracy, completeness, clarity and/or consistency.
FC70	APP8.	N/A	Insert Font-Y-Gary neighbourhood retail centre boundary map as shown below: (See Plan 3)	Font-y-Gary neighbourhood retail centre boundary map missing from Appendix 8 due to error.	No	The change relates to improving accuracy, completeness, clarity and/or consistency.

LDP Proposals Map

FC Ref	Map Ref	Rep I.D	Proposed Focused Change	Reasoned Justification	Detailed SA needed?	Reason
FC71	MG2 (20) MG16 (19)	117/1/1 117/1/2	Amend Land to the north and west of Darren Close, Cowbridge site allocation boundary and proposed link road location on Proposals Map as shown. Focused change will also require	To reflect site boundary necessary to facilitate the provision of the necessary highway infrastructure and improvements to the layout of the	No	The change relates to an amendment to the proposal map.

			consequential changes to the Special Landscape Area and the Residential Settlement Boundary for Cowbridge. (See Plan 4)	development.		
FC72	MG9 (1)	4955/1/1	Amend Strategic Employment site allocation MG9 (1) Land south of Junction 34 M4 Hensol boundary on Proposals Map as shown below. (See Plan 5 – Amended Strategic Employment Site MG9 (1))	Employment site boundary amendment to reflect the landownership for the proposed development.	No	The change relates to an amendment to the proposal map which amends the boundary of MG9 (1).
FC73	MG17 MD5	5908/1/5	Amend LDP Proposals Map to remove the site from the Special Landscape Area and include within the residential settlement boundary. (See Plan 6)	Factual Change to amend Special Landscape Area to reflect planning approval 2013/00632/FUL – Site of Former Quarry, Leckwith Road, Llandough.	No	The change relates to improving accuracy, completeness, clarity and/or consistency.
FC74	SP7 (7) MG16 (13)	3394/1/6	Amend proposals map to remove the identified walking/cycling route that crosses the Cowbridge Bypass as identified under Policy MG16(13). (See Plan 7)	Amendment to reflect the realistic deliverability of walking and cycling schemes in the Cowbridge area and along the A48.	No	The change relates to an amendment to the proposal map which amends the boundary of walking and cycling scheme in Cowbridge.

Appendix B: Amended Sustainability Appraisal

Use the matrix that is used for the assessment. – where SA required insert previous assessment of policy with Local Change and decide if the assessment need to be amended.

++	Strongly contributes to the achievement of the SA objective
+	Contributes to the achievement of the SA objective
0	There is no clear relationship with the achievement of the SA objective or the relationship is negligible
-	Detracts from the achievement of the SA objective
--	Strongly detracts from the achievement of the SA objective
+/-	Both contributes and detracts from the achievement of the SA objective
?	Is dependent on the way in which the aspect is managed. Sufficient information may be unavailable to enable an assessment to be made.

Using all the criteria from original Assessment / Amended Assessment.

Policy SP3 Residential Requirement

Sustainability Objective / Aim	Original Assessment SP3	Assessment Review SP3	Comments
1 To provide the opportunity for people to meet their housing needs.	++	++	

Sustainability Objective / Aim		Original Assessment SP3	Assessment Review SP3	Comments
A	Provide a mix of dwelling types and tenure	++	++	
B	Build in sustainable locations, with good access to local facilities	++	++	
C	Provide affordable housing	O	O	
D	Preference for previously developed land in sustainable locations	++	++	
2	To maintain, promote and enhance the range of local facilities.	+	+	
A	Meet the needs of existing communities throughout the Vale of Glamorgan	+	+	
B	Provide appropriate facilities within new developments to meet the needs of future users	O	O	
C	Ensure local facilities are suitable for purpose and easily accessible	O	O	
D	Prevent the loss of existing well-used and valued local facilities	+	+	
3	To maintain and improve access for all.	O	O	
A	Ensure the built and natural environment is easily accessible to all the Vale of Glamorgan's community	O	O	
B	Improve public perception of access	O	O	
C	Benefit health and well being through social inclusion within the physical environment	O	O	
D	Promote 'life-time' homes	O	O	
4	Reduce the causes of deprivation.	O	O	
A	Promote improvements to: employment, income, health and well being, education, housing, environment and access, for all.	+	+	
B	Prevent the isolation of deprived communities.	O	O	
5	To maintain, protect and enhance community spirit.	+ / -	+ / -	
A	Reduce the fear of crime	+ / -	+ / -	

Sustainability Objective / Aim		Original Assessment SP3	Assessment Review SP3	Comments
B	Provide community facilities	○	○	
C	Encourage local distinctiveness (e.g. development having regard to its context and public art)	○	○	
D	Encourage community ownership of the environment (e.g. promote shared spaces, good design)	○	○	
6	To minimise the causes and manage the effects of climate change.	- -	- -	
A	Reduce air pollution (e.g. transport / industry emissions)	- -	- -	
B	Reduce energy consumption (e.g. promote energy efficient building)	- -	- -	
C	Promote renewable energy generation	○	○	
D	Reduce flood risk to people, property and maintain the integrity of floodplains	-	-	
E	Protect biodiversity, flora and fauna from the effects of climate change	-	-	
F	Protect and promote the development of carbon sinks	-	-	
7	To minimise waste.	-	-	
A	Promote the use of secondary resources (e.g. convert existing buildings/ reuse materials)	○	○	
B	Provide and promote recycling facilities.	○	○	
C	Avoid landfill of waste	-	-	
8	To use land effectively and efficiently.	++	++	
A	Retain greenfield land	+	+	
B	Bring previously developed land in sustainable locations back into use	++	++	
C	Promote good quality high density developments where appropriate and having regard to the local context	+	+	
D	Protect the countryside from inappropriate development, especially the best and most versatile agricultural land and areas of high landscape value	+ / -	+ / -	

Sustainability Objective / Aim		Original Assessment SP3	Assessment Review SP3	Comments
E	Restore contaminated land to beneficial use	++	++	
9	To protect and enhance the built and natural environment.	+ / -	+ / -	
A	Protect or enhance natural assets such as biodiversity, flora and fauna, wildlife habitats, landscape, soil.	-	-	
B	Improve and protect the quality and quantity of inland and coastal water resources	O	O	
C	Protect or enhance the built environment including historic buildings and conservation areas.	+	+	
D	Protect cultural heritage and archaeology.	+	+	
E	Enhance public access to and appreciation of the Vale of Glamorgan's environmental assets.	O	O	
10	To provide a high quality environment within all new developments.	O	O	
A	Ensure development meets the needs of current and future users.	+	+	
B	Promote a sense of community pride (e.g. shared spaces, public art, local materials)	O	O	
C	Promote sustainable design and construction solutions.	O	O	
D	Enhance access for cyclists and pedestrians.	O	O	
E	Provide adequate green spaces.	O	O	
F	Provide adequate vehicular parking and manoeuvring space.	O	O	
11	To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.	O	O	
A	Protect and enhance existing cultural heritage and historic environments	+	+	
B	Promote new opportunities for culture in the Vale of Glamorgan	O	O	
12	To reduce the need to travel and enable the use of more sustainable modes of transport.	-	-	

Sustainability Objective / Aim		Original Assessment SP3	Assessment Review SP3	Comments
A	Ensure new development is located in accessible locations from a range of travel modes	+	+	
B	Promote technologies to reduce need to travel (e.g. homeworking)	○	○	
C	Enable the movement of people and freight by sustainable means	○	○	
D	Provide effective transport infrastructure to meet the needs of the community (e.g. highways, cycleways, pedestrian provision, public rights of way)	○	○	
13	To provide for a diverse range of local job opportunities.	○	○	
A	Protect existing and potential employment sites for employment uses	○	○	
B	Support a culture of entrepreneurship	○	○	
C	Encourage a range of employment sites in locations accessible by a range of transport modes	○	○	
D	Support the enhancement of skills to meet employment needs	○	○	
E	Promote and enable sustainable rural diversification	○	○	
14	To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.	++	++	
A	Ensure retail centres are accessible by a range of modes of transport	○	○	
B	Ensure a range of uses within retail centres	○	○	
C	Avoid out-of-town retail development	○	○	
D	Enhance the public realm within existing centres and facilitate regeneration programmes	+	+	
E	Promote the evening economy in the Vale of Glamorgan's town centres	+	+	
15	To promote appropriate tourism.	○	○	

Sustainability Objective / Aim		Original Assessment SP3	Assessment Review SP3	Comments
A	Promote local economic growth through tourism	○	○	
B	Enable tourism uses to be accessed by sustainable travel modes	○	○	
C	Manage tourism to protect the Vale of Glamorgan's natural and built assets	○	○	
D	Protect potential tourism destinations against inappropriate non-tourism development (e.g. proliferation of residential)	○	○	
E	Enable specialist tourism (e.g. sustainable, sports, cultural etc).	○	○	

No changes are recommended to the assessment of Policy SP3.

Policy SP5: Employment Requirements

Sustainability Objective / Aim		Original Assessment SP5	Assessment Review SP5	Comment
1	To provide the opportunity for people to meet their housing needs.	○	○	
A	Provide a mix of dwelling types and tenure	○	○	
B	Build in sustainable locations, with good access to local facilities	○	○	
C	Provide affordable housing	○	○	
D	Preference for previously developed land in sustainable locations	○	○	
2	To maintain, promote and enhance the range of local facilities.	○	○	
A	Meet the needs of existing communities throughout the Vale of Glamorgan	+	+	

Sustainability Objective / Aim		Original Assessment SP5	Assessment Review SP5	Comment
B	Provide appropriate facilities within new developments to meet the needs of future users	O	O	
C	Ensure local facilities are suitable for purpose and easily accessible	O	O	
D	Prevent the loss of existing well-used and valued local facilities	O	O	
3	To maintain and improve access for all.	+	+	
A	Ensure the built and natural environment is easily accessible to all the Vale of Glamorgan's community	O	O	
B	Improve public perception of access	O	O	
C	Benefit health and well being through social inclusion within the physical environment	O	O	
D	Promote 'life-time' homes	O	O	
4	Reduce the causes of deprivation.	+	+	
A	Promote improvements to: employment, income, health and well being, education, housing, environment and access, for all.	+	+	
B	Prevent the isolation of deprived communities.	O	O	
5	To maintain, protect and enhance community spirit.	+	+	
A	Reduce the fear of crime	O	O	
B	Provide community facilities	O	O	
C	Encourage local distinctiveness (e.g. development having regard to its context and public art)	O	O	
D	Encourage community ownership of the environment (e.g. promote shared spaces, good design)	O	O	
6	To minimise the causes and manage the effects of climate change.	--	--	
A	Reduce air pollution (e.g. transport / industry emissions)	--	--	

Sustainability Objective / Aim		Original Assessment SP5	Assessment Review SP5	Comment
B	Reduce energy consumption (e.g. promote energy efficient building)	--	--	
C	Promote renewable energy generation	O	O	
D	Reduce flood risk to people, property and maintain the integrity of floodplains	O	O	
E	Protect biodiversity, flora and fauna from the effects of climate change	-	-	* No change to assessment given the small increase in net developable land.
F	Protect and promote the development of carbon sinks	-	-	
7	To minimise waste.	--	--	
A	Promote the use of secondary resources (e.g. convert existing buildings/ reuse materials)	-	-	
B	Provide and promote recycling facilities.	O	O	
C	Avoid landfill of waste	-	-	
8	To use land effectively and efficiently.	+	+	
A	Retain greenfield land	--	--	
B	Bring previously developed land in sustainable locations back into use	+	+	
C	Promote good quality high density developments where appropriate and having regard to the local context	+	+	
D	Protect the countryside from inappropriate development, especially the best and most versatile agricultural land and areas of high landscape value	-	-	*
E	Restore contaminated land to beneficial use	+	+	
9	To protect and enhance the built and natural environment.	+ / -	+ / -	

Sustainability Objective / Aim		Original Assessment SP5	Assessment Review SP5	Comment
A	Protect or enhance natural assets such as biodiversity, flora and fauna, wildlife habitats, landscape, soil.	-	-	*
B	Improve and protect the quality and quantity of inland and coastal water resources	O	O	
C	Protect or enhance the built environment including historic buildings and conservation areas.	O	O	
D	Protect cultural heritage and archaeology.	O	O	
E	Enhance public access to and appreciation of the Vale of Glamorgan's environmental assets.	O	O	
10	To provide a high quality environment within all new developments.	O	O	
A	Ensure development meets the needs of current and future users.	+	+	
B	Promote a sense of community pride (e.g. shared spaces, public art, local materials)	O	O	
C	Promote sustainable design and construction solutions.	O	O	
D	Enhance access for cyclists and pedestrians.	O	O	
E	Provide adequate green spaces.	O	O	
F	Provide adequate vehicular parking and manoeuvring space.	O	O	
11	To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.	O	O	
A	Protect and enhance existing cultural heritage and historic environments	O	O	
B	Promote new opportunities for culture in the Vale of Glamorgan	O	O	
12	To reduce the need to travel and enable the use of more sustainable modes of transport.	-	-	
A	Ensure new development is located in accessible locations from a range of travel modes	-	-	

Sustainability Objective / Aim		Original Assessment SP5	Assessment Review SP5	Comment
B	Promote technologies to reduce need to travel (e.g. homeworking)	-	-	
C	Enable the movement of people and freight by sustainable means	-	-	
D	Provide effective transport infrastructure to meet the needs of the community (e.g. highways, cycleways, pedestrian provision, public rights of way)	-	-	
13	To provide for a diverse range of local job opportunities.	++	++	
A	Protect existing and potential employment sites for employment uses	++	++	
B	Support a culture of entrepreneurship	++	++	
C	Encourage a range of employment sites in locations accessible by a range of transport modes	+ / -	+ / -	
D	Support the enhancement of skills to meet employment needs	+	+	
E	Promote and enable sustainable rural diversification	++	++	
14	To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.	+	+	
A	Ensure retail centres are accessible by a range of modes of transport	O	O	
B	Ensure a range of uses within retail centres	O	O	
C	Avoid out-of-town retail development	O	O	
D	Enhance the public realm within existing centres and facilitate regeneration programmes	+	+	
E	Promote the evening economy in the Vale of Glamorgan's town centres	O	O	
15	To promote appropriate tourism.	O	O	

Sustainability Objective / Aim		Original Assessment SP5	Assessment Review SP5	Comment
A	Promote local economic growth through tourism	○	○	
B	Enable tourism uses to be accessed by sustainable travel modes	○	○	
C	Manage tourism to protect the Vale of Glamorgan's natural and built assets	○	○	
D	Protect potential tourism destinations against inappropriate non-tourism development (e.g. proliferation of residential)	○	○	
E	Enable specialist tourism (e.g. sustainable, sports, cultural etc).	○	○	

No change to the SA assessment. Although the gross area of the site has increased by 10.7ha, there was only a 1.33ha increase in the net developable area. It is concluded that although biodiversity and greenfield land would be included within the overall amended site boundary. Given the small increase in net developable area it would not strongly detract from the achievement of the SA objectives and therefore affect the score of the SA.

Policy MG1: Housing Supply in the Vale of Glamorgan

Sustainability Objective / Aim		Original Assessment MG1	Assessment Review MG1	Comments
1	To provide the opportunity for people to meet their housing needs.	++	++	
A	Provide a mix of dwelling types and tenure	++	++	
B	Build in sustainable locations, with good access to local facilities	+ / -	+ / -	
C	Provide affordable housing	++	++	
D	Preference for previously developed land in sustainable locations	+	+	
2	To maintain, promote and enhance the range of local facilities.	○	○	

Sustainability Objective / Aim		Original Assessment MG1	Assessment Review MG1	Comments
A	Meet the needs of existing communities throughout the Vale of Glamorgan	+	+	
B	Provide appropriate facilities within new developments to meet the needs of future users	○	○	
C	Ensure local facilities are suitable for purpose and easily accessible	○	○	
D	Prevent the loss of existing well-used and valued local facilities	○	○	
3	To maintain and improve access for all.	○	○	
A	Ensure the built and natural environment is easily accessible to all the Vale of Glamorgan's community	○	○	
B	Improve public perception of access	○	○	
C	Benefit health and well being through social inclusion within the physical environment	○	○	
D	Promote 'life-time' homes	○	○	
4	Reduce the causes of deprivation.	+	+	
A	Promote improvements to: employment, income, health and well being, education, housing, environment and access, for all.	+	+	
B	Prevent the isolation of deprived communities.	○	○	
5	To maintain, protect and enhance community spirit.	○	○	
A	Reduce the fear of crime	○	○	
B	Provide community facilities	○	○	
C	Encourage local distinctiveness (e.g. development having regard to its context and public art)	○	○	
D	Encourage community ownership of the environment (e.g. promote shared spaces, good design)	○	○	
6	To minimise the causes and manage the effects of climate change.	-	-	
A	Reduce air pollution (e.g. transport / industry emissions)	-	-	
B	Reduce energy consumption (e.g. promote energy efficient building)	--	--	
C	Promote renewable energy generation	○	○	

Sustainability Objective / Aim		Original Assessment MG1	Assessment Review MG1	Comments
D	Reduce flood risk to people, property and maintain the integrity of floodplains	?	?	
E	Protect biodiversity, flora and fauna from the effects of climate change	O	-	
F	Protect and promote the development of carbon sinks	-	-	
7	To minimise waste.	-	-	
A	Promote the use of secondary resources (e.g. convert existing buildings/ reuse materials)	O	O	
B	Provide and promote recycling facilities.	O	O	
C	Avoid landfill of waste	-	-	
8	To use land effectively and efficiently.	+	+	
A	Retain greenfield land	-	-	
B	Bring previously developed land in sustainable locations back into use	+	++	
C	Promote good quality high density developments where appropriate and having regard to the local context	O	+	
D	Protect the countryside from inappropriate development, especially the best and most versatile agricultural land and areas of high landscape value	?	?	
E	Restore contaminated land to beneficial use	?	?	
9	To protect and enhance the built and natural environment.	+ / -	+ / -	
A	Protect or enhance natural assets such as biodiversity, flora and fauna, wildlife habitats, landscape, soil.	-	-	
B	Improve and protect the quality and quantity of inland and coastal water resources	-	-	
C	Protect or enhance the built environment including historic buildings and conservation areas.	O	O	
D	Protect cultural heritage and archaeology.	O	O	
E	Enhance public access to and appreciation of the Vale of Glamorgan's environmental assets.	O	O	
10	To provide a high quality environment within all new developments.	O	O	

Sustainability Objective / Aim		Original Assessment MG1	Assessment Review MG1	Comments
A	Ensure development meets the needs of current and future users.	+	+	
B	Promote a sense of community pride (e.g. shared spaces, public art, local materials)	○	○	
C	Promote sustainable design and construction solutions.	○	+	
D	Enhance access for cyclists and pedestrians.	○	+	
E	Provide adequate green spaces.	○	+	
F	Provide adequate vehicular parking and manoeuvring space.	○	+	
11	To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.	○	○	
A	Protect and enhance existing cultural heritage and historic environments	○	+	
B	Promote new opportunities for culture in the Vale of Glamorgan	○	○	
12	To reduce the need to travel and enable the use of more sustainable modes of transport.	-	-	
A	Ensure new development is located in accessible locations from a range of travel modes	+ / -	+	
B	Promote technologies to reduce need to travel (e.g. homeworking)	○	○	
C	Enable the movement of people and freight by sustainable means	+ / -	+ / -	
D	Provide effective transport infrastructure to meet the needs of the community (e.g. highways, cycleways, pedestrian provision, public rights of way)	○	○	
13	To provide for a diverse range of local job opportunities.	○	○	
A	Protect existing and potential employment sites for employment uses	○	○	
B	Support a culture of entrepreneurship	○	○	
C	Encourage a range of employment sites in locations accessible by a range of transport modes	○	○	
D	Support the enhancement of skills to meet employment needs	○	○	
E	Promote and enable sustainable rural diversification	○	○	

Sustainability Objective / Aim		Original Assessment MG1	Assessment Review MG1	Comments
14	To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.	○	○	
A	Ensure retail centres are accessible by a range of modes of transport	○	○	
B	Ensure a range of uses within retail centres	○	○	
C	Avoid out-of-town retail development	○	○	
D	Enhance the public realm within existing centres and facilitate regeneration programmes	+	+	
E	Promote the evening economy in the Vale of Glamorgan's town centres	○	○	
15	To promote appropriate tourism.	○	○	
A	Promote local economic growth through tourism	○	○	
B	Enable tourism uses to be accessed by sustainable travel modes	○	○	
C	Manage tourism to protect the Vale of Glamorgan's natural and built assets	○	○	
D	Protect potential tourism destinations against inappropriate non-tourism development (e.g. proliferation of residential)	○	○	
E	Enable specialist tourism (e.g. sustainable, sports, cultural etc).	○	○	

No changes are recommended to the assessment of Policy MG1.

Policy MG2 (20) Land to the north and west of Darren Close, Cowbridge

SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL

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

Sustainability Objective	Appraisal guidance notes:	Assessment Criteria	Effect	Review
<p>1. To provide the opportunity for people to meet their housing</p>	<p>The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).</p> <p>Whole or part of the site has been promoted for affordable housing.</p> <p>The site is located in an area of housing need as identified in the Housing Market Assessment Study.</p>	<p>The site has the capacity to deliver a range of housing tenures including affordable housing within the Vale of Glamorgan and in particular, in the Rural Vale sub market area.</p>	<p>++</p>	<p>++</p>
<p>2. To maintain, promote and enhance the range of local facilities</p>	<p>The site is promoted for community, leisure and recreational facilities.</p> <p>The proposal would not lead to a loss of a community facility.</p> <p>The site has the potential to provide community facilities.</p>	<p>The proposed development includes land for the delivery of additional school provision on the site. The proposal would not lead to the loss of an existing community facility.</p>	<p>++</p>	<p>++</p>
<p>3. To maintain and improve access for all</p>	<p>Existing services and facilities are easily accessible from the site by walking, cycling or public transport.</p>	<p>The site is located on the western edge of Cowbridge approximately 1.4 kilometres from the centre of the town and the wide range of services, facilities and employment that it offers. Local bus services to Bridgend and the wider Vale are available in close proximity to the site and walking and cycling are viable modes of transport to access the services and facilities available within the town centre.</p>	<p>++</p>	<p>++</p>

<p>4. Reduce the causes of deprivation</p>	<p>The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.</p>	<p>Minor positive impact on reducing the causes of deprivation given that the site is under consideration for housing and would result in additional affordable housing within the Rural Vale Housing Market Area.</p>	<p>+</p>	<p>+</p>
<p>5. To maintain, protect and enhance community spirit</p>	<p>The site would not lead to a coalescence of settlements.</p> <p>The site would not result in a loss in recreational land or a community facility.</p>	<p>The site is located on the western edge of Cowbridge and development would not result in the coalescence of settlements</p> <p>Development would not result in the loss of recreational land or a community facility.</p>	<p>0</p>	<p>0</p>
<p>6. To minimise the causes and manage the effects of climate change</p>	<p>The site would not increase the need to travel and or increase travel distances</p>	<p>The site is located on the western edge of Cowbridge approximately 1.4 kilometres from the centre of the town and the wide range of services, facilities and employment that it offers. Local bus services to Bridgend and the wider Vale are available in close proximity to the site and walking and cycling are viable modes of transport to access the services and facilities available within the town centre.</p>	<p>++</p>	<p>++</p>

	<p>The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources</p> <p>The site is capable of incorporating renewable energy sources or energy conservation measures.</p>	<p>Surface water flooding has been identified through the centre of the site (approx east/ west) but this is unlikely to prevent or restrict future development proposals. Any possible impacts on local water courses would be assessed by the EA as a part of future planning applications.</p> <p>Site design could incorporate small scale renewable initiatives to serve the site infrastructure e.g. micro power generation.</p>		
7. To minimise waste	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	The site is under consideration for residential development and would generate additional domestic waste.	--	--
8. To use land effectively and efficiently	<p>The site is a brownfield site and / or involves the beneficial re-use of existing buildings.</p> <p>The site is capable of accommodating high density development</p>	<p>The site is a mixture of Grade 2 and 3 agricultural land which forms a part of a larger agricultural holding. Development as proposed would not involve the reuse of existing building.</p> <p>Given the location of the site on the western edge of Cowbridge close to open countryside it is considered that medium development would be appropriate.</p>	--	--

<p>9. To protect and enhance the built environment and natural environment</p>	<p>The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest.</p> <p>The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.</p>	<p>The site is in close proximity to a number of historic and archaeological designations including listed buildings, a Scheduled Ancient Monument and the Cowbridge with Llanblethian Conservation Area.</p> <p>In addition, the site lies within the Upper Thaw Valley Special Landscape Area. No known nature conservation or ecological designations have been identified within the site.</p>	-	- -
<p>10. To provide a high quality environment within all new developments</p>	<p>The development has the potential to support high quality public realm.</p>	<p>Given the scale of the proposed development there is the potential to deliver public realm improvements that provide wider benefits than the development site.</p>	+	+
<p>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</p>	<p>The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, listed buildings, conservation area).</p>	<p>The site is in close proximity to a number of historic and archaeological designations including listed buildings, a Scheduled Ancient Monument and the Cowbridge with Llanblethian Conservation Area.</p>	-	-

<p>12. To reduce the need to travel and enable the use of more sustainable modes of transport</p>	<p>The site is well served by public transport and accessible by walking and cycling.</p> <p>Services and facilities are easily accessible by a range of transport modes including walking and cycling.</p>	<p>The site is located on the western edge of Cowbridge approximately 1.4 kilometres from the centre of the town and the wide range of services, facilities and employment that it offers. Local bus services to Bridgend and the wider Vale are available in close proximity to the site and walking and cycling are viable modes of transport to access the services and facilities available within the town centre.</p>	<p>++</p>	<p>++</p>
<p>13. To provide for a diverse and wide range of local job opportunities</p>	<p>The proposal is for new employment development</p> <p>The site would not result in a loss of employment land that has been identified as having a continued economic role.</p>	<p>The site is not being considered for employment uses and development as proposed would not result in the loss of employment land.</p>	<p>+/-</p>	<p>+/-</p>
<p>14. To maintain and enhance the viability of the Vale's town, district and local centres</p>	<p>The site is located either within a centre, edge of centre or an out of town location.</p>	<p>The site is located approximately 1.4 kilometres from the Cowbridge district shopping centre and local development would contribute to maintaining the viability of the town's services and facilities however as an already attractive and well utilised town centre any such contribution is likely to be minimal.</p>	<p>+</p>	<p>+</p>
<p>15. To promote appropriate tourism</p>	<p>The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.</p>	<p>The proposal is not for a tourism related use.</p>	<p>0</p>	<p>0</p>

Effect Summary Table

	++	+	0	-	--	+/-	?
SA Summary comment on Deposit LDP	5	3	2	2	2	1	0
SA review summary	5	3	2	1	3	1	0

SA Summary Comments

The assessment realises a generally balanced result within which there are some differences. Strong positive scores are realised against the assessment criteria in terms of accessibility and the location of the site in relation to local services and facilities. Negative scores are realised with regard to the loss of agricultural land as well as the adverse impact that development could have on the historic and archaeological environment however this could be largely mitigated.

Review Summary

The focused change has resulted in an increase in the site area from 17 hectares to 27 hectares to facilitate the provision of the necessary highway infrastructure and improvements to the layout of the development. No increase in allocated dwelling numbers is proposed. The review of the SA has recognised that the development could have a more significant negative effect on the natural and built environment.

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

SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL					
		Assessment Criteria	Effect		
		Development at the site will have a positive impact on sustainability	++		
		Development at the site will have a some positive impact on sustainability	+		
		Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0		
		Development at the site will have a slight negative impact on the sustainability.	-		
		Development at the site will have a very negative impact on sustainability	--		
		Development at the site will have both positive and negative impacts on sustainability.	+/-		
		The impact of an issue cannot be predicted at this stage	?		
Sustainability Objective	Appraisal guidance notes:	Assessment Criteria	Effect	Review	
1. To provide the opportunity for people to meet their housing needs	<p>The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).</p> <p>Whole or part of the site has been promoted for affordable housing.</p> <p>The site is located in an area of housing need as identified in the Housing Market Assessment Study.</p>	The site has the capacity to deliver a range of housing tenures and types, including affordable housing, within the Penarth housing market area where a significant need has been identified.	++	++	

<p>2. To maintain, promote and enhance the range of local facilities</p>	<p>The site is promoted for community, leisure and recreational facilities.</p> <p>The proposal would not lead to a loss of a community facility.</p> <p>The site has the potential to provide community facilities.</p>	<p>The site is not promoted for community, leisure or recreational facilities.</p> <p>Development of the site would not result in the loss of a community facility.</p> <p>Given the scale of the site there is likely to be the potential for the provision of enhanced / new community facilities from developer contributions related to the site.</p>	<p>+</p>	<p>+</p>
<p>3. To maintain and improve access for all</p>	<p>Existing services and facilities are easily accessible from the site by walking, cycling or public transport.</p>	<p>The site is located to the east of Sully and would extend the village to Swanbridge road. Initial highway observations consider that there are significant access constraints. If suitable access can be provided existing services and facilities would be accessible by walking and cycling.</p> <p>Sully is relatively well served by public transport by virtue of its location along a main highway. Bus stops in each direction are located on Lavernock road roughly 130 metres away from the edge of the site.</p> <p>Furthermore, given the scale of the development proposal and adjoining candidate site there is the potential for improvements to sustainable transport from developer contributions related to the site (e.g. towards the Penarth to Sully recreation route along the dismantled railway to the south of the site and improvements to bus services etc).</p>	<p>++</p>	<p>++</p>

4. Reduce the causes of deprivation	<p>The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.</p>	<p>Positive impact on reducing causes of deprivation given the potential significant provision of affordable housing within an area of relatively high need.</p>	<p>+</p>	<p>+</p>
5. To maintain, protect and enhance community spirit	<p>The site would not lead to a coalescence of settlements.</p> <p>The site would not result in a loss in recreational land or a community facility.</p>	<p>The site is currently in agricultural use and although development of the site would not directly lead to coalescence it would extend the built up area of Sully to Swanbridge road, which could form a logical boundary to the village.</p> <p>Development of the site would not result in the loss of a community facility.</p>	<p>0</p>	<p>0</p>
6. To minimise the causes and manage the effects of climate change	<p>The site would not increase the need to travel and or increase travel distances</p> <p>The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources</p> <p>The site is capable of incorporating renewable energy sources or energy conservation measures.</p>	<p>The site is located to the east of Sully and would extend the village to Swanbridge road. Initial highway observations consider that there are significant access constraints. If suitable access can be provided existing services and facilities would be accessible by walking and cycling.</p> <p>Sully is relatively well served by public transport by virtue of its location along a main highway. Bus stops in each direction are located on Lavernock road roughly 130 metres away from the edge of the site.</p> <p>The site does not lie within an identified flood risk area.</p> <p>There is scope for the incorporation of energy efficiency or renewable energy</p>	<p>++</p>	<p>++</p>

		measures.		
7. To minimise waste	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	The proposed development will generate additional domestic waste.	--	--
8. To use land effectively and efficiently	The site is a brownfield site and / or involves the beneficial re-use of existing buildings. The site is capable of accommodating high density development	The site is an undeveloped greenfield site in agriculture use. An agricultural land quality survey has been undertaken and the area identified a grade 3a has been excluded from the development proposal. The site is capable of accommodating medium density development to reflect the character of the village and existing surrounding development.	0	0
9. To protect and enhance the built environment and natural environment	The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest. The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.	The site is not located within or in close proximity to these historic environment designations. No European, national or other local ecological designations have been identified on this site. However, given its rural nature there is potential for there to be some ecological interest on this site.	0	0
10. To provide a high quality environment within all new developments	The development has the potential to support high quality public realm.	The site has potential to develop a high quality public realm although this is likely to be limited to local residents.	+	+

<p>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</p>	<p>The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, listed buildings, conservation area).</p>	<p>The site is not located within or adjoining to any of these environmental, cultural or heritage designations.</p>	<p>0</p>	<p>0</p>
<p>12. To reduce the need to travel and enable the use of more sustainable modes of transport</p>	<p>The site is well served by public transport and accessible by walking and cycling.</p> <p>Services and facilities are easily accessible by a range of transport modes including walking and cycling.</p>	<p>The site is located to the east of Sully and would extend the village to Swanbridge road. Initial highway observations consider that there are significant access constraints. If suitable access can be provided existing services and facilities would be accessible by walking and cycling.</p> <p>Sully is relatively well served by public transport by virtue of its location along a main highway. The village is served by the 88 and 94 bus service providing half hourly services from Barry to Penarth and Cardiff. Bus stops in each direction are located on Lavernock road roughly 130 metres away from the edge of the site.</p> <p>Furthermore, given the scale of the development proposal and adjoining candidate site there is the potential for improvements to sustainable transport from developer contributions related to the site.</p>	<p>++</p>	<p>++</p>
<p>13. To provide for a diverse and wide range of local job opportunities</p>	<p>The proposal is for new employment development</p> <p>The site would not result in a loss of employment land that has been identified as having a continued economic role.</p>	<p>The proposed development is not for an employment use and would not result in a loss of employment land.</p>	<p>0</p>	<p>0</p>

14. To maintain and enhance the viability of the Vale's town, district and local centres	The site is located either within a centre, edge of centre or an out of town location.	The site is not located within or directly adjacent to an existing town or district retail centre.	0	0
15. To promote appropriate tourism	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	The proposal is not for a tourism related use.	0	0

Effect Summary Table

++	+	0	-	--	+/-	?
4	3	7	0	1	0	0

SA Summary Comments

The site is located to the east of Sully and is bounded by Swanbridge road to the east and a large residential candidate site to the north. The site is currently in agricultural use and although development of the site would not directly lead to coalescence it would extend the built up area of Sully to Swanbridge road, which could form a logical boundary to the village. Initial highway observations consider that there are significant access constraints. If suitable access can be provided existing services and facilities would be accessible by walking and cycling. Sully is relatively well served by public transport by virtue of its location along a main highway and bus stops in each direction are located on Lavernock road roughly 130 metres away from the edge of the site. This greenfield site generally scores positively with a limited number of double negative effect. The positive effects generally arise from developing a site within a relatively sustainable location with the potential to improve local walking / cycling routes and from the provision of housing within an area of relatively high need. The negative results primarily relate to waste.

Review Summary

The focused change has resulted in changing the site from a reserve site to a site allocation within the Primary Settlement of Sully. Given there are no changes to the boundary of the site and it is only the change in status of the site, the review has concluded that there are no changes to the SA assessment.

Policy MG4: Affordable Housing

Sustainability Objective / Aim		Original Assessment MG4	Assessment Review MG4	Comments
1	To provide the opportunity for people to meet their housing needs.	++	++	
A	Provide a mix of dwelling types and tenure	++	++	
B	Build in sustainable locations, with good access to local facilities	?	+	New development close to sustainable locations
C	Provide affordable housing	++	++	
D	Preference for previously developed land in sustainable locations	?	?	
2	To maintain, promote and enhance the range of local facilities.	○	○	
A	Meet the needs of existing communities throughout the Vale of Glamorgan	+	+	
B	Provide appropriate facilities within new developments to meet the needs of future users	○	○	
C	Ensure local facilities are suitable for purpose and easily accessible	○	○	
D	Prevent the loss of existing well-used and valued local facilities	○	○	
3	To maintain and improve access for all.	○	○	
A	Ensure the built and natural environment is easily accessible to all the Vale of	○	○	

Sustainability Objective / Aim		Original Assessment MG4	Assessment Review MG4	Comments
	Glamorgan's community			
B	Improve public perception of access	O	O	
C	Benefit health and well being through social inclusion within the physical environment	O	+	Increase in affordable housing through new developments
D	Promote 'life-time' homes	O	+	
4	Reduce the causes of deprivation.	++	++	
A	Promote improvements to: employment, income, health and well being, education, housing, environment and access, for all.	+	++	Increase in affordable housing through new developments
B	Prevent the isolation of deprived communities.	O	O	
5	To maintain, protect and enhance community spirit.	O	O	
A	Reduce the fear of crime	O	O	
B	Provide community facilities	O	O	
C	Encourage local distinctiveness (e.g. development having regard to its context and public art)	O	O	
D	Encourage community ownership of the environment (e.g. promote shared spaces, good design)	O	O	
6	To minimise the causes and manage the effects of climate change.	--	--	
A	Reduce air pollution (e.g. transport / industry emissions)	-	-	
B	Reduce energy consumption (e.g. promote energy efficient building)	--	--	
C	Promote renewable energy generation	O	O	
D	Reduce flood risk to people, property and maintain the integrity of floodplains	?	?	
E	Protect biodiversity, flora and fauna from the effects of climate change	O	O	
F	Protect and promote the development of carbon sinks	O	O	

Sustainability Objective / Aim		Original Assessment MG4	Assessment Review MG4	Comments
7	To minimise waste.	-	-	
A	Promote the use of secondary resources (e.g. convert existing buildings/ reuse materials)	O	O	
B	Provide and promote recycling facilities.	O	O	
C	Avoid landfill of waste	-	-	
8	To use land effectively and efficiently.	O	O	
A	Retain greenfield land	-	-	
B	Bring previously developed land in sustainable locations back into use	+	+	
C	Promote good quality high density developments where appropriate and having regard to the local context	O	O	
D	Protect the countryside from inappropriate development, especially the best and most versatile agricultural land and areas of high landscape value	-	-	
E	Restore contaminated land to beneficial use	+	+	
9	To protect and enhance the built and natural environment.	+ / -	+ / -	
A	Protect or enhance natural assets such as biodiversity, flora and fauna, wildlife habitats, landscape, soil.	-	-	
B	Improve and protect the quality and quantity of inland and coastal water resources	O	O	
C	Protect or enhance the built environment including historic buildings and conservation areas.	+	+	
D	Protect cultural heritage and archaeology.	+ / -	+ / -	
E	Enhance public access to and appreciation of the Vale of Glamorgan's environmental assets.	O	O	
10	To provide a high quality environment within all new developments.	O	O	
A	Ensure development meets the needs of current and future users.	++	++	
B	Promote a sense of community pride (e.g. shared spaces, public art, local materials)	O	O	

Sustainability Objective / Aim		Original Assessment MG4	Assessment Review MG4	Comments
C	Promote sustainable design and construction solutions.	○	○	
D	Enhance access for cyclists and pedestrians.	○	○	
E	Provide adequate green spaces.	○	○	
F	Provide adequate vehicular parking and manoeuvring space.	○	○	
11	To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.	+ / -	+ / -	
A	Protect and enhance existing cultural heritage and historic environments	+ / -	+ / -	
B	Promote new opportunities for culture in the Vale of Glamorgan	○	○	
12	To reduce the need to travel and enable the use of more sustainable modes of transport.	-	-	
A	Ensure new development is located in accessible locations from a range of travel modes	-	-	
B	Promote technologies to reduce need to travel (e.g. homeworking)	○	○	
C	Enable the movement of people and freight by sustainable means	○	○	
D	Provide effective transport infrastructure to meet the needs of the community (e.g. highways, cycleways, pedestrian provision, public rights of way)	○	○	
13	To provide for a diverse range of local job opportunities.	○	○	
A	Protect existing and potential employment sites for employment uses	○	○	
B	Support a culture of entrepreneurship	○	○	
C	Encourage a range of employment sites in locations accessible by a range of transport modes	○	○	
D	Support the enhancement of skills to meet employment needs	○	○	
E	Promote and enable sustainable rural diversification	○	○	

Sustainability Objective / Aim		Original Assessment MG4	Assessment Review MG4	Comments
14	To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.	+	+	
A	Ensure retail centres are accessible by a range of modes of transport	○	○	
B	Ensure a range of uses within retail centres	○	○	
C	Avoid out-of-town retail development	○	○	
D	Enhance the public realm within existing centres and facilitate regeneration programmes	○	○	
E	Promote the evening economy in the Vale of Glamorgan's town centres	○	○	
15	To promote appropriate tourism.	○	○	
A	Promote local economic growth through tourism	○	○	
B	Enable tourism uses to be accessed by sustainable travel modes	○	○	
C	Manage tourism to protect the Vale of Glamorgan's natural and built assets	○	○	
D	Protect potential tourism destinations against inappropriate non-tourism development (e.g. proliferation of residential)	○	○	
E	Enable specialist tourism (e.g. sustainable, sports, cultural etc).	○	○	

As a result of the Focused Change to Policy MG4 to increase percentages for affordable housing resulting in an additional number of affordable housing units, the SA scoring contributes more positively to maintaining and improving access for all and reducing the causes of deprivation.

Policy MG9: Employment Allocations

Sustainability Objective / Aim		Original Assessment MG9	Assessment Review MG9	Comments
1	To provide the opportunity for people to meet their housing needs.	○	○	
A	Provide a mix of dwelling types and tenure	○	○	
B	Build in sustainable locations, with good access to local facilities	○	○	
C	Provide affordable housing	○	○	
D	Preference for previously developed land in sustainable locations	○	○	
2	To maintain, promote and enhance the range of local facilities.	○	○	
A	Meet the needs of existing communities throughout the Vale of Glamorgan	+	+	
B	Provide appropriate facilities within new developments to meet the needs of future users	○	○	
C	Ensure local facilities are suitable for purpose and easily accessible	○	○	
D	Prevent the loss of existing well-used and valued local facilities	○	○	
3	To maintain and improve access for all.	○	○	
A	Ensure the built and natural environment is easily accessible to all the Vale of Glamorgan's community	○	○	
B	Improve public perception of access	○	○	
C	Benefit health and well being through social inclusion within the physical environment	○	○	
D	Promote 'life-time' homes	○	○	
4	Reduce the causes of deprivation.	+	+	
A	Promote improvements to: employment, income, health and well being, education, housing, environment and access, for all.	+	+	
B	Prevent the isolation of deprived communities.	○	○	

Sustainability Objective / Aim		Original Assessment MG9	Assessment Review MG9	Comments
5	To maintain, protect and enhance community spirit.	○	○	
A	Reduce the fear of crime	○	○	
B	Provide community facilities	○	○	
C	Encourage local distinctiveness (e.g. development having regard to its context and public art)	○	○	
D	Encourage community ownership of the environment (e.g. promote shared spaces, good design)	○	○	
6	To minimise the causes and manage the effects of climate change.	--	--	
A	Reduce air pollution (e.g. transport / industry emissions)	--	--	
B	Reduce energy consumption (e.g. promote energy efficient building)	--	--	
C	Promote renewable energy generation	○	○	
D	Reduce flood risk to people, property and maintain the integrity of floodplains	-	-	
E	Protect biodiversity, flora and fauna from the effects of climate change	-	-	* No change to assessment given the small increase in net developable land.
F	Protect and promote the development of carbon sinks	-	-	
7	To minimise waste.	--	--	
A	Promote the use of secondary resources (e.g. convert existing buildings/ reuse materials)	-	-	
B	Provide and promote recycling facilities.	○	○	
C	Avoid landfill of waste	-	-	
8	To use land effectively and efficiently.	+	+	
A	Retain greenfield land	-	-	*

Sustainability Objective / Aim		Original Assessment MG9	Assessment Review MG9	Comments
B	Bring previously developed land in sustainable locations back into use	+ / -	+ / -	
C	Promote good quality high density developments where appropriate and having regard to the local context	+ / -	+ / -	
D	Protect the countryside from inappropriate development, especially the best and most versatile agricultural land and areas of high landscape value	-	-	*
E	Restore contaminated land to beneficial use	+	+	
9	To protect and enhance the built and natural environment.	+ / -	+ / -	
A	Protect or enhance natural assets such as biodiversity, flora and fauna, wildlife habitats, landscape, soil.	-	-	*
B	Improve and protect the quality and quantity of inland and coastal water resources	-	-	
C	Protect or enhance the built environment including historic buildings and conservation areas.	O	O	
D	Protect cultural heritage and archaeology.	-	-	
E	Enhance public access to and appreciation of the Vale of Glamorgan's environmental assets.	O	O	
10	To provide a high quality environment within all new developments.	+ / -	+ / -	
A	Ensure development meets the needs of current and future users.	+	+	
B	Promote a sense of community pride (e.g. shared spaces, public art, local materials)	O	O	
C	Promote sustainable design and construction solutions.	O	O	
D	Enhance access for cyclists and pedestrians.	O	O	
E	Provide adequate green spaces.	O	O	
F	Provide adequate vehicular parking and manoeuvring space.	O	O	
11	To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.	O	O	
A	Protect and enhance existing cultural heritage and historic environments	O	O	

Sustainability Objective / Aim		Original Assessment MG9	Assessment Review MG9	Comments
B	Promote new opportunities for culture in the Vale of Glamorgan	○	○	
12	To reduce the need to travel and enable the use of more sustainable modes of transport.	--	--	
A	Ensure new development is located in accessible locations from a range of travel modes	--	--	
B	Promote technologies to reduce need to travel (e.g. homeworking)	-	-	
C	Enable the movement of people and freight by sustainable means	-	-	
D	Provide effective transport infrastructure to meet the needs of the community (e.g. highways, cycleways, pedestrian provision, public rights of way)	○	○	
13	To provide for a diverse range of local job opportunities.	++	++	
A	Protect existing and potential employment sites for employment uses	++	++	
B	Support a culture of entrepreneurship	++	++	
C	Encourage a range of employment sites in locations accessible by a range of transport modes	+ / -	+ / -	
D	Support the enhancement of skills to meet employment needs	○	○	
E	Promote and enable sustainable rural diversification	○	○	
14	To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.	○	○	
A	Ensure retail centres are accessible by a range of modes of transport	○	○	
B	Ensure a range of uses within retail centres	○	○	
C	Avoid out-of-town retail development	○	○	
D	Enhance the public realm within existing centres and facilitate regeneration programmes	○	○	
E	Promote the evening economy in the Vale of Glamorgan's town centres	○	○	
15	To promote appropriate tourism.	○	○	

Sustainability Objective / Aim		Original Assessment MG9	Assessment Review MG9	Comments
A	Promote local economic growth through tourism	○	○	
B	Enable tourism uses to be accessed by sustainable travel modes	○	○	
C	Manage tourism to protect the Vale of Glamorgan's natural and built assets	○	○	
D	Protect potential tourism destinations against inappropriate non-tourism development (e.g. proliferation of residential)	○	○	
E	Enable specialist tourism (e.g. sustainable, sports, cultural etc).	○	○	

No change to the SA assessment. Although the gross area of the site has increased by 10.7ha, there was only a 1.33ha increase in the net developable area. It is concluded that although biodiversity and greenfield land would be affected, given the small increase in net developable area it would not strongly detract from the achievement of the SA objectives and therefore affect the score of the SA.

Policy MG9(1) Land to the south of Junction 34 M4 Hensol

SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL

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

Sustainability Objective	Appraisal guidance notes:	Assessment Criteria	Effect	Review
1. To provide the opportunity for people to meet their housing needs	<p>The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).</p> <p>Whole or part of the site has been promoted for affordable housing.</p> <p>The site is located in an area of housing need as identified in the Housing Market Assessment Study</p>	The site has been promoted for employment uses and therefore would not contribute to housing need within the Vale of Glamorgan.	0	0
2. To maintain, promote and enhance the range of local facilities	<p>The site is promoted for community, leisure and recreational facilities.</p> <p>The proposal would not lead to a loss of a community</p>	The site has been promoted for employment uses and would therefore not contribute to furthering the range of local facilities within this area.	0	0

	<p>facility.</p> <p>The site has the potential to provide community facilities.</p>	<p>The site is located south of junction 34 of the M4 at Miskin and adjoins the former Bosch factory; the proposal would not lead to a loss of a community facility.</p> <p>Due to the proposed use the potential to provide community facilities is limited.</p>		
3. To maintain and improve access for all	Existing services and facilities are easily accessible from the site by walking, cycling or public transport.	<p>The site is located south of junction 34 of the M4 at Miskin and adjoins the former Bosch factory. The sites location in relation to the M4 motorway allows it to be easily accessed on a regional scale.</p> <p>The site is located in an area characterised by employment uses and there is little by way of local facilities that would initiate shorter trips by walking or cycling. Future occupiers would therefore largely be reliant upon private transport or the limited bus services to access these services however it is considered that commuting distances for employment sites are not significant.</p>	+/-	+/-
4. Reduce the causes of deprivation	The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.	Development of this site would have a significantly positive impact on reducing the causes of deprivation given the scale of the site and its promotion for employment development. Due to the sites large size the effects of its development would be felt regionally due to the level of employment that would be created.	++	++
5. To maintain, protect	The site would not lead to a coalescence of	The site would not lead to a coalescence of	+	+

and enhance community spirit	settlements. The site would not result in a loss in recreational land or a community facility.	settlements or result in a loss of recreational land or a community facility.		
6. To minimise the causes and manage the effects of climate change	The site would not increase the need to travel and or increase travel distances The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources The site is capable of incorporating renewable energy sources or energy conservation measures	Given the scale of the proposal the primary impact on climate change would be the trip generations resulting from the employment use (journey to work/servicing). The site is somewhat isolated with relatively limited sustainable transport therefore future occupiers would be largely reliant upon private transport to access the services and facilities that might be required. Parts of the site are within C2 flood zones and B flood zones. A FCA has been undertaken by Environmental Resources Management (ERM) which acknowledges that the type of development proposed for this site can be suitable and permissible within Flood Zones A, B and C, due to its classification as 'Less Vulnerable' under TAN15. The site could be capable of incorporating renewable energy sources or energy conservation measures.	-	-
7. To minimise waste	The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).	The development would generate significant additional waste due to its proposed use and large size.	--	--
8. To use land effectively and efficiently	The site is a brownfield site and / or involves the beneficial re-use of existing buildings. The site is capable of accommodating high density development	The site is greenfield land adjoining the former Bosch Factory Site. It does not involve the re-use of existing buildings. The site is capable of accommodating medium density development given the nature of the surrounding area and its proposed employment use.	-	-

<p>9. To protect and enhance the built environment and natural environment</p>	<p>The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest.</p> <p>The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.</p>	<p>The site lies within the Ely Valley and Ridge Slopes SLA; development would therefore have negative landscape impacts.</p> <p>The site has a number of significant Tree Preservation Order (TPO) clusters covering it and a small area of the southern edge lies within a SSSI designation; Ely Valley. If the proposed development is allocated, significant mitigation would be required through on site or off site compensation.</p>	<p>--</p>	<p>--</p>
<p>10. To provide a high quality environment within all new developments</p>	<p>The development has the potential to support high quality public realm.</p>	<p>Given that the site has been promoted for employment uses it is unlikely that a high quality environment will result.</p>	<p>0</p>	<p>0</p>
<p>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</p>	<p>The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, listed buildings, conservation area).</p>	<p>GGAT have advised that an archaeological evaluation will be required in determining any planning application and that this may lead to development being avoided in certain areas.</p>	<p>?</p>	<p>?</p>
<p>12. To reduce the need to travel and enable the use of more sustainable modes of transport</p>	<p>The site is well served by public transport and accessible by walking and cycling.</p> <p>Services and facilities are easily accessible by a range of transport modes including walking and cycling.</p>	<p>The site is located within an area characterised by employment uses. It is isolated from existing settlements with limited access to sustainable transport however site access via the M4 provides sufficient regional links.</p> <p>There is little by way of local facilities that would initiate shorter trips by walking or cycling. Future occupiers of the site would therefore be largely reliant upon private transport to access any services and facilities that might be required however commuting distances are not considered to be significant for employment uses.</p>	<p>-</p>	<p>-</p>

13. To provide for a diverse and wide range of local job opportunities	The proposal is for new employment development The site would not result in a loss of employment land that has been identified as having a continued economic role.	The proposal is for new employment development and would not result in a loss of employment land. Due to the sites large size a significant number of jobs will be created providing employment opportunities on a regional scale.	++	++
14. To maintain and enhance the viability of the Vale's town, district and local centres	The site is located either within a centre, edge of centre or an out of town location.	The development would not impact upon the viability of the Vales town centres.	0	0
15. To promote appropriate tourism	The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.	The proposal is not for a tourism related use.	0	0

Effect Summary Table

	++	+	0	-	--	+/-	?
SA Summary comment on Deposit LDP	2	1	5	3	2	1	1
SA review summary	2	1	5	3	2	1	1

SA Summary Comments

This Greenfield site promoted for employment is located south of junction 34 of the M4 at Miskin and adjoins the former Bosch factory. The site is located in an area characterised by employment uses and there is limited sustainable transport therefore future occupiers would largely be reliant upon private transport.

Development of this site would have a significant positive impact on reducing the causes of deprivation given the scale of the site and its promotion for employment development. Due to the sites large size the effects of its development would be felt regionally due to the level of employment that would be created. Parts of the site are within C2 flood zones and B flood zones. An FCA has been undertaken by Environmental Resources Management (ERM) which acknowledges that the type of development proposed for this site can be suitable and permissible within Flood Zones A, B and C, due to its classification as '*Less Vulnerable*' under TAN15. A number of nature designations are located within the proposed site. It lies within the Ely Valley and Ridge Slopes SLA, there are a number of Tree Preservation Orders (TPOs) clusters covering the site, and a small area of the southern edge lies within a SSSI designation; Ely Valley. If the proposed development is allocated, significant mitigation is required through on site or off site compensation.

Review Summary

The focused change has resulted in an increase in the site area from 51.1hectares to 61.8 hectares to reflect the proposed alternative site boundary ASA39 of Junction 34, M4 Hensol site. This would more accurately reflect the likely employment proposals for the strategic site and enable future development to be managed more appropriately.

No change to the SA assessment. Although the gross area of the site has increased by 10.7ha, there was only a 1.33ha increase in the net developable area. It is concluded that although biodiversity and greenfield land would be included in the gross site boundary, given the small increase in net developable area it would not strongly detract from the achievement of the SA objectives and therefore affect the score of the SA.

Policy MG11: Land to the South of Junction 34 M4 Hensol

Sustainability Objective / Aim		Original Assessment MG11	Assessment Review MG11	Comments
1	To provide the opportunity for people to meet their housing needs.	○	○	
A	Provide a mix of dwelling types and tenure	○	○	
B	Build in sustainable locations, with good access to local facilities	○	○	
C	Provide affordable housing	○	○	
D	Preference for previously developed land in sustainable locations	○	○	
2	To maintain, promote and enhance the range of local facilities.	○	○	
A	Meet the needs of existing communities throughout the Vale of Glamorgan	○	○	
B	Provide appropriate facilities within new developments to meet the needs of future users	○	○	
C	Ensure local facilities are suitable for purpose and easily accessible	○	○	
D	Prevent the loss of existing well-used and valued local facilities	○	○	
3	To maintain and improve access for all.	○	○	
A	Ensure the built and natural environment is easily accessible to all the Vale of Glamorgan's community	○	○	
B	Improve public perception of access	○	○	
C	Benefit health and well being through social inclusion within the physical environment	○	○	
D	Promote 'life-time' homes	○	○	
4	Reduce the causes of deprivation.	+	+	
A	Promote improvements to: employment, income, health and well being, education, housing, environment and access, for all.	○	○	
B	Prevent the isolation of deprived communities.	+	+	
5	To maintain, protect and enhance community spirit.	○	○	
A	Reduce the fear of crime	○	○	

Sustainability Objective / Aim		Original Assessment MG11	Assessment Review MG11	Comments
B	Provide community facilities	○	○	
C	Encourage local distinctiveness (e.g. development having regard to its context and public art)	○	○	
D	Encourage community ownership of the environment (e.g. promote shared spaces, good design)	○	○	
6	To minimise the causes and manage the effects of climate change.	--	--	
A	Reduce air pollution (e.g. transport / industry emissions)	--	--	
B	Reduce energy consumption (e.g. promote energy efficient building)	--	--	
C	Promote renewable energy generation	○	○	
D	Reduce flood risk to people, property and maintain the integrity of floodplains	-	-	
E	Protect biodiversity, flora and fauna from the effects of climate change	-	-	* No change to assessment given the small increase in net developable land.
F	Protect and promote the development of carbon sinks	○	○	
7	To minimise waste.	○	○	
A	Promote the use of secondary resources (e.g. convert existing buildings/ reuse materials)	○	○	
B	Provide and promote recycling facilities.	○	○	
C	Avoid landfill of waste	○	○	
8	To use land effectively and efficiently.	-	-	
A	Retain greenfield land	--	--	
B	Bring previously developed land in sustainable locations back into use	+ / -	+ / -	
C	Promote good quality high density developments where appropriate and having regard to the local context	○	+ / -	
D	Protect the countryside from inappropriate development, especially the best and most versatile	-	-	*

Sustainability Objective / Aim		Original Assessment MG11	Assessment Review MG11	Comments
	agricultural land and areas of high landscape value			
E	Restore contaminated land to beneficial use	O	O	
9	To protect and enhance the built and natural environment.	-	-	
A	Protect or enhance natural assets such as biodiversity, flora and fauna, wildlife habitats, landscape, soil.	-	-	*
B	Improve and protect the quality and quantity of inland and coastal water resources	O	O	
C	Protect or enhance the built environment including historic buildings and conservation areas.	O	O	
D	Protect cultural heritage and archaeology.	-	-	
E	Enhance public access to and appreciation of the Vale of Glamorgan's environmental assets.	O	O	
10	To provide a high quality environment within all new developments.	O	O	
A	Ensure development meets the needs of current and future users.	+	+	
B	Promote a sense of community pride (e.g. shared spaces, public art, local materials)	O	O	
C	Promote sustainable design and construction solutions.	O	O	
D	Enhance access for cyclists and pedestrians.	O	O	
E	Provide adequate green spaces.	O	O	
F	Provide adequate vehicular parking and manoeuvring space.	O	O	
11	To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.	O	O	
A	Protect and enhance existing cultural heritage and historic environments	O	O	
B	Promote new opportunities for culture in the Vale of Glamorgan	O	O	
12	To reduce the need to travel and enable the use of more sustainable modes of transport.	--	--	
A	Ensure new development is located in accessible locations from a range of travel modes	--	--	
B	Promote technologies to reduce need to travel (e.g. homeworking)	O	O	

Sustainability Objective / Aim		Original Assessment MG11	Assessment Review MG11	Comments
C	Enable the movement of people and freight by sustainable means	--	--	
D	Provide effective transport infrastructure to meet the needs of the community (e.g. highways, cycleways, pedestrian provision, public rights of way)	O	O	
13	To provide for a diverse range of local job opportunities.	++	++	
A	Protect existing and potential employment sites for employment uses	++	++	
B	Support a culture of entrepreneurship	++	++	
C	Encourage a range of employment sites in locations accessible by a range of transport modes	+ / -	+ / -	
D	Support the enhancement of skills to meet employment needs	+	+	
E	Promote and enable sustainable rural diversification	O	O	
14	To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.	O	O	
A	Ensure retail centres are accessible by a range of modes of transport	O	O	
B	Ensure a range of uses within retail centres	O	O	
C	Avoid out-of-town retail development	O	O	
D	Enhance the public realm within existing centres and facilitate regeneration programmes	O	O	
E	Promote the evening economy in the Vale of Glamorgan's town centres	O	O	
15	To promote appropriate tourism.	O	O	
A	Promote local economic growth through tourism	O	O	
B	Enable tourism uses to be accessed by sustainable travel modes	O	O	
C	Manage tourism to protect the Vale of Glamorgan's natural and built assets	O	O	
D	Protect potential tourism destinations against inappropriate non-tourism development (e.g. proliferation of residential)	O	O	
E	Enable specialist tourism (e.g. sustainable, sports, cultural etc).	O	O	

No change to the SA assessment. Although the gross area of the site has increased by 10.7ha, there was only a 1.33ha increase in the net developable area. It is concluded that although biodiversity and greenfield land would be included in the gross site boundary, given the small increase in net developable area it would not strongly detract from the achievement of the SA objectives and therefore affect the score of the SA.

Appendix 2: Schedule of Sustainability Appraisal / Habitats Regulations Assessment Representations and Council's Response



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details ID-6174/3/5 Liz Fidler

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14

2c: Page No's: SA assessment for sites

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Officer Summary of Representation:

Objection to the Council's Sustainability Appraisal of sites identified in the LDP and promotes a new settlement at Llandow Airfield.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology. Further details can also be found in the Council's Revised Options Appraisal Report (2009). Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013) as well as site visit undertaken by Council officers.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge**Representor ID and details ID-1479/1/2** Mr N McLean

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14 MG2(19)

2c: Page No's: 799-802

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site**Representation Type** Object**Officer Summary of Representation:**

Objection to Sustainability Appraisal of MG 2 (19) - Land adjoining St. Athan Road, Cowbridge and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINCs (2013).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details ID-6174/3/1 Liz Fidler

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14 MG2 (19)

2c: Page No's: 799-802

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Officer Summary of Representation:

Objection to the Sustainability Appraisal of Site MG 2 (19) - Land adjoining St. Athan Road, Cowbridge and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013).

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock**Representor ID and details ID-3841/1/1** T Widdrington & C Huws

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14 MG2(23)

2c: Page No's: 816-820

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site**Representation Type** Object**Officer Summary of Representation:**

Representation seeks the deletion of site MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock

Council's Response(s):

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

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

In terms of the Sustainability Appraisal of the site, the Council is of the opinion that it presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013).

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

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

Officer Recommendation:

No Change Required



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

Representor ID and details ID-4908/3/1 Darren John Bellamy

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14, MG2 (35)

2c: Page No's: 872-875

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

Representation Type Object

Officer Summary of Representation:

Objection to Sustainability Appraisal of MG 2 (35) - Land west of Port Road, Wenvoe.

Council's Response(s):

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

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representor ID and details ID-1479/1/1 Mr N McLean

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14 MG2 (36)

2c: Page No's: 876-879

Alternative Site ASD17 - MG 2 (36) - Land adjoining Court Close, Aberthin - Delete Site

Representation Type Object

Officer Summary of Representation:

Objection to Sustainability Appraisal of MG 2 (36) - Land adjoining Court Close, Aberthin and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINCs (2013).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representor ID and details ID-6174/3/2 Liz Fidler

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14 MG2(36)

2c: Page No's: 876-879

Alternative Site ASD17 - MG 2 (36) - Land adjoining Court Close, Aberthin - Delete Site

Representation Type Object

Officer Summary of Representation:

Objection to the Sustainability Appraisal of site MG 2 (36) - Land adjoining Court Close, Aberthin and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINCS (2013).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representor ID and details ID-1479/1/3 Mr N McLean

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14 MG2(38)

2c: Page No's: 884 - 887

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Officer Summary of Representation:

Objection to Sustainability Appraisal of MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston and proposes its deletion.

Council's Response(s):

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

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representor ID and details ID-5499/1/1 Mrs D C Fisher

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14 MG 2 (38)

2c: Page No's: 884-887

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation objects to the Sustainability Appraisal MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston.

Council's Response(s):

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

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representor ID and details ID-6174/3/3 Liz Fidler

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14 MG2(38)

2c: Page No's: 884-887

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Officer Summary of Representation:

Objection to the Sustainability Appraisal of MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINCS (2013).

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

Officer Recommendation:

No Change Required



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

Representor ID and details ID-1784/3/1 Mr T Knowles

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14 -MG2 [43]

2c: Page No's: 905 - 908

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

Representation Type Object

Officer Summary of Representation:

Objection to Sustainability Appraisal MG 2 (43) - Land to the East of St. Nicholas and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013).

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas**Representor ID and details ID-2378/5/1** Mr G R Davies & Mrs C Goldsworthy & H.M.Davies

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14 MG2(43)

2c: Page No's: 905-908

Alternative Site N/A**Representation Type** Object**Officer Summary of Representation:**

Objects to the statement regarding access via Ger-y-Llan and its suitability to offer access to the allocated site. The client has reserved rights for general/all-purpose access from Ger-y-Llan to the allocated site. Access via Ger-y-Llan is believed to be suitable and this should be reflected in the Sustainability Appraisal.

Council's Response(s):

While the comments of the representor are noted and the supporting information submitted is welcomed, it should be noted that the site assessments undertaken by the Council were based on the best available information and did not involve an in depth analysis of all planning aspects of the site but provided sufficient information to aid site selection. More detailed information was collated by the Council on each prospective site during the later stages of the process. Notwithstanding the above, the site in question has been included within the Deposit Draft LDP as a residential allocation under Policy MG2 (43) and the comments of the representor and the additional information submitted are welcomed. However, it is considered that the information provided would not affect the outcome of the sites overall sustainability scoring and therefore the suggested change is not considered to be necessary.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (44) - Land adjacent to St Brides Road, Wick**Representor ID and details ID-1479/1/4** Mr N McLean

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14 MG2(44)

2c: Page No's: 909-912

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site**Representation Type** Object**Officer Summary of Representation:**

Objection to Sustainability Appraisal of MG 2 (44) - Land adjacent to St Brides Road, Wick and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINCs (2013).

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (44) - Land adjacent to St Brides Road, Wick**Representor ID and details ID-4042/1/1** Wick Action Group

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14 MG 2 (44)

2c: Page No's: 909-912

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site**Representation Type** Object**Officer Summary of Representation:**

Objection to Sustainability Appraisal MG2 (44) - Land adjacent to St Brides Road, Wick and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013).

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (44) - Land adjacent to St Brides Road, Wick**Representor ID and details ID-6174/3/4** Liz Fidler

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14 MG2(44)

2c: Page No's: 909 - 912

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site**Representation Type** Object**Officer Summary of Representation:**

Objection to the Sustainability Appraisal of MG 2 (44) - Land adjacent to St Brides Road, Wick and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINCS (2013).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Representor ID and details ID-4873/1/1 Mrs Sonya Jenkins

2a: Document: Sustainability Report 2b: Section / Para: Appendix 14, MG 2 (45)

2c: Page No's: 913-916

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Amend SA scoring for MG2 (45) - Land off Sandy Lane, Ystradowen in relation to Sustainability Objective 5.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013).

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

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Representor ID and details ID-5096/1/14 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para:

2c: Page No's:

Alternative Site N/A

Representation Type Comment

Officer Summary of Representation:

General reference to representations submitted by NRW on the same matter.

Council's Response(s):

Comments are noted

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-1479/5/1 Mr N McLean

2a: Document: Sustainability Report 2b: Section / Para: Appendix 9, Section A Tables

2c: Page No's: 660 – 666 (inc)

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation has been made in relation to the LDP strategic option 5 contained in the SA report.

Council's Response(s):

The Council is of the opinion that it has fully considered the sustainability performance of the LDP Preferred Strategy Options and that the issues raised within the representation relate to an earlier stage of the LDP and has been subject to separate pre deposit public consultation. Further details can also be found in the Council's Revised Options Appraisal Report (2009).

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/4 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: Sustainability Context and Objectives, Table 3 + 4

2c: Page No's: 13-18

Alternative Site N/A

Representation Type Support

Officer Summary of Representation:

NRW support the SA's objectives and aims.

Council's Response(s):

Support is Welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/67 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: 0.22, Non Technical Summary

2c: Page No's: NTS p4

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation seeks an amendment to the last sentence of Paragraph 0.22 of the Non Technical Summary.

Council's Response(s):

It is considered that this proposed amendment would not have impact on the overall sustainability assessment and that clarification can be provided within the SA report addendum where required. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/68 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: 0.24, Non- Technical Summary

2c: Page No's: NTS p.4

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation seeks clarification of how policies have evolved from the withdrawn 2012 Deposit LDP.

Council's Response(s):

The sustainability appraisal provides comparisons in the sustainability outcomes of the 2012 SA and 2013 SA.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/69 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: New Paragraph

2c: Page No's: New Paragraph

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation seeks the inclusion of Geodiversity as one of the objectives in the LDP SA.

Council's Response(s):

Comments noted. The Sustainability Appraisal Approved Scoping Report establishes the sustainability context and baseline for the Vale of Glamorgan and sets sustainability objectives against which the LDP will be assessed during its preparation. These were subject to a public consultation exercise and reported to Cabinet on 6th June 2007. The Council cannot therefore amend the objectives at this stage. It should however be noted that the LDP Policy MD10 includes geology as an important feature that requires consideration.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/70 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: Sustainability Context and Objectives, Table 4, No.9

2c: Page No's: 17

Alternative Site N/A

Representation Type Support

Officer Summary of Representation:

Representation supports the SA Objective to protect and enhance the built environment with a particular aim of improving and protecting the quality and quantity of inland and coastal waters.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/71 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: Sustainability Context and Objectives, Table 4, 7. Waste

2c: Page No's: 17

Alternative Site N/A

Representation Type Support

Officer Summary of Representation:

Representation supports the SA objective to minimise waste.

Council's Response(s):

Support is Welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/72 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: Sustainability Context and Objectives, Table 4, 12. Transport and Accessibility

2c: Page No's: 18

Alternative Site N/A

Representation Type Support

Officer Summary of Representation:

Representation is supportive of the objective to reduce the need to travel and enable the use of more sustainable modes of transport.

Council's Response(s):

Support is Welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/73 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: 3. Pre- Deposit Stage SA of the VoG Preferred Strategy (2007) para 3.2

2c: Page No's: 20

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation raises concerns that the LDP does not make explicit references to the environment and recommends that references to both protection and enhancement of the environment, although they acknowledge that these are covered in the Plan's strategic objectives.

Council's Response(s):

Environmental protection is considered in policy MD8 of the Deposit LDP, which has been assessed, alongside policies which seek to safeguard and protect nature conservation interests (MD8 Promoting Biodiversity) as well as the historic environment, areas of special landscape and coast environment.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/74 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: 4. SA of the Deposit VoG LDP 2013 SA Desposit Plan Strategic Policies , para 4.14

2c: Page No's: 31

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation notes the removal of some of the strategic policies from the withdrawn Deposit LDP and are seeking an explanation as to why these have been omitted.

Council's Response(s):

In revising and developing the replacement LDP the Council has rationalised policies and developed new policies. However, the 2012 Deposit LDP did not include the strategic policies referred to.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/75 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: 4. SA of the Deposit VoG LDP 2013, Strategic Policy Overview 2013, para 4.59

2c: Page No's: 37

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation expresses concern in respect of the overview commentary about the assessment of the strategic policies as it does not refer to all major negative scores given within the assessment table (Appendix 10).

Council's Response(s):

It is inevitable that all development will result in negative impacts on the areas identified, the LDP seeks to address these matters and seek to mitigate outcomes. The Council are of the opinion that the content and recommendations of the Sustainability Appraisal comply with the SA regulations and provide a robust assessment of the likely impacts of the LDP and how the LDP has sought to influence positive outcomes.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/76 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: 4. SA of the Deposit VoG LDP 2013, Strategic Policy Overview 2013, para 4.61

2c: Page No's: 37

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation seeks amendments to para 4.61, in that instead of 'weighing up' of positive and negative effects against each other, what would be beneficial is a greater focus on providing recommendations or mitigation that could help address the negative effects identified.

Council's Response(s):

The Council are of the opinion that the content and recommendations of the Sustainability Appraisal comply with the SA regulations and provide a robust assessment of the likley impacts of the LDP and how the LDP has sought to influence positive outcomes.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/77 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: 4. SA of the Deposit VoG LDP 2013, Strategic Policy Overview 2013, para 4.62

2c: Page No's: 38

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation seeks clarification as to what is meant by the last two sentences of paragraph 4.62.

Council's Response(s):

The sentence is self explanatory- that is the potential negative and positive outcomes of the LDP will need to be verified through the monitoring of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/78 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: 4. SA of the Deposit VoG LDP 2013, Paragraphs 4.58, 4.173 and 4.263

2c: Page No's: 36-37, 54 and 68-69

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation raises concerns over the results of the SA assessment particularly regarding changing qualitative individual assessments to quantitative scores.

Council's Response(s):

The Council are of the opinion that the content and recommendations of the Sustainability Appraisal comply with the SA regulations and provide a robust assessment of the likely impacts of the LDP and how the LDP has sought to influence positive outcomes.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/79 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: SA of the Deposit VoG LDP 2013, Policy MG11 - Land South of Junction 34 M4 Hensol, para 4.110-4.113 2c: Page No's: 46

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation seeks clarification regarding the SA recommended changes to managing growth policies and how these changes have been taken forward into the LDP. They are also concerned with the severity of negative results attributed to MG 11 and therefore makes it difficult for NRW to agree that the policy will contribute to Sustainable Development.

Council's Response(s):

It is inevitable that all development shall result in negative impacts on some of the areas identified, the LDP seeks to address these matters and seek to mitigate outcomes. The Council are of the opinion that the content and recommendations of the Sustainability Appraisal comply with the SA regulations and provide a robust assessment of the likely impacts of the LDP and how the LDP has sought to influence positive outcomes.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/80 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: 4. Sustainability Appraisal of the Deposit Vale Of Glamorgan LDP, Table 11

2c: Page No's: 70-73

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation seeks the amendments of clerical errors in regard to policy numbers.

Council's Response(s):

The policy names and numbers referred to in Table 11 refer to the policies in the Deposit LDP February 2012 which was later withdrawn. Paragraph 4.267 explains that the initial SA assessment was undertaken in 2011 and Table 11 summarises the key SA recommendations in respect to the Managing Development Policies and where recommended changes have been incorporated into the Deposit LDP November 2013.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/81 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: 5 Conclusions — Overview of Overall Policy Framework and Cumulative Outcomes, Para 5.3 and 5.4 2c: Page No's: 81

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation questions the level of mitigations identified within the SA conclusions.

Council's Response(s):

The Council are of the opinion that the content and recommendations of the Sustainability Appraisal comply with the SA regulations and provide a robust assessment of the likley impacts of the LDP and how the LDP has sough to influence positive outcomes.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/82 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: 6. Implementation and Monitoring, Table 17

2c: Page No's: 84-92

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation raises the issue of gap in some of the indicators within the monitoring framework.

Council's Response(s):

Table identifies indicators and targets for all the SA aims and it is unclear which gaps are referred to.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/83 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: Summary of Assessment Results and Cumulative Impacts Appendices 10-13

2c: Page No's: See list below

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation questions the assessment methodology as in the assessment tables.

Council's Response(s):

The Council are of the opinion that the content and recommendations of the Sustainability Appraisal comply with the SA regulations and, and the methodology of assessment provide a robust assessment of the likely impacts of the LDP and how the LDP has sought to influence positive outcomes. The assessment tables provide detail of the level of work the Council has undertaken in assessing the LDP and try to convey the approach adopted, the main report provides commentary on the outcome of the assessment tables.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/84 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: Section 6, Implementation and Monitoring

2c: Page No's: 83-92

Alternative Site N/A

Representation Type Support

Officer Summary of Representation:

Representation supports section 6 Implementation and Monitoring.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/85 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: 6. Implementation and Monitoring, Table 17, 6. Climate Change

2c: Page No's: 86

Alternative Site N/A

Representation Type Support

Officer Summary of Representation:

Representation supports Table 17 Climate Change monitoring.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/86 Planning Consultations, Natural Resources Wales

2a: Document: Sustainability Report 2b: Section / Para: Section 6, Implementation and Monitoring, Table 17, 9. Environmental Assets

2c: Page No's: 88

Alternative Site N/A

Representation Type Object

Officer Summary of Representation:

Representation seeks an amendment to the Monitoring Indicator for water quality to include green infrastructure.

Council's Response(s):

Comments noted. The Sustainability Appraisal Approved Scoping Report establishes the sustainability context and baseline for the Vale of Glamorgan and sets sustainability objectives and indicators against which the LDP will be assessed during its preparation. These were subject to a public consultation exercise and reported to Cabinet on 6th June 2007. The Council cannot therefore amend the indicators at this stage. It should however be noted that the LDP Policy MD10 includes geology as an important feature that requires consideration.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details ID-5096/1/87 Planning Consultations, Natural Resources Wales

2a: Document: HRA

2b: Section / Para: Whole report / Conclusion

2c: Page No's: Whole Report

Alternative Site N/A

Representation Type Support

Officer Summary of Representation:

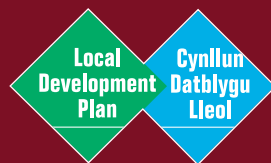
Representation supports the HRA and acknowledges its conclusions.

Council's Response(s):

Comments noted and support welcomed.

Officer Recommendation:

No Change Required



The Vale of Glamorgan Council
Directorate of Development Services

Dock Office
Barry Docks
Barry CF63 4RT

LDP@valeofglamorgan.gov.uk
www.valeofglamorgan.gov.uk