

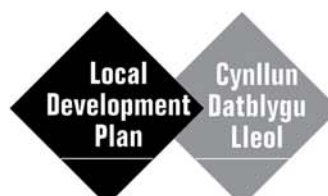
Hearing
Session
18

Miscellaneous
Policy
Matters

24th March 2016

Vale of Glamorgan Council Examination Statement

February 2016



1. Introduction

2. Procedural Matters

Development Management Policies

3. **Does Policy MD1: ‘Location of New Development’ represent an appropriate policy relating to the development of unallocated sites?**

3.1 Yes. Policy MD 1 aims to ensure that new development proposals on unallocated sites compliment the Plan’s Spatial Strategy by directing development to the most sustainable areas of the Vale of Glamorgan; and supports the Plan’s overarching objectives which seek to balance the economic growth aspirations of the Plan with social and environmental interests. The policy provides a positive approach to sustainable development, which if it satisfies the criteria set out, will be favoured.

3.2 The criteria of Policy MD1 provide the policy framework for this approach. Criterion 1 ensures that the countryside is protected from inappropriate development, whilst criterion 2 encourages new development in the settlements set out in the Plan’s Settlement Hierarchy, thereby ensuring that unallocated development does not undermine the Spatial Strategy. Criteria 3 to 5 consider the social and economic objectives of the Plan, promoting economic development, alongside the provision of new leisure and community facilities, affordable housing and sustainable transport. Finally, criteria 6 to 9 reflect the environmental objectives of the Plan in respect of the sustainable management of resources, avoiding areas of flood risk and safeguarding the Vale’s natural assets.

3.3 Notwithstanding the above, at hearing session 1, it was agreed under action points 10 and 12 to amend policy MD1 to reflect national policy in respect of flood risk and the best and most versatile agricultural land quality respectively. Accordingly, it is proposed to **amend criteria 8 and 9 of Policy MD1 and insert an additional paragraph** in the reasoned justification as set out below:

Policy MD 1, Criterion 8:

*“8. PROVIDES A POSITIVE CONTEXT FOR THE MANAGEMENT OF THE WATER ENVIRONMENT BY ~~MINIMISING OR AVOIDING~~ AREAS OF FLOOD RISK **IN ACCORDANCE WITH THE SEQUENTIAL APPROACH SET OUT IN NATIONAL POLICY AND SAFEGUARDS WATER RESOURCES; AND ...**”*

Insert new paragraph 7.4 to read as follows:

“7.4 New development will be expected to avoid unnecessary flood risk and to meet the requirements of TAN 15: Development and Flood Risk. No highly vulnerable development will be permitted within Development Advice Map (DAM) Zone C2¹ and development will only be considered in areas at risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in TAN 15.

¹TAN15 Development Advice Map (DAM) is available to view on the following link: <http://data.wales.gov.uk/apps/floodmapping/>”

Policy MD1, Criterion 9:

*“9. DOES NOT HAVE AN UNACCEPTABLE IMPACT ON GREEN WEDGES, SITES OF IMPORTANCE FOR NATURE CONSERVATION, SPECIAL LANDSCAPE AREAS, ~~AND/OR~~ THE GLAMORGAN HERITAGE COAST **AND / OR THE BEST AND MOST VERSATILE AGRICULTURAL LAND.**”*

4. Do Policies MD2: ‘Place Making’ and MD3: ‘Design of Developments’ represent a suitable and appropriate policy framework relating to the design of new developments?

4.1 The policies set out the broad principles of good design that new development will be required to satisfy and refer to the wider aspects of design and site layout in respect of the creation of a “sense of place” as well as more local impacts such as residential amenity. They set out a number of key principles based on best practice and established guidance set out Planning Policy Wales Edition 8 (January 2016) (PPW) and Technical Advice Note (TAN)12 Design (2014) (paragraphs 5.11.1 to 5.12.4 refer).

4.2 Accordingly, the policies favour new development that positively contributes to its surrounding environment through good integration with existing developments, enhances public realm, promotes connectivity, reduces car dependency and creates healthy and accessible environments, whilst also making a positive contribution towards climate change.

a. Are both policies necessary given considerable degree of overlap? Should they be merged?

4.3 In drafting these policies, the Council intended to set a policy (MD2) which set out high-level design principles that are considered to be more applicable to larger residential developments and commercial schemes, as stated within the reasoned

justification at Paragraph 7.9. Whereas Policy MD3 relates more to the design of individual buildings and therefore would apply to all types and scales of development, including small scale householder developments that require planning permission. However, on reflection it is accepted that there is a considerable degree of overlap and there would be merit in combining them into one 'Design of New Development' policy which applies these principles to all developments irrespective of scale. The Council proposes to do this as a Matters Arising Change (MAC) pending further consideration at the Hearing Session.

b. Should the requirement for energy assessments, as set out in paragraph 7.7 of the reasoned justification to Policy MD2, be included within the Policy wording?

- 4.4 Criterion 9 of Policy MD2 requires developers to consider the contribution new developments can make towards addressing and mitigating climate change and encourages developers to incorporate renewable and low carbon technologies into new developments.
- 4.5 Planning Policy Wales, paragraphs 4.12.6 - 4.12.7, advises that particular attention should be given to opportunities for minimising carbon emissions associated with the heating, cooling and power systems for new developments and applications that reflect the key principles of climate responsive developments and exceed the standards set out in Building Regulations should be encouraged.
- 4.6 The Council considers that the Policy as currently worded is in line national policy. Following the revision to building regulations in Wales and the cancellation of TAN22 it is proposed to remove the requirement from paragraph 7.7 of the Plan.
- 4.7 Notwithstanding this, the Council will prepare Supplementary Planning Guidance on Renewable Energy to provide guidance on the consideration of low carbon and renewable energy opportunities for future development proposals. The SPG will also set out the renewable energy opportunities identified in the Renewable Energy Assessment for the Vale of Glamorgan (as set out below under question 21).

5. Is Policy MD7: ‘Housing Densities’ appropriate? Is it sufficiently flexible to allow site by site negotiation where evidence suggests it would be justified?

- 5.1 Policy MD 7 seeks to ensure that new residential development proposals in the Vale of Glamorgan use land effectively and efficiently and promote the sustainable use and management of natural resources in line with LDP objective 10. Policy MD 7 also reflects national policy set out in paragraphs 4.4.3 and 4.7.4 of PPW.
- 5.2 The policy requires a minimum of 30 dwellings per hectare (net) for new residential development proposals in the key, service centre and primary settlements. All of these settlements are “*near public transport nodes or near corridors well served by public transport (or with the potential to be so served)*” (PPW paragraph 4.7.4 refers). In minor rural settlements, Policy MD 7 requires a minimum of 25 dwellings per hectare (net) to be provided. This lower density reflects the sensitive nature of the rural villages, their local character and the context of their built form and landscape setting. The lower density developments in the minor rural villages will also assist the LDP in providing a range and choice of different housing types to meet different needs.
- 5.3 The Council sought to apply the density levels set out in Policy MD 7 wherever possible to the housing allocations in Policy MG 2. Accordingly, the Council considers it appropriate to apply these densities to new residential developments on unallocated sites to ensure the delivery of the Plan’s housing supply and the sustainable use of land. The density levels set out in Policy MD 7 are considered to be realistic and appropriate for the relevant settlements contained within the LDP settlement hierarchy.
- 5.4 In respect of flexibility, Policy MD7 acknowledges that there may be instances where the requisite densities are lower, for example, as a result of significant site constraints, and this is reflected within criteria 1 to 3. Conversely, the Policy also allows for higher densities on sites where they reflect the character of the surrounding area and where they would not unacceptably impact upon local amenity. Accordingly, the Council considers that the policy provides sufficient flexibility and that the minimum net density levels set out within the policy are appropriate for new residential developments within the Vale of Glamorgan.

6. Would Policy MD8: 'Environmental Protection' provide an appropriate level of protection for the environment?

6.1 Yes. Policy MD 8 follows a precautionary approach and requires applicants to assess whether their development proposals would have an unacceptable impact on people, residential amenity, property and / or the natural environment from any of the issues identified within the policy e.g. hazardous substances. Where this is the case, applicants are required to demonstrate that appropriate measures can be taken to minimise the impact to an acceptable level and appropriate conditions may be imposed on any subsequent planning permission and monitored accordingly. The Council is satisfied that Policy MD8 provides an appropriate level of protection to the environment, and has received supporting representations from both National Resources Wales and Dwr Cymru Welsh Water at the Deposit Plan consultation stage in respect of this policy (ID5096/1/51/52 and ID 2312/1/17 refer respectively).

6.2 Notwithstanding the above, at hearing session 1, it was agreed under action points 10 and 12 to amend policy MD8 to reflect national policy in respect of flood risk and the best and most versatile agricultural land quality respectively. Accordingly, it is proposed to **amend Policy MD8** as set out below, to be included in the MAC schedule:

"POLICY MD 8 - ENVIRONMENTAL PROTECTION

DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE THEY WILL NOT RESULT IN AN UNACCEPTABLE IMPACT ON PEOPLE, RESIDENTIAL AMENITY, PROPERTY AND / OR THE NATURAL ENVIRONMENT FROM EITHER:

1. *POLLUTION OF LAND, SURFACE WATER, GROUND WATER AND THE AIR;*
2. *~~CONTAMINATED LAND~~ **LAND CONTAMINATION; (FC36)***
3. *HAZARDOUS SUBSTANCES;*
4. *NOISE, VIBRATION, ODOUR NUISANCE AND LIGHT POLLUTION;*
5. *FLOOD RISK AND CONSEQUENCES;*
6. *COASTAL EROSION OR LAND STABILITY;*
7. **THE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND;** OR
8. *ANY OTHER IDENTIFIED RISK TO PUBLIC HEALTH AND SAFETY.*

WHERE IMPACTS ARE IDENTIFIED THE COUNCIL WILL REQUIRE APPLICANTS TO DEMONSTRATE THAT APPROPRIATE MEASURES CAN BE TAKEN TO MINIMISE THE IMPACT IDENTIFIED TO AN ACCEPTABLE LEVEL. PLANNING CONDITIONS MAY BE IMPOSED OR LEGAL OBLIGATION ENTERED INTO, TO SECURE ANY NECESSARY MITIGATION AND MONITORING PROCESSES.

IN RESPECT OF FLOOD RISK, NEW DEVELOPMENTS WILL BE EXPECTED TO AVOID UNNECESSARY FLOOD RISK AND MEET THE REQUIREMENTS OF TAN 15. NO HIGHLY VULNERABLE DEVELOPMENT WILL BE PERMITTED WITHIN DEVELOPMENT ADVICE MAP (DAM) ZONE C2. DEVELOPMENT WILL ONLY BE PERMITTED IN AREAS AT RISK OF FLOODING WHERE IT CAN BE DEMONSTRATED THAT THE SITE CAN COMPLY WITH THE JUSTIFICATION AND ASSESSMENT REQUIREMENTS SET OUT IN TAN 15.”

- 6.3 It is also proposed to **add the following paragraph** to the reasoned justification after 7.38 to read:

“7.39 The purpose of this Policy is to avert development from where it would be at risk from river, ordinary watercourse, coastal, surface water flooding or where it would increase the risk of flooding or additional run off from development elsewhere. The Policy will help deliver LDP objectives relating to flood risk and reflects advice set out in PPW and Technical Advice Note 15: Development and Flood Risk (July 2004). Avoiding unnecessary flood risk will be achieved by strictly assessing the flood risk implications of development proposals within areas susceptible to tidal or fluvial flooding and preventing development that unacceptably increases risk. In accordance with TAN15: Development and Flood Risk, no highly vulnerable development will be permitted in development advice zone C2. Development will only be considered in other areas at high risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements of TAN15 (2004 – Section 6, 7 and Appendix 1)”.

- 7. Is Policy MD12: ‘Conversion and Renovation of Rural Buildings’ consistent with national policy and does it represent an appropriate policy framework for the consideration of such proposals?**

- 7.1 Yes. The Vale of Glamorgan has a number of rural buildings which are surplus to modern agricultural requirements. Many of these buildings are of architectural interest and positively contribute to the landscape character of the rural Vale. Consequently, Policy MD12 seeks to retain and re-use these buildings for alternative

uses, particularly those that contribute to the local rural economy such as employment and tourism related uses.

- 7.2 This policy stance is considered to be consistent with national policy contained within TAN 6 Planning for Sustainable Rural Communities (July 2010) and PPW which states that local authorities “should adopt a positive approach to the conversion of rural buildings for business re-use” (paragraph 7.6.5 of PPW refers). In addition, TAN 23 Economic Development (February 2014) also states that “the re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development, and tourism, sport and recreation. In recognising this, local planning authorities are expected to adopt a positive approach to the conversion of rural buildings for business re-use, especially those buildings located within or adjoining farm building complexes...” (paragraph 3.2.1 refers).
- 7.3 Notwithstanding the above preferences, paragraph 7.60 in the LDP notes that there continues to be considerable pressure for the conversion and renovation of traditional rural buildings into residential use in the Vale of Glamorgan. In respect of residential conversions, TAN 23 Economic Development (February 2014) states that “in areas where the creation of local employment is a priority, local planning authorities may include policies within the development plan which prohibit residential re-use unless the applicant has made every reasonable attempt to secure suitable business re-use and the application is supported by a statement of the efforts which have been made ...” (paragraph 3.2.2 refers). Policy MD 12 reflects this by requiring developers to demonstrate that there are no viable alternative uses (criterion 4 refers) in respect of residential conversions.
- 7.4 Policy MD 12, criterion 5 refers to the sustainability of the site in terms of access to local services, public transport and community facilities. Many of the Vale’s existing rural buildings are in remote locations and isolated residential conversions can place an unacceptable burden on local services and are often at a distance from public transport services thereby increasing the need to travel by car. This approach is consistent with national policy in PPW which states that housing in rural areas should “embody sustainability principles” (paragraph 9.2.22 refers). Policy MD 12 is therefore considered to accord with national policy as detailed above and represents an appropriate policy framework for the consideration of such proposals.

a. Should the requirement for a marketing exercise (as set out in paragraph 7.60) be clear within the Policy wording?

- 7.5 Criterion 4 of Policy MD 12 places a requirement on applicants wishing to convert existing rural buildings into residential use to demonstrate that there are no viable alternative uses for the building. Paragraph 7.60 provides further clarification as to what information the Council will require in considering this matter. However, for further clarification, the Council proposes to **amend Policy MD12** as follows:

“POLICY MD 12 - CONVERSION AND RENOVATION OF RURAL BUILDINGS

PROPOSALS FOR THE CONVERSION OR RENOVATION OF EXISTING BUILDINGS FOR RURAL ENTERPRISE, TOURISM, COMMUNITY OR RESIDENTIAL USE WILL BE ACCEPTABLE WHERE:

1. *THE PROPOSAL IS FOR THE REUSE OF A SURPLUS RURAL BUILDING;*
2. *CONVERSION OF AN EXISTING RURAL BUILDING WOULD NOT GIVE RISE TO THE NEED FOR A REPLACEMENT BUILDING; AND*
3. *REUSE CAN BE ACHIEVED WITHOUT SUBSTANTIAL RECONSTRUCTION, EXTENSION OR UNACCEPTABLY ALTERING THE APPEARANCE AND RURAL CHARACTER OF THE BUILDING OR ITS SETTING;*

PROPOSALS FOR RESIDENTIAL USE WILL ONLY BE PERMITTED WHERE IT WOULD PRESERVE A BUILDING WHICH IS OF ARCHITECTURAL OR HISTORIC IMPORTANCE OR OTHERWISE POSITIVELY CONTRIBUTES TO RURAL CHARACTER AND DEVELOPERS HAVE DEMONSTRATED THAT:

4. **THROUGH THE SUBMISSION OF APPROPRIATE MARKETING EVIDENCE THAT** *THERE ARE NO VIABLE ALTERNATIVE USES; AND*
5. **THAT** *THE SITE IS SUSTAINABLE IN TERMS OF ACCESS TO LOCAL SERVICES, PUBLIC TRANSPORT AND COMMUNITY FACILITIES.”*

8. **Does Policy MD13: ‘Dwellings in the Countryside’ represent a sound policy basis for considering residential development within the countryside?**

- 8.1 Yes. Paragraph 9.2.22 of PPW states that:

“In order to safeguard the character and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services, new houses in the countryside, away from existing settlements recognised in development plans or from other areas allocated for development, must be strictly controlled.”

- 8.2 However, the Council recognises that there are a significant number of existing dwellings in the countryside which may be sub-standard or inadequate for the living requirements of the occupier. Policy MD 13 therefore seeks to ensure that proposals

for replacement or extensions to such dwellings are justified, appropriate and that they respect the character of the surrounding rural area in terms of their scale and design in accordance with paragraph 4.7.8 of PPW. The Council intends to produce new Supplementary Planning Guidance on the replacement dwellings and extensions to dwellings in the countryside to support this policy.

a. Should the Policy make reference to general housing in the countryside and rural enterprise dwellings, including a cross reference to national policy?

8.3 National policy states that there should be a general presumption against new residential development in the open countryside, away from existing settlements or areas allocated for development in development plans (PPW, paragraph 4.7.8 refers). However, it is noted that PPW and TAN 6 Planning for sustainable Rural Communities (July 2010) make provision for some types of new dwellings in the open countryside including rural enterprise dwellings and 'one planet developments'. Clear guidance is provided on these types of development in national planning guidance and therefore the Council did not consider it necessary to repeat this in the LDP as separate policies. However, for clarification it is considered that there would be merit in making reference to such developments in the reasoned justification to Policy MD 13. It is also considered appropriate to state that there may be instances where sensitive infilling or minor extensions to existing groups of dwellings in the countryside may be appropriate (PPW, paragraph 9.2.22 refers).

8.4 For clarity, it is therefore **proposed to insert a new paragraph** after paragraph 7.65 in the reasoned justification to Policy MD 13 which refers to national guidance on these issues as follows:

"7.66 National policy contained in chapter 9 of PPW seeks to strictly control the development of new dwellings in the open countryside, where there is generally an absence of existing employment opportunities, services and public transport facilities. However, PPW acknowledges that there may be instances where sensitive infilling or minor extensions to groups of dwellings may be acceptable (in particular for affordable housing to meet local need). Proposals for such development will be assessed against this national policy framework. Where new development is justified in the open countryside, relevant LDP policies will also apply such as Policy MD 3 Design and New Development and MD 11 Affordable Housing in Rural Areas. In addition, national policy also makes provision for new rural enterprise dwellings and 'one planet developments' as exceptions for residential development in the open

countryside and clear guidance on these types of development in set out in TAN 6 Planning for Sustainable Rural Communities (July 2010).”

b. Should the Policy outline the fact that, for the purposes of the LDP, the ‘countryside’ comprises the area outside of the settlement boundaries defined on the Proposals Map? No specific policy is included on the role of the settlement boundaries.

8.5 For the avoidance of doubt, it is considered necessary to define ‘countryside’ for the purposes of the LDP in the reasoned justification to Policy MD 3. For the purpose of the Vale of Glamorgan LDP’s policy framework that is considered to be that area of land lying outside those settlements identified in the LDP settlement hierarchy that has not been developed for employment use or allocated for development in the Plan. It is therefore **proposed to amend paragraph 7.62** in the reasoned justification to Policy MD 13 as follows:

“7.62 For the purposes of the LDP, countryside is defined as that area of land lying outside those settlements identified in the LDP settlement hierarchy that has not been developed for employment use or allocated for development in the Plan. Proposals for replacement dwellings in the countryside will be permitted where it can be demonstrated that the dwelling has an established use and has not been abandoned. The replacement of dwellings which cannot demonstrate the continued use of the property will be treated as a new dwelling. In cases where a continuous use can be established, the replacement of a dwelling which contributes significantly to the rural character of the area will only be permitted where it is demonstrated that the property is either unacceptably affected by structural damage and replacement is the most economically viable option or where the site is affected by physical or environmental constraints that restrict the ability to appropriately extend the property, for example where part of the site is unacceptably affected by flood risk or unstable land.”

Community Facilities

9. Is Policy MG7: ‘Provision of Community Facilities’ based on a robust and credible evidence base? How will such facilities be delivered? Have such requirements been factored in to the overall viability of the proposed allocations?

9.1 Yes. The Council prepared the Community Facilities Background Paper (SD61) in 2013 which analysed the availability of existing community facilities serving the existing residents of the Vale of Glamorgan and then analysed the impact of the growth forecast in the LDP and the need for new community facilities to meet this increase in resident population. This is considered to be robust and credible evidence to support Policy MG7 of the Plan.

9.2 The Community Facilities Background Paper considered community buildings, indoor leisure facilities and libraries. Open space recreational facilities are covered separately under the Open Space Background Paper (SD48 refers). It set out a clear methodology for the consideration of the availability and need for community facilities and specifically analysed the geographical spread of LDP planned growth across the Vale of Glamorgan. In undertaking this analysis, the Council identified those settlements (within the LDP hierarchy) where housing growth is expected and what (if any) new community facilities were required to meet the increased demand for such facilities.

9.3 At section 6 the paper concluded *“6.1 The assessment has revealed that, as a result of the planned housing growth for the Vale of Glamorgan up to 2026, there is a requirement to enhance existing facilities and provide for a range of additional community, library and indoor sport facilities across the Vale of Glamorgan.”*

6.3 Within this context, the assessment has highlighted demand for additional community facilities where large scale housing developments are proposed, and as such the LDP should seek to ensure that should these are provided in close proximity to new housing. The below table provides a summary of the community facilities which have land use implications that should be considered within the LDP, and suggested locations for their provision.

Table 16: Potential for New Community Facilities	
Settlement	Location
Facility: Community Buildings	
Barry	The Waterfront, Barry
Dinas Powys	Former St. Cyres School site
Penarth	Upper Cosmeston Farm, Lavernock
Rhose	Land north of the Railway Line.
St Athan	Adjoining Church Farm

Ogmore by Sea	Adjoining Ogmore Residential Centre
Facility: Libraries	
Llantwit Major	Extension to existing Llantwit Major Library/Joint community use building
Penarth	Extension to existing Penarth Library
Rhoose	Extension to existing Rhoose Library

“6.4 For those facilities where the assessment has not identified potential locations, namely built sports facilities which are considered to serve the Vale of Glamorgan as a whole, and where smaller scale community and library provision has been identified, the LDP should ensure that policies promote the enhancement of existing facilities, and also the co-location of community facilities.”

- 9.4 In responding to this evidence the Council included LDP Policy MG 7 which allocates land as part of large housing allocations in accordance with the above list, with the exception of Rhoose, where the Council has secured outdoor sport (supported by changing rooms) and the provision of a primary school which offers the opportunity for ‘dual use’ facilities (Policy MG 6 refers).
- 9.5 Furthermore Policy MG7 encourages the provision of new or enhanced facilities elsewhere, which can be secured via Policy MD 4 (Community Infrastructure and Planning Obligations).

How will such facilities be delivered?

- 9.6 The Council will secure these facilities either on-site (on those sites allocated in MG7) or through off-site contributions secured through either Section 106 Agreements or Community Infrastructure Levy (CIL) receipts, in accordance with LDP Policy MD 4 (Community Infrastructure and Planning Obligations).
- 9.7 In fact, the Council has already been successful in securing some of these facilities, as follows:

Barry Waterfront – The outline planning permission (ref 2009/00946/OUT) secured land for community facilities in the form of 2 hectares for a primary school, and a contribution of £300,000 (with potential for a further £500,000 subject to viability) for community facilities. The Council has received the first instalment of £100,000 which has been used towards the provision of community facilities on ‘The Mole’ at Barry Waterfront which provides access to the No. 1 Dock for water sports.

Former St Cyres School Site – the Council (as landowner) has marketed the site on the basis that 3 hectares (gross) will be used for ‘community use’ in addition to delivering housing on the site. The Council is currently in negotiations with the preferred bidder in respect of the land transfer. Therefore, the Council will secure the provision of community facilities through the land sale as well as any future planning consent.

Ogmore Residential Site – As part of planning permission 2009/00489/OUT the section 106 agreement made provision for land to be provided for a community facility, in addition to a contribution of £69,195. The neighbouring site (Ogmore Caravan Park, ref 209/01273/OUT) also makes provision for a further £98,850 for community facilities. In the light of this, the Council is currently working with the ‘Ogmore Village Hall Association’ to develop their plans to build a community facility for Ogmore By Sea.

Have such requirements been factored in to the overall viability of the proposed allocations?

- 9.8 No specific viability assessment has been undertaken for these allocations. However, the Plan is supported by an area wide viability appraisal set out within the Affordable Housing Viability Study (2013), which was updated in 2014 (see documents SD30 and SD24 respectively), which included an allowance of £10,000 per dwelling for ‘section 106 matters’ of which this is one. The evidence submitted at Hearing Session 4 (ED20 refers) demonstrates that this figure is fair and realistic for the Vale of Glamorgan.
- 9.9 The findings of the updated viability report indicate that the Vale of Glamorgan has amongst the highest house prices in Wales, which generates significant residual land values and provides sufficient development viability to deliver the affordable housing targets set out in Policy MG4 alongside other infrastructure requirements and planning obligations / community infrastructure levy.
- 9.10 In light of this evidence, the Council considers that proposals for community facilities are deliverable alongside affordable housing together and all other planning obligations in accordance with the Council’s draft Planning Obligations Supplementary Planning Guidance (ED15). Furthermore, the Council has demonstrated above that these facilities have already been secured successfully.

10. Does the Plan do enough to protect existing community facilities?

- 10.1 Objective 5 of the LDP is “To maintain, enhance and promote community facilities and services in the Vale of Glamorgan”.
- 10.2 Policy MD 2 (Place Making) states proposals should [...] where appropriate conserve and enhance the quality of, and access to, existing open spaces and community facilities (criteria 6 refers).
- 10.3 Policy MD 5 (Development in Key, Service Centre and Primary Settlements) states that new development within these settlements will be permitted where the proposed development would not result in the unacceptable loss of public open space, community or tourism buildings or facilities (criterion 5 refers). It should be noted that the Council is considering amending this policy title to relate to all development within settlement boundaries as part of a review of the need for settlement boundaries for minor rural settlements (Hearing Session 1 Action Point 9 refers) but this would not alter the effect of this criterion.
- 10.4 Policy MD 6 (Development Within Minor Rural Settlements) states that new development in minor rural settlements will be permitted where the proposal would not result in the unacceptable loss of community or tourism buildings or facilities (criterion 6 refers). It should be noted that the Council is considering amending this policy as part of a review of the need for settlement boundaries for minor rural settlements (Hearing Session 1 Action Point 9 refers) but this would not alter the effect of this criterion.
- 10.5 In light of the above policy framework, it is considered that the Plan adequately protects existing community facilities.

11. Should ‘Burial Land’ be included as a ‘community facility’ as proposed by FC51?

- 11.1 The Council amended the definition of ‘community facilities’ in Appendix 1 of the LDP to include burial land at the Focused Changes stage (SD 4 - FC51 refers). FC 51 sought to provide clarity and address some of the concerns raised at the Deposit LDP stage in relation to this issue (Rep ID 2253/39/1, 2250/6/2, 2263/3/1 and 6085/1/4 refers).
- 11.2 A Burial Land study was undertaken by planning and landscape consultants, TACP, in 2008 which provided a strategic overview of burial land facilities in the authority. The study was reviewed by the Council in 2013 to ensure that its findings provided a

relevant and sound evidence base for the LDP. The 2013 update concluded that in view of the opening of the Cardiff and Glamorgan Memorial Park and Crematorium in 2011 and the scope to expand some of the existing cemeteries, there was considered to be sufficient provision to meet the needs of the Vale of Glamorgan over the Plan period. Accordingly, there is no specific burial land allocation policy in the LDP but it is acknowledged that this matter will need to be reconsidered as part of any future full Plan review. Future proposals for extensions to existing cemeteries or for new burial land facilities will be assessed against policy MG 7 and other relevant LDP policies such as MD1, MD3 and MD8.

- 11.3 In addition, Policy MD4 refers to community infrastructure and refers specifically to 'community facilities' which could include burial land / cemetery provision. The Draft Infrastructure Plan (SD 28 refers) includes burial land as a type of green infrastructure and appendix 2 states that towards the end of the Plan period, there may be a need to use S106 agreements or Community Infrastructure Levy (once adopted) to secure contributions towards possible cemetery extensions across the Vale of Glamorgan if required.

Health Facilities

12. Policy MG8: 'Provision of Health Facilities' safeguards land for the future development and expansion of Llandough hospital for health related uses. Is this approach appropriate and based on credible evidence?

- 12.1 The University Health Board (UHB) has a statutory duty to protect and promote the health of its resident population together with securing and delivering healthcare services to meet identified health need. Furthermore, the UHB Estates Investment Strategy seeks to ensure that there are appropriate premises to facilitate the delivery of modern patient care facilities. Accordingly, the Council has engaged with the UHB throughout the LDP process to ensure that the Plan supports the UHB strategic plan for the University Hospital Llandough site wherever possible.
- 12.2 Policy MG 8 reflects the significant investment that has taken place at the Llandough site in recent years and the UHB's planned investment by safeguarding the land to the south of the original hospital buildings for the future development and expansion of the site for health related uses. The area of land identified reflects the Health Board's land ownership and reflects the boundary identified in recent planning applications at the hospital for expansion. Furthermore, Policy MG 8 accords with

paragraph 2.3.7 of PPW which states that LDPs should make provision for land for community facilities such as hospitals. The reasoned justification highlights the prominence of the site and states that any future development proposals will need to be carefully designed in accordance with policies MD1, MD2 and MD3 to ensure they respect the local context and character of the surrounding natural and built environment. It also states that the expansion of the hospital will require significant highway improvements and enhancements to sustainable transport facilities.

Open Space

13. Policy MG25: 'Public Open Space Allocations':

a. Are the Public Open Space Allocations proposed through Policy MG25 appropriate and deliverable?

- 13.1 The public open space allocations set out in Policy MG25 vary in scale and form, and as such seek to meet the range of recreational needs arising throughout the plan period.
- 13.2 The Cosmeston Lakes Country Park (27 hectares) and Porthkerry Country Park (42 hectares) both relate to proposed extensions to the Vale of Glamorgan's existing Country Parks and represent strategic allocations which will provide recreational facilities serving the whole of the Vale of Glamorgan. The former has been secured through the Cogan Hall Farm residential development (under the former UDP) and the latter will be secured as part of the development of the Enterprise Zone site adjacent to Cardiff Airport (Policy MG9(2) refers).
- 13.3 The remaining allocations (3-11) have been identified in response to the evidence base, to provide open space and recreational facilities as part of residential developments in areas where there is insufficient open space existing to meet the forecast growth in population. They relate in scale to the growth identified in the locality, having regard to the deliverability on individual allocations.
- 13.4 The Council has already delivered or secured the delivery of open space at the following sites, which demonstrates the deliverability of this policy:
- Barry Waterfront (MG25(3))
 - White Farm (MG25(4))
 - Ysgol Maes Dyfan (MG25(5))
 - Land to the North of the Railway, Rhoose (MG25(7))

- 13.5 The Council proposes to make the following factual corrections to Policy MG 25 to reflect the latest position:

MG25 (9) – ITV Wales, Culverhouse Cross (1.03 hectares). In consideration of planning application 2013/01152/OUT the Council considered that this site did not represent the most appropriate location for an outdoor sport facility (from a management / maintenance and usability perspective) and considered that there were enough facilities in nearby Wenvoe to cater for the needs arising. The application was approved without this provisions and the development is currently under construction. Therefore, **it is proposed to delete this allocation from Policy MG25.**

MG25 (10) – Land to the East of St. Nicholas (0.48 hectares). In consideration of the current planning application (2015/00249/FUL) it has been acknowledged that the Open Space Background Paper failed to take account of the local school playing fields in St. Nicholas and in light of this, there is no longer a need to provide more than local children's play facilities on the site. As such it is proposed to increase the number of dwellings within the allocation to 117 to reflect the current planning application (further to Action Point 3, Hearing Session 2) and **delete this allocation from Policy MG25.**

- 13.6 The remaining allocations have not secured planning permission to date but are nevertheless considered to be deliverable during the plan period. In particular, the latest submissions for the planning application at Bonvilston (2015/00960/FUL) meet the allocation requirement for open space.

b. Are the proposed allocations based on a robust and credible evidence base?

- 13.7 Yes. The Council prepared the Open Space Background Paper (SD48 refers) in 2013 following the advice in TAN 16: Sport, Recreation and Open Space (2009), and this Paper provides the evidence base for the open space allocations set out in Policy MG25.

- 13.8 The Paper analysed the availability of existing open space serving the existing residents of the Vale of Glamorgan and then analysed the impact of the growth forecast in the LDP and the need for new open space to meet this increase in resident population. The Open Space Background Paper set out a clear methodology for the consideration of the availability and need for public open space and specifically analysed the geographical spread of LDP planned growth across the Vale

of Glamorgan. It considered different typologies of public open space including parks and gardens, natural and semi-natural greenspaces, outdoor sport facilities, amenity greenspace, provision for children and young people, allotments, community gardens and cemeteries / churchyards. The Council used the recognised Fields in Trust (FIT) benchmark standard for outdoor play requirements to analyse need at a local level.

13.9 In undertaking this analysis, the Council identified those settlements (within the LDP hierarchy) where housing growth is expected and what public open space would be required to meet the increased demand for such facilities. It then set out how this need would be met either through protecting and enhancing existing open space or providing new open space as part of housing allocations.

13.10 This is considered to be robust and credible evidence to support the allocations within Policy MG25 of the Plan.

c. Have the implications on the viability of proposed housing schemes been fully considered?

13.11 No specific viability assessment has been undertaken for these allocations and their impact upon the housing schemes. However, such matters were considered in the round when proposing these allocations. The Plan is supported by an area wide viability appraisal set out within the Affordable Housing Viability Study (2013), which was updated in 2014 (see documents SD30 and SD24 respectively), which included an allowance for infrastructure costs which includes a degree of open space.

13.14 The findings of the updated viability report indicate that the Vale of Glamorgan has amongst the highest house prices in Wales, which generates significant residual land values and provides sufficient development viability to deliver the affordable housing targets set out in Policy MG4 alongside other infrastructure requirements and planning obligations / community infrastructure levy.

13.15 In light of this evidence, the Council considers that proposals for open space are deliverable alongside affordable housing together and all other planning obligations in accordance with the Council's draft Planning Obligations Supplementary Planning Guidance (ED15). Furthermore, the Council has demonstrated above that these facilities have already been secured successfully on a number of sites.

d. Are the requirements of paragraph 6.149 appropriate and, if so, should they be elevated to Policy wording (or included within criterion 10 of MD3)?

- 13.6 The requirement for all housing developments to make provision for children's play facilities on site whenever feasible reflects the evidence contained within the Open Space Background Paper (SD48 refers) which demonstrates that there is an acute shortage of children's play space in every ward in the Vale of Glamorgan (with the exception of Llandow / Ewenny which has a surplus of 0.06 hectares based on current population, without further growth). The preference for on-site provision is to ensure the delivery of these essential facilities whilst having regard to the fact the density policy (MD 7) assumes a provision for children's play space within the net developable area for housing developments (paragraph 7.35 refers). Furthermore, by virtue of their scale, nature of use and purpose, it is essential that children's play facilities are located close to the dwellings that they serve: FIT recommend a 100m walking route for LAPs (4-6yrs), 400m for LEAPs (4-8years) and 1000m for NEAPs. Paragraph 1.9 of TAN 16 recognises that the closer a play area is to home, the more likely it is to be used by children.
- 13.7 The Council would agree that this requirement could be elevated to the Policy wording and suggest **introducing the following sentence** to Policy MG 25:

“WHERE NEW DEVELOPMENT WOULD GENERATE THE NEED FOR OPEN SPACE INCLUDING CHILDREN’S PLAY SPACE THAT CANNOT BE ADEQUATELY MET BY EXISTING PROVISION, DEVELOPERS WILL BE EXPECTED TO MAKE PROVISION FOR OPEN SPACE IN ACCORDANCE WITH THE COUNCIL’S STANDARDS”.

14. Criterion 10 of Policy MD3: ‘Design of New Developments’ requires public open space to be provided in accordance with Council standards. Should these standards be clearly identified within the Plan?

- 14.1 As indicated above, in preparing the Open Space Background Paper (SD48) the Council used the recognised Fields in Trust (FIT) benchmark standard for open space to analyse need at a local level which accords with the advice at paragraph 2.27 of TAN 16. The Council accepts that it would be useful to include these standards within the Plan to provide clarity in respect of criterion 10 of policy MD3. Therefore it is **proposed to insert a paragraph** after 7.12 in the reasoned justification to Policy MD 3 to state:

“7.13 Public open space should be provided in accordance with the following standard: 2.4 hectares per 1000 population comprising 1.60 hectares of Outdoor Sport per 1000 population and 0.8 hectares for all children’s play of

which 0.25 hectares is designated equipped playing space, and 0.55 hectares is informal playing space. More information of how these standards can be met is set out in the Planning Obligations SPG.”

15. Does the Plan adequately protect existing Open Space?

- 15.1 Objective 5 of the LDP is “To maintain, enhance and promote community facilities and services in the Vale of Glamorgan”. This would reasonably be taken to include open space.
- 15.2 Policy MD 2 (Place Making) states proposals should [...] where appropriate conserve and enhance the quality of, and access to, existing open spaces and community facilities (criteria 6 refers).
- 15.3 Policy MD 5 (Development in Key, Service Centre and Primary Settlements) states that new development within these settlements will be permitted where the proposed development would not result in the unacceptable loss of public open space, community or tourism buildings or facilities (criterion 5 refers). It should be noted that the Council is considering amending this policy title to relate to all development within settlement boundaries as part of a review of the need for settlement boundaries for minor rural settlements (Hearing Session 1 Action Point 9 refers) but this would not alter the effect of this criterion.
- 15.4 Policy MD 6 (Development Within Minor Rural Settlements) states that new development in minor rural settlements will be permitted where the proposal would not represent a visual intrusion into countryside or the loss of important open space(s) that contribute to local amenity, character or distinctiveness (criterion 4 refers). It should be noted that the Council is considering amending this policy as part of a review of the need for settlement boundaries for minor rural settlements (Hearing Session 1 Action Point 9 refers) but this would not alter the effect of this criterion in respect of the protection of existing open space.
- 15.5 In light of the above policy framework, it is considered that the Plan adequately protects existing Open Space.

Education Facilities

16. Is the Plan’s approach to Education appropriate and deliverable and is it supported by a robust and credible evidence base (Policy MG6: ‘Provision of Educational Facilities’/ Background Paper SD62: Education Facilities)?

- 16.1 Yes. The Council prepared the Education Facilities Background Paper (SD62) in 2013 which analysed the availability of education facilities serving the existing school aged population of the Vale of Glamorgan and then analysed the impact of the growth forecast in the LDP and the need for new education facilities to meet this increase in resident population. This is considered to be robust and credible evidence to support Policy MG6 of the Plan.
- 16.2 The Education Facilities Background Paper set out a clear methodology for the consideration of the availability and need for nursery, primary, secondary and post 16 school places and specifically analysed the geographical spread of LDP planned growth across the Vale of Glamorgan. In undertaking this analysis, the Council identified those settlements (within the LDP hierarchy) where housing growth is expected and what (if any) new education facilities were required to meet the increased demand for such facilities. The Council also analysed past trends for pupil preference for English or Welsh medium or denominational education by school catchment area to inform this analysis.
- 16.3 The paper considers the impact on individual schools and how the additional demand for school places can be most appropriately met, either through managing admissions and catchment areas, extending existing schools (where feasible), or providing new schools. This then forms the basis for Policy MG6.
- 16.4 In terms of delivery, Policy MD 4 sets out the policy framework for securing educational facilities through Planning Obligations (or CIL in due course). Whilst no specific viability assessment has been undertaken for the allocations in MG6, the Plan is supported by an area wide viability appraisal set out within the Affordable Housing Viability Study (2013), which was updated in 2014 (see documents SD30 and SD24 respectively), which included an allowance of £10,000 per dwelling for 'section 106 matters' of which this is one. The evidence submitted at Hearing Session 4 (ED20 refers) demonstrates that this figure is fair and realistic for the Vale of Glamorgan. The findings of the updated viability report indicate that the Vale of Glamorgan has amongst the highest house prices in Wales, which generates significant residual land values and provides sufficient development viability to deliver the affordable housing targets set out in Policy MG4 alongside other infrastructure requirements and planning obligations / community infrastructure levy.
- 16.5 The following new schools have already secured planning permission and funding towards their delivery:

- Penarth Learning Community (MG6(1)) – This was a primarily a LEA led school reorganisation project which received some funding through section 106 planning obligations. The new school has now been completed.
 - Llantwit Major Primary and Secondary Schools, Ham Lane (MG6(2)) – This was a primarily a LEA led school reorganisation project which received some funding through section 106 planning obligations. The works are currently under construction and are due for completion in 2017.
 - New Primary and Nursery at Barry Waterfront (MG6(3)) – The outline planning permission (ref 2009/00946/OUT) secured 2 hectares of land for a primary school and the developer is required (via the s106 agreement) to build the nursery and primary school prior to beneficial occupation of either 1151 dwellings or Phase 4 (South Quay Waterside) whichever is sooner. To date 378 dwellings have been granted reserved matters consent on the site and are under construction.
 - New Primary School at Cowbridge (MG6(4)) – The outline planning permission (ref 2014/01505/OUT) was approved in January 2016 subject to a section 106 agreement securing (amongst other things) 2 hectares of land for a primary school and a financial contribution of £4,131,866.76 for the provision of education facilities. The LEA intends to review primary school provision in Cowbridge to rationalise the provision of English and welsh medium education to meet the needs arising from the growth forecast in the LDP.
 - New Primary and Nursery School at Rhoose (MG6(6)) – The outline planning permissions (ref 2010/00686/EAO and 2014/00550/OUT) secured 1 hectare of land for a primary school and a financial contribution of £2,414,814.50 for the provision of education facilities. The Council is currently considering reserved matters applications for this site and development has not yet commenced on site.
- 16.6 The Council will work with the landowner / developer in order to secure the necessary land and financial contributions required to deliver the last remaining school allocated under MG6(5) at Upper Cosmeston Farm.

Tourism and Leisure

17. Does the Plan, through Policy SP11: 'Tourism and Leisure' and Policy MD14: 'Tourism and Leisure', provide an appropriate framework for the consideration of proposals for new or enhanced tourism and leisure facilities?

- 17.1 Yes. The vision for tourism in the Vale of Glamorgan Council is “to create an attractive tourism destination with a positive image for the Vale of Glamorgan capitalising on the Heritage Coast and the proximity to Cardiff, encouraging sustainable development and quality facilities to enrich the experience for visitors and residents.” (Vale of Glamorgan Tourism Strategy 2011 – 2015). The Council is committed to the enhancement of the local tourism industry and recognises that it is an important source of new employment opportunities, enables rural diversification, protects the natural and built environment / local heritage and provides leisure and recreation benefits to both visitors and the local community.
- 17.2 Policies SP 11 and MD14 support the Tourism Strategy vision and provide a policy framework that seeks to protect and enhance existing tourism and leisure facilities and create opportunities for new facilities in appropriate locations across the Vale of Glamorgan. Furthermore, it should be noted that these policies are also supplemented by other relevant LDP policies which aim to promote opportunities for appropriate and sustainable tourism such as Policies SP1, SP10, MG24, MG26, MD9 and MD12. Policies SP 11 and MD14 also meet LDP objective 4 (historic, built and natural environment) and objective 9 (tourism) as well as the tourism related area objectives for Barry, Cowbridge, Llantwit Major and Penarth. Furthermore, policies SP11 and MD14 are considered to be in accordance with national policy contained within paragraph 11.1.4 of PPW which states:

“Tourism involves a wide range of activities, facilities and types of development throughout Wales. The planning system should encourage sustainable tourism in ways which enable it to contribute to economic development, conservation, rural diversification, urban regeneration and social inclusion, recognising the needs of visitors and those of local communities. In addition to supporting the continued success of existing tourist areas, appropriate tourist-related commercial development in new destinations, including existing urban and industrial heritage areas, should be encouraged.”

18. Are the allocations proposed through Policy MG26: 'Tourism and Leisure Activities' appropriate and consistent with the overall strategy?

18.1 Yes. Policy MG 26 encourages the provision of all year round tourism and leisure facilities in the Vale of Glamorgan. The LDP acknowledges that in order for the authority to compete with other UK resorts and to ensure that traditional tourist destinations such as Barry Island are all year round resorts, it is essential that high quality visitor accommodation and facilities are available and that all weather attractions are developed. This approach is consistent with strategic tourism objective STO 11 in the Council's Tourism Strategy (SD 78 refers) and LDP objective 9. A number of the LDP's area objectives also refer to protecting and enhancing existing tourist facilities e.g. Penarth. However, the Barry area objectives specifically refer to all year round tourism and leisure facilities as follows:

"Promote Whitmore Bay and Barry Waterfront as all year round attractive tourism and leisure destinations by encouraging a range of high quality serviced accommodation, all-weather attractions, improved visitor facilities and event led tourism."

18.2 In addition, Policy MG 26 allocates land at the following locations for tourism related uses:

1. Barry Island Pleasure Park, Whitmore Bay
2. Land at Nell's Point, Whitmore Bay; and
3. Land at Cottrell Park Golf Course.

18.3 Historically, Barry Island Pleasure Park, Whitmore Bay and Nell's Point, Whitmore Bay have always been important tourist destinations within the Vale of Glamorgan. Policy MG 26 seeks to reinforce their existing tourism role by allocating two brownfield sites at Whitmore Bay for tourism related development. This approach accords with national policy contained in paragraph 11.1.9 of PPW which states that "development for tourism, sport and leisure uses should, where appropriate, be located on previously developed land." Barry Island Pleasure Park was originally submitted as a candidate site for tourism / mixed use development (2250/CS4 and 2510/CS1 refer respectively) as part of the initial call for candidate sites in December 2006 / January 2007. Similarly, the Nell's Point site was also submitted as a candidate site for tourism related uses (2250/CS3 refers).

- 18.4 Planning permission was granted for the 25 dwellings on the south east part of the Barry Island Pleasure Park site in 2015 (Planning application 2014/01358/FUL refers). However, the remainder of the site is in different ownership and comprises of the Pleasure Park itself, which has seen significant re- investment in recent years. The LDP therefore allocates the site for tourism related uses and favours the provision of new all-weather tourism and leisure facilities to develop the island as a year round tourism resort. Visitors and the local community alike will be able to benefit from new and enhanced tourism and leisure facilities. Nell's Point was formerly part of the Butlin's holiday camp and also represents a considerable redevelopment opportunity to support the tourism role and regeneration of Barry Island and Barry. The Council has recently marketed the land for sale to deliver tourism / leisure uses and has identified a national hotel operator as the preferred bidder for the land. Negotiations for the land sale are ongoing.
- 18.5 The land at Cottrell Park Golf Course was originally submitted as candidate sites for tourism related use (2544/ CS 13 and 2544/CS14 refer) as part of the initial call for candidate sites in December 2006 / January 2007. A larger site was also submitted at the Deposit LDP consultation stage in 2013 (ASA 044 refers). No formal application has been received by the Council to date for a new hotel on the site. However, there has been significant investment in Cottrell Park Golf Club in recent years and it is considered that the allocated site will come forward for a new hotel and luxury spa during the Plan period to complement the existing golf course, to attract more visitors, to create local employment and to enhance the tourism offer of the Vale of Glamorgan.
- 18.6 All of these tourism allocations meet LDP objective 9 and comply with strategic policies SP1 (criterion 7 refers) and SP 9. They are also considered to be consistent with a number of the key elements of the LDP strategy namely "to promote development opportunities in Barry and the South East zone" and "other sustainable settlements to accommodate further housing and associated development." The LDP strategy focuses on maintaining and enhancing Barry's existing role as a service centre settlement as well as promoting it as an attractive coastal location and tourist destination. The Welsh Government designated Barry as a Regeneration Area in 2010 and maximising opportunities for new, well designed visitor and tourist facilities at Barry Island and Nell's Point will help to support the urban regeneration of Barry for the benefit of both visitors and the local community. Indeed, paragraph 11.1.6 of PPW endorses this approach PPW and states that "there will be scope to develop

well-designed tourist facilities so as to help bring about regeneration, particularly of former industrial areas.”

- 18.7 Cottrell Park Golf Club is located off the A48 and lies in close proximity to the minor rural settlements of Bonvilston and St. Nicholas. It is therefore considered to be an appropriate and sustainable location for a new hotel development which would enhance the range and choice of visitor accommodation available in the rural Vale and assist the local economy by creating new local employment opportunities.

Renewable Energy

19. Is the Plan’s approach to Renewable Energy consistent with national planning policy set out in Chapter 12 of PPW?

- 19.1 Yes. The Plan contains appropriate policies for the assessment of renewable energy proposals such as Policy MD 19 (Low Carbon and Renewable Energy Generation) which permits such proposals subject to the consideration of the impact on a number of constraints. The policy also favours proposals which provide opportunities for renewable and local carbon energy and / or heat generation to be utilised within the local community. Policy MD 2 (Place Making) also requires that development proposals make a positive contribution towards addressing climate change and promotes the use of renewable and low carbon energy within new development proposals.

20. Is the Plan’s approach to Renewable Energy based on a robust and credible evidence base?

- 20.1 Yes. The Plan has been informed by a Renewable Energy Assessment (2013)(SD52) which was prepared in accordance with the methodology set out in the Welsh Government’s Planning for Renewable and Low Carbon Energy - A Toolkit for Planners (July 2010).
- 20.2 The Renewable Energy Assessment (REA) considers potential renewable energy capacity for electricity and heat generation in the Vale of Glamorgan covering a wide range of technology types including, onshore wind, biomass (energy crops), Energy from Waste, landfill gas, anaerobic digestion, sewage gas, hydropower, Building Integrated Renewables (BIR).
- 20.3 The assessment concludes there is capacity within the Vale of Glamorgan for 20.7% of electricity needs (24.55MW capacity or 128.24GWh/year) and 3.3% of heat

demand (26MW capacity or 18.67GWh/year) to be met by renewable sources by 2020.

20.4 Whilst solar energy from Building Integrated Renewables was included in the Welsh Government's 2010 Renewable Energy Toolkit, the guidance did not include an assessment for large scale commercial solar farm potential. In the absence of a robust assessment it was considered inappropriate to estimate the potential from large scale solar farm development due to the range of potential constraints and level of uncertainties involved. Notwithstanding this, the potential contribution from standalone solar energy was acknowledged in the conclusions of the assessment when referring to other renewable energy sources and those affected by government incentives such as feed in tariffs.

20.5 Further guidance relating to the assessment of solar energy has recently been published by Welsh Government (September 2015). The Council is in the process of undertaking the required mapping exercise and will consider the potential contribution from this energy source. It is proposed to submit this additional evidence as an addendum to the Renewable Energy Assessment. It is anticipated that this will be complete following the Hearing Session however an update will be provided at the Hearing Session.

a. The areas identified for potential wind energy differ between the Renewable Energy Study (SD52, page 17) and the Renewable Energy Assessment (SD53, page 23). Council to clarify.

20.6 The Renewable Energy Study (2007) (SD52) was prepared prior to the publication of more detailed guidance for the preparation of Renewable Energy Assessments (REA) (Welsh Government's Planning for Renewable and Low Carbon Energy - A Toolkit for Planners - July 2010).

20.7 The technical practice guidance is considered to provide a more robust assessment for the range of renewable energy technology types considered as it draws upon current best practice and from a wide range of available national and local datasets. The REA Toolkit approach has been used to inform Local Development Plans across Wales and in undertaking the 2013 Renewable Energy Assessment the Council engaged in a regional technical working group where common issues in undertaking individual assessments were considered. Therefore, as the 2013 REA (document SD53) has been based on more up-to-date practice and evidence it is considered

that the earlier Renewable Energy Study (document SD52) in this respect has been superseded.

- 20.8 The 2013 assessment identified that, whilst there are some areas of overlap for potential wind farm clusters in the Western Vale, there are three additional potential wind energy clusters in the Northern and Eastern Vale. Other areas were assessed as being constrained by aviation operations in accordance with the assessment guidance set out for wind energy.
- 20.9 These relate to the two aerodromes in the Vale of Glamorgan at MoD St Athan and at Cardiff Airport where Civil Aviation Authority (CAA) VFR Charts show that the whole of the Vale of Glamorgan lies within the controlled airspace associated with these aerodromes. In this respect the REA toolkit advises these areas should be excluded from the assessment mapping, in addition to other specified exclusion zones. As significant wind turbine development is unlikely to be feasible in these areas it was considered appropriate to exclude these areas from the assessment.
- 20.10 It is noted that the advice within the REA toolkit regarding wind energy constraints is based on a strategic approach to wind energy potential and, after clarification from AECOM who prepared the toolkit, a wind energy assessment was undertaken in order to identify areas less likely to be constrained by aviation safeguarding and which may be suitable for individual and / or smaller scaled wind turbine development(s). This resulted in amendments to the capacity assessment to consider 1MW turbines and excluding controlled airspace which extends from the surface (shown as 'Aviation Constraints' in map 1 in document SD53). The Civil Aviation Authority also advised that they, together with local airport operators, should be consulted on a case-by-case basis regarding future large scale wind turbine proposals in the area.
- 20.11 Therefore, it is considered that it would be appropriate to include the potential 15.29MW of capacity (36,161MWh) within the overall renewable energy capacity for the Vale of Glamorgan identified in the study's conclusion. It is therefore proposed to delete paragraph 4.20 of the Renewable Energy Assessment and to update the assessment summary table (Table 16) on page 36 accordingly. This would result in the total renewable energy capacity for electricity being amended to 39.84MW capacity (164.4GWh/year) or 26.9% of electricity needs by 2020 subject to the findings of the solar energy assessment being included.

21. Does the Plan set out a sufficiently proactive approach to renewable and low carbon energy generation, as set out in the WG letter to Chief Planning Officers dated 10 December 2015?

- 21.1 The Council considers that the Plan's policies, including Policy MD19 and MD2, in respect of renewable and low carbon energy are positive and support the development of renewable and low carbon energy proposals where there are no unacceptable impacts on the specified constraints. In particular, Policy MD19 favours proposals which provide opportunities for renewable and low carbon energy and / or heat generation to be utilised in the local community and Policy MD2 will ensure there is sufficient consideration of energy efficiency and the incorporation of renewable energy generation major development proposals. Furthermore, reference to the potential renewable energy capacity of the Vale of Glamorgan has been included under Objective 2 of the Plan.
- 21.2 This approach is considered appropriate given the nature of renewable energy opportunities identified in the Council's Renewable Energy Assessment and outline in the Plan at paragraphs 7.85 – 7.87. This generally relates to the micro and sub local authority scale schemes up to 5MW capacity. However, the Plan acknowledges that there may be instances where larger scale schemes are appropriate and could come forward where identified constraints can be overcome. For example, these could relate to large commercial scale solar farm arrays (to date in the Vale these have typically been schemes between 5-10MW as shown at appendix 1) or for wind energy schemes where aviation constraints can be overcome. However, recent wind energy planning applications in the Vale of Glamorgan have typically been for individual turbines for up to 500kW and below 1MW as shown at appendix 2. Further assessment work for solar energy is underway following the publication of updated guidance and revised capacity figures will be included in an addendum to the Renewable Energy Assessment. This is anticipated to complete following the Hearing Session however an update will be provided at that time.
- 21.3 Developments towards the upper end of the 'local-authority wide' and within the 'strategic' scales are considered unlikely to come forward as the REA has identified more limited opportunities due to local constraints and the geography of the Vale of Glamorgan. Proposals which come forward at these scales are likely to be an exception and will need to be considered on its own merits.

a. Should the Plan identify a clear target for renewable energy generation?

- 21.4 As set out above, the Plan contains a renewable energy target which has been included as part of a focused change to Paragraph 4.6 under Objective 2. This relates to the identified capacity within the Vale of Glamorgan for 20.7% of electricity needs (24.55MW) to be met by renewable sources by 2020. This reference excludes the potential contribution toward heat demand and for clarity it is proposed that the assessed 3.3% (26MW) is **added to paragraph 4.6 of the Plan** and referred to separately. Notwithstanding this, **the figures in paragraph 4.6 will require a further factual update** following the inclusion of the assessed wind and solar energy potential as part of the proposed addendum to the REA suggested in response to question 20 above.
- 21.5 In addition, specific capacity figures can be included within the revised monitoring framework of the Plan and the Council will work with Welsh Government to identify appropriate renewable energy monitoring targets.

b. Should the locations identified within the Renewable Energy Assessment as potentially suitable for renewable energy technologies be spatially identified within the Plan?

- 21.6 PPW (paragraph 12.8.9) states that local planning authorities should consider the contribution that their area can make towards developing and facilitating renewable and low carbon energy and ensure development plan policies enable this contribution to be delivered. The Council considers that Policies MD2 and MD19 respond appropriately to the renewable energy opportunities identified as part of the REA for micro (up to 50kw) and sub-local authority (up to 5MW) scale schemes.
- 21.7 The WG Chief Planning Officers letter dated 10th December makes reference to identifying local-authority scale (5MW–25MW) renewable energy schemes. Of the wind energy clusters identified in the REA two are identified as being over the local-authority scale threshold of 5MW (5.02 and 5.16 MW). Whilst these areas have the potential to generate just over the 5MW threshold this is considered to be an optimistic assessment and represents the upper potential for these areas given the significant aviation constraints identified for wind turbine schemes (the REA identifies that the Vale of Glamorgan is located within controlled airspace which should be excluded for large scale wind energy schemes).

21.8 It is recognised that there may be instances where larger scale schemes are appropriate and deliverable, practically in relation to solar energy which is subject to ongoing assessment work. However, it is considered that it would be inappropriate safeguard areas for wind energy on the Proposals Map given the significant aviation constraints and uncertainty regarding the deliverability of larger scale wind energy schemes above 5MW. The Council proposes to prepare Supplementary Planning Guidance on Renewable Energy which will set out the areas of opportunity and will provide further guidance in the assessment of renewable energy schemes, together with guidance on the consideration of renewable energy opportunities for major development proposals. Notwithstanding this, it may also be appropriate to include 'areas of potential' or 'areas of search' for wind and solar energy in the appendices of the Plan.

22. Does Policy MD19: 'Low Carbon and Renewable Energy Generation' represent a suitable policy framework for determining proposals for the generation of low carbon and renewable energy projects?

22.1 Yes. Policy MD 19 (Low Carbon and Renewable Energy Generation) seeks to permit renewable energy and low carbon generation proposals subject to the consideration of a number of constraints. The policy also favours proposals which provide opportunities for renewable and local carbon energy and / or heat generation to be utilised within the local community. The policy would apply to all scales and forms of renewable energy and low carbon generation in addition to the Plan's other policies which are referenced at paragraph 7.88. Given the potential for micro and sub-local authority scale schemes identified in the Vale of Glamorgan it is considered to represent an appropriate policy for the area.

a. Should the policy be amended to separate out policy requirements relating to small scale and larger scale energy proposals?

22.2 No, Policy MD19 is appropriate for all scales of renewable energy and local carbon development. Whilst the supporting text to the Policy makes reference to the renewable energy potential identified in the Vale of Glamorgan as part of the REA, the Plan also acknowledges that there may be instances where larger scale schemes are appropriate and deliverable (paragraph 7.87).

22.3 It is considered that the Policy, together with the other policies of the Plan, provide an appropriate framework for the assessment of low carbon and renewable energy proposals.

Vale of Glamorgan Solar Farm Applications Table (February 2016)

Reference	Location	Site Proposal	Developer	Land Owner	Easting	Northing	Power (Mw)	Make	Status	Additional Info
2015/01378/SC2	Home Farm, Dyffryn	Solar Farm	Suncredit UK				10Mw	Solar PV arrays	Under consideration	18ha
2015/00852/FUL	Home Farm, land west of Drope Road, St. Georges Super Ely	Installation of small scale c. 3MW ground mounted photovoltaic solar arrays with inverter houses; switchgear cabin, internal access track, landscaping; fencing; security measures; access gate and ancillary infrastructure	Cenin Renewables Limited,	Cenin Renewables Limited,	310310	175854	3Mw	Solar PV arrays	Delegated	
2015/00782/FUL	Morfa Farm, Morfa Lane, Llantwit Major	Installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, access tracks, fencing, pole mounted CCTV cameras and waterless toilet for the life of the solar farm	Lightsource Renewable Energy Limited,	Lightsource SPV 57 Limited,	296088	170169	2Mw	Solar PV panels	Delegated	
2015/00649/FUL	The Farm, lane South East from St. Hilary to Llancarfan boundary, St. Hilary	Installation of a 3.75mw solar farm and associated infrastructure	Solarcentury Ltd	Ms. Natasha Lawrence	301662	172056	3.75Mw	Solar PV panels	Delegated	
2015/00573/FUL	Biglis Farm, Barry	Construction of a PV solar farm for the production of electricity comprising solar panels mounted on fixed frames with associated infrastructure and buildings (including gravel tracks, cabling, security monitoring system, transformers, inverters, substations, and ancillary equipment), security fencing and gates, landscaping and temporary construction access (NMA)	Pegasus Planning Group Ltd.,	Biglis Solar Farm Limited,	314073	169694	5Mw	Photovoltaic (PV) panels	Approved	

Vale of Glamorgan Solar Farm Applications Table (February 2016)

Reference	Location	Site Proposal	Developer	Land Owner	Easting	Northing	Power (Mw)	Make	Status	Additional Info
2015/00246/SC2	Home Farm, Drope Road, Drope	Solar farm site	Pegasus Group,	Sasha Boland,	310310	175854	3Mw	Solar Photovoltaic arrays	Assigned to Officer	
2015/00026/FUL	Land at Court Farm, Treoes	Installation of a 2.2MW solar farm and associated infrastructure	Sybac Solar International GmbH	Sybac Solar International GmbH	295059	178600	2.2Mw	Solar PV panels	Approved	
2014/01490/FUL	Llancadle Farm, Llancadle	Installation of ground mounted photovoltaic solar arrays to provide approximately 5MW generation capacity together with power inverter systems; transformer stations; internal access track; landscaping; deer fencing, CCTV and associated access gate (NMA)	Llancadle Solar Farm Limited	Llancadle Solar Farm Limited	303215	168871	5Mw	PV solar arrays	Approved	
2014/01103/NMA	Land adjacent to Sutton Mawr Farm, Barry	Solar Farm	Rashmika Spv1 Limited	Rashmika Spv1 Limited	307823	169675	8Mw	Solar PV array	Approved	
2014/00739/SC1	Morfa Farm, Morfa Lane, Llantwit Major	Development of a 1 MWp solar farm	Matthew Gillott, BA(Hons),	Matthew Gillott, BA(Hons),	296088	170169	1Mw	Solar PV panels	EIA not required. Approved	
2014/00142/SC1	Rosedew Farm, Beach Road, Llantwit Major	Proposed Solar Farm	Renewable Developments (Wales) Ltd	Renewable Developments (Wales) Ltd	297989	167387	10Mw	Solar PV panels	EIA required. Refused	The proposed solar farm would occupy 30ha within the Glamorgan Heritage Coast
2014/00081/FUL	Land off Weycock Cross, Weycock Road, Barry (NMA)	Solar farm comprising of installation of photo/voltaic panels with a total capacity of up to 7MW, one electrical substation, eight power inverter stations, four pole mounted CCTV cameras, deer stock	Elgin Energy Co Ltd.,	Elgin Energy Co Ltd.,	309173	169565	7Mw	Solar PV Panels	Approved	

Vale of Glamorgan Solar Farm Applications Table (February 2016)

Reference	Location	Site Proposal	Developer	Land Owner	Easting	Northing	Power (Mw)	Make	Status	Additional Info
		fencing and ancillary work (NMA)								
2014/00069/SC1	Land at Biglis Farm, Barry	4mw solar farm	Lumicity Limited,	Lumicity Limited,	314073	169591	4Mw	Solar PV panels	EIA not required. Approved	
2014/00052/SC1	Land at Llancadle Farm, Llancadle	8MW solar farm	Lumicity Limited,	Lumicity Limited,	303215	168871	8Mw	Solar PV panels	EIA not required.	
2013/00912/FUL	Treguff Farm, St. Mary Church, Cowbridge	Installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras, for the life of the solar farm (NMA)	Lightsource SPV 76 Ltd,	Lightsource SPV 76 Ltd,	302307	171129	4.36Mw	Solar PV panels	Refused. Approved on Appeal.	
2013/00673/SC1	Land off Weycock Road, Barry	Solar Farm of up to 10MW	Elgin Energy EsCo Ltd.	Elgin Energy EsCo Ltd.	309173	169565	10Mw	Solar PV panels	EIA not required. Approved	
2013/00586/SC1	Land at West Aberthaw Farm, St. Athan	Proposed Solar farm	Edward Parsons,	Edward Parsons,	302351	167146	7.5Mw	PV solar panels	EIA not required. Approved	
2013/00584/SC1	Whitton Mawr	Proposed solar farm	Cenin Renewables,	Cenin Renewables,	307960	171855	5Mw	PV solar panels	EIA not required. Approved	
2013/00345/SC1	Sutton Mawr Farm, Moulton	Proposed solar farm	INRG Solar,	INRG Solar,	307823	169675	7Mw	PV Solar panels	EIA not required. Approved	
2013/00011/SC1	Land off Weycock Road, Barry	Solar Farm of up to 10MW	Elgin Energy EsCo Ltd.,	Elgin Energy EsCo Ltd.,	309173	169565	10Mw	PV Solar panels	EIA not required. Approved	
2013/00724/FUL	Land at West Hall Farm, West Aberthaw, St. Athan	Installation of ground mounted photovoltaic (PV) solar arrays to provide circa 7MW generation capacity together with transformer stations; substation; internal access track; landscaping; fencing; security	INRG Solar Limited	INRG Solar Limited	302351	167146	7Mw	PV solar arrays	Approved	

Vale of Glamorgan Solar Farm Applications Table (February 2016)

Reference	Location	Site Proposal	Developer	Land Owner	Easting	Northing	Power (Mw)	Make	Status	Additional Info
		measures; access gate; and ancillary infrastructure.								
2013/00617/FUL	Land adjacent to Sutton Mawr Farm, Barry	Installation of ground mounted photovoltaic (PV) solar arrays to provide 8MW generation capacity together with transformer stations; internal access track; landscaping; fencing; security measures; access gate; and ancillary infrastructure (see NMAs 2014/01103/NMA and 2015/00362/NMA)	INRG Solar Ltd	INRG Solar Ltd	307823	169675	8Mw	PV solar arrays	Approved	
2012/00874/SC1	Treguff Farm, Flemingston	Solar farm	Lightsource Renewable Energy Ltd.,	Lightsource Renewable Energy Ltd.,	302340	171128	3.9Mw	Solar PV panels	EIA not required. Approved	

Appendix 2 – Wind Turbines Planning Applications February 2016

Application Ref	Location	Description	Land Owner	Power	Tip Height	Diameter	Hub Height	Status
2015/00964/SC1	Land Part of Tyn y Caeau Farm, Llanfair	Single 225Kw wind turbine	John Matthews,	225kw	N/A	27	30	Approved - No EIA required
2015/00769/SC1	Wrinstone Farm, Wenvoe	Screening Opinion for a wind turbine	Elgan Jones,	225kw	43.5		30	Approved
2015/00750/SC1	Land, part of Tyn y Caeau Farm< Marcross	Proposed 225kw wind turbine	John Matthews	225kw	N/A	27	30	Approved - No EIA required
2015/00004/CD	The Grange, St. Brides Road, St. Brides Super Ely	Erection of a single wind turbine, with maximum blade tip height of 77m, along with accompanying access track, crane hardstanding, substation and temporary	g2 Energy Renewable Developments Limited	N/A	77			Withdrawn
2014/00981/SC1	Pentre Hwnt Farm, Llampha, Ewenny	Llampha Wind Turbine II	Reading Agricultural Consultants Ltd (RAC)	500kW	77	54	50	Approved
2014/00980/SC1	Pentre Hwnt Farm, Llampha, Ewenny	Llampha Wind Turbine I	Reading Agricultural Consultants Ltd (RAC)	500kW	77	54	50	Approved
2014/00812/FUL	The Grange, St. Brides Super Ely	Erection of a single wind turbine, with a maximum blade tip height of 77m, along with accompanying access track, crane hardstanding, substation and temporary	g2 Energy Renewable Developments Ltd	500kW	77	54	50	Approved
2014/00257/FUL	Hill House Farm, St. Marys Hill, Bridgend	with accompanying access track, crane hardstanding, substation, associated underground cabling and temporary construction compound	g2 Energy Renewable Developments Limited	500kW	77	54	50	Approved but not Constructed
2014/00232/FUL	Ty Maen Farm, Colwinston, Cowbridge	Installation of 3 small wind turbines. The turbines are 12.4m hub height, 14.45m tip height and mounted on 12m conical tower	Mr. Joshua Edwards	3.5kW	14.45	4.1	12.4	Withdrawn
2014/00221/FUL	Hen Dafarn, St. Mary Hill, Bridgend	Application to increase the height of the wind turbine granted as part of planning application reference 2012/01130/FUL	Mr. & Mrs. Michael David	80kW	39	18	30	Approved but not Constructed
2014/00191/FUL	Garn Farm, St. Hilary	The erection and operation of a single wind turbine (maximum height 99.5m to blade-tip), with associated infrastructure including turbine hardstanding, construction	Greenfinch Investments Ltd.	500kW	99.5	48.44	75.28	Refused
2013/01173/FUL	Penuchadre Farm, Wick Road, St. Brides Major	Installation of two farm scale wind turbines, with a maximum tip height of 42 metres, associated infrastructure and access track	W. E. Morgan & Sons	200kW	42	24	30	Withdrawn
2013/01129/FUL	Installation of 1 x 5kw small wind turbine (evance R9000) on a 15m		Hannah Thomas	5kW	15			Refused
2013/00879/FUL	MB Jones Farm, Corntown	Erection of a single wind turbine, with a maximum blade tip height of 77 metres, along with accompanying access track, crane hardstanding, substation, associated	g2 Energy Renewable Development Ltd.	500kW	77		50	Withdrawn
2013/00633/FUL	Hill House Farm, St. Marys Hill, Bridgend	Erection of a single wind turbine, with a maximum blade height of 77 metres, along with accompanying access track, crane hardstanding, substation, associated	g2 Energy Renewable Developments Limited,	500kw	77	34	50	Approved but not Constructed
2013/00450/FUL	St. Brides Court, St. Brides Major	Installation of 1 x 5kw small wind turbine (E Vance R9000) on a 18m tower	Mr. Nicholas Hegarty	5kw	21	5	19	Refused
2013/00399/SC2	Biglis Farm, Sully	Two 100m to tip wind turbines	Mr. John Calcutt	500kw	100			
2013/00251/FUL	Vianshill Farm, The Downs, St. Nicholas	Installation of a single small-scale wind turbine (up to 35m tip height) and associated equipment	Lt. Col. R. L. Traherne	75kW	35			Withdrawn
2013/00356/FUL	The erection of a single wind turbine along with associated works 31.5	Land at Atlantic Trading Estate, Barry	MDA Renewables Ltd.	225 kW	45	27	31.5	Pending
2012/01173/FUL	Fonmon Farm House, Barry	Microgeneration domestic wind turbine in adjoining field	Mr. T. Williams	5kW	12.5			Refused
2012/00888/FUL	Richard Couzens Machinery Ltd, Unit 10a, Vale Business Park, Llandow	Proposed erection of an 18m high small scale turbine	Richard Couzens Machinery Ltd.	6kW	20.48			Refused
2012/01130/FUL	Construction of a single wind turbine. Model: WES18 80kW	Hen Dafarn, St. Mary Hill	M. E. & G. David	80kW	22.5			Approved
2011/00953/FUL	Construction of a 100kW wind turbine	Hen Dafarn, St. Mary Hill	Pant Y Lliwydd Farm	100kW	22			Approved
2010/00437/FUL	Morfa Farm, Morfa Lane, Llantwit Major	Installation of a 6kw wind turbine with blade rotor diameter of 5.5m on 15m free standing mast	Mr. Philip Llewellyn	6kW	15	5.5		Withdrawn
2009/01065/FUL	Pwll-y-Darren Farm, Welsh St. Donats, Cowbridge	Installation of one 11KW Gaia wind turbine, mounted on an 18m free standing mast on a 5m2 concrete base. The turbine is a twin bladed design and is manufactured as a	Mr. Nigel England	11kW	18	13		Withdrawn
2009/00439/RG3	St. Athan Primary School, Rock Road, St. Athan	Installation of wind turbine near eastern boundary	Vale of Glamorgan Council - Mr. Mark Haynes	20kW	20	9.64	15	Withdrawn

2009/00257/FUL	Upper Langcross Farm, Leckwith		Mr. Mike Psalia	6kW	11.75	5.5	9	Refused
2009/01111/RG3	Installation of wind turbine	Field adjacent to Llangan Primary School, Llangan, Bridgend	Vale of Glamorgan Council - Mr. Mark Haynes	15kW	19.28	9.6	15	Approved but not Constructed
2009/00454/FUL	Small domestic wind turbine	Highfield Farm, Colwinstone, Cowbridge	Mr. Robert Thomas	6kW	12.4	5.5	9	Approved but not Constructed
2008/00986/FUL	12m monopole supporting a 5.6m rotor creating a 6kW wind turbine	Bryn Lodge, St. Lythans	Mr. David Hutton	6kW	12	5.6		Approved but not Constructed
2008/00844/FUL	Upper Langcross Farm, Leckwith	Erection of a 5Kw wind turbine on 12.25 metre high tower	Mr. Mike Psalia	5kW	12.25	6.4	N/A	Refused
2008/00423/FUL	Bryn Lodge, St. Lythans	Proposed installation of a 12m domestic 6kw windmill	David Hutton	6kW	12	N/A	N/A	Withdrawn
2007/01610/FUL	Erection of a 10.6m tall 6kW micro wind turbine for a period of 15 years	Tesco Store, Western Road, Penarth	Tesco Stores Limited	6kW	10.6	3.3m		Approved but not Constructed
2007/00115/FUL	Erection of small wind turbine on side of house over driveway	105, Arlington Road, Sully	Mark Stephen Thorpe	n/a	3.5	1.5m		Approved but not Constructed
2007/00936/RG3	Llangan Primary School, Ruthin Road, Llangan	Installation of a wind turbine in the northern corner of the school premises for the purpose of generating electricity for the school, in line with the Council's and the	Director of Learning & Development	20kw	23	10	18	Withdrawn
2006/01091/FUL	Sutton Mawr, Weycock Road, Barry - Grounds of	Installation of a wind turbine	Mr. & Mrs. M. Andrews	N/A	14.70-17.70	5.4	12.00-15.00	Withdrawn
2006/01051/FUL	Erection of a WT6000 - 6 Kw wind turbine, located approximatley 150m	The Larks, Marcross, Llantwit Major	Leslie Powell	6kW	12.4	5.5		Approved but not Constructed
2005/01018/FUL	1. Domestic microwind turbine (on rear of premises) 2. PVC conservatory	1, Buttrills Road, Barry	Mr. D. J. Cozens	N/A				Approved but not Constructed
2004/01339/FUL	Installation of 1 Proven 2.5kw wind turbine (6.5m tower, 3.5m rotor),	Coed Hills Rural Art Space, St. Hilary	Mr. Rawley Clay	2.5kW	6.5	3.5		Approved but not Constructed
1994/00183/FUL	Roads End Wind Farm, Terwyn-yr-Heol, Llanbethery	4 wind turbines and control (transformer building)	Mr. K. Smith	450kw	53.5	37	35	Refused