

Appendix A (PART 1):

Schedule of Matters Arising Changes (MAC) proposed by the Council
(with recommended MAC numbers in **bold**)

Matters Arising Changes Schedule

MAC No.	Action Point / Arising From	LDP Section	Proposed Matters Arising Change	Comments
			Introduction	
MAC1	HS1/AP3	Foreword	<p>Replace foreword with revised foreword as follows:</p> <p style="text-align: center;">Foreword</p> <p>The Local Development Plan, once adopted, will provide a framework for sustainable development within the Vale of Glamorgan up to 2026. It is an extremely important Policy document that will guide the growth of the Vale of Glamorgan over a fifteen year period and also identify the infrastructure needs of our communities in terms of employment, facilities and services needed to support that development.</p> <p>In setting this framework for the future development of the Vale of Glamorgan, we have been mindful of the need to regenerate and support our communities and in doing so the Plan seeks to achieve a balance between economic growth, social cohesion and environmental impact.</p> <p>Wherever possible the Plan's emphasis is on re-using previously developed land and minimising the need to develop on green fields. Nowhere is this more apparent than in Barry where the emphasis is very much on the continued regeneration of the Waterfront. In addition, we have ensured that sufficient emphasis is being placed on providing for an appropriate level of growth in other communities throughout the Vale thereby ensuring their long term sustainability and vitality.</p> <p>In reading the document you will see that the evidence base is substantially more wide ranging and of greater depth than that of the previous Draft Deposit Plan. I am particularly pleased that in progressing this Plan we have been able to comprehensively identify and allocate land for the services and facilities that will be needed to support additional residential and employment growth during the Plan period. In</p>	

~~doing so this Deposit Plan contains significantly more detail and evidence on where new education, community and healthcare facilities are required and also identifies new transport proposals and the open space needed to support and facilitate additional housing and employment allocations.~~

~~The Plan seeks to grasp the opportunities offered by the St Athan – Cardiff Airport Enterprise Zone and demonstrates the essential role that the Vale of Glamorgan plays in the success of the wider City-Region Area. It also demonstrates a firm commitment to the ongoing regeneration of Barry and the Vale of Glamorgan.~~

~~As Cabinet Member for Regeneration, Innovation, Planning and Transportation, I am pleased to present the Deposit Vale of Glamorgan Local Development Plan.~~

~~To those who have played a part in the process to date, my thanks and a hope that all who are able to, contribute to the development of this key strategic document.~~

**Councillor Lis Burnett
Cabinet Member for Planning and Transportation**

I am pleased to introduce the Local Development Plan which provides a framework for sustainable development within the Vale of Glamorgan up to 2026. It is an extremely important Policy document that will guide the growth of the Vale of Glamorgan over a fifteen year period and identifies the infrastructure needs of our communities in terms of employment, facilities and services needed to support that growth.

In setting this framework for the future development of the Vale of Glamorgan, we have been mindful of the need to regenerate and support our communities and in doing so the Plan seeks to achieve a balance between economic growth, social cohesion and environmental impact.

Wherever possible the Plan's emphasis is on re-using previously developed land and minimising the need to develop on green fields. Nowhere is this more apparent than in Barry

			<p><u>where the emphasis is very much on the continued regeneration of the Waterfront. In addition, we have ensured that sufficient emphasis is being placed on providing for an appropriate level of growth in other communities throughout the Vale thereby ensuring their long term sustainability and vitality.</u></p> <p><u>In reading the document you will see that the evidence base that has informed the Plan and its policies is wide ranging and robust. I am particularly pleased that in progressing this Plan we have been able to comprehensively identify and allocate land for the services and facilities that will be needed to support additional residential and employment growth during the Plan period. In doing so the Plan contains detail and evidence on where new education, community and healthcare facilities are required and also identifies new transport proposals and the open space needed to support and facilitate additional housing and employment allocations.</u></p> <p><u>The Plan seeks to grasp the opportunities offered by the St Athan - Cardiff Airport Enterprise Zone and demonstrates the essential role that the Vale of Glamorgan plays in the success of the wider City-Region Area. It also demonstrates a firm commitment to the on-going regeneration of Barry and the Vale of Glamorgan.</u></p> <p><u>The Plan has been subject to widespread consultation throughout the various stages of Plan preparation and the Council has listened to the views expressed. As a result a number of changes have been made to the Plan throughout the process. The Plan has been subject to public examination by an independent Planning Inspector who, having considered the evidence base and the views of stakeholders, has concluded that the Plan is sound. As Cabinet Member for Regeneration and Education, I am pleased to present the Vale of Glamorgan Local Development Plan and would like to thank all of those who have contributed to the development of this key strategic document.</u></p> <p><u>Councillor Lis Burnett</u> <u>Deputy Leader and Cabinet Member for Regeneration and Education</u></p>	
MAC2	HS1/AP3	Paragraph	Amend paragraph 1.1 as follows:	

		1.1	<p>1.1 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, require the Vale of Glamorgan Council (the Council) to prepare a Local Development Plan (LDP) for its administrative area, setting out the Council's strategy for future land use and development. It will become operative on the date it is adopted by the Council for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004, when it will replace the adopted Unitary Development Plan 1996 – 2011. Once formally adopted, <u>The Vale of Glamorgan Local Development Plan was formally adopted on XXth of XXXX 2017 and</u> the LDP will be used for consistent and rational decision-making during the Plan period to ensure the most efficient use of land and other limited resources, whilst at the same time promoting the regeneration and stimulation of the local economy for the benefit of the present and future population.</p>	
MAC3	HS1/AP3	Paragraph 1.2	<p>Amend paragraph 1.2 as follows:</p> <p>1.2 The Delivery Agreement that has been approved by the Welsh Government contains a Community Involvement Scheme (CIS) which sets out the Council's approach to community and stakeholder involvement and engagement throughout the LDP process. The Delivery Agreement also includes a timetable for the production of the Plan which set out the timescale for each stage in its preparation as well as the resources allocated to each stage. As Figure 1 on the next page illustrates <u>that</u> the LDP process has 8 distinct but interrelated stages. <u>Adoption of the</u> The Deposit LDP represents the completion of <u>final</u> stage 4 in the process. <u>Monitoring and Review will continue over the lifetime of the Plan.</u></p>	
MAC4	HS1/AP3	Paragraph 1.3	<p>Amend paragraph 1.3 as follows:</p> <p>1.3 In addition to fulfilling each of the stages in the plan making process the Council is also <u>was</u> required to undertake a combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the LDP. These are progressed as one integral assessment process, given that the SEA forms an integral part of the SA. This ensures that sustainability is at the heart of the plan preparation process and that the social, environmental and economic effects of the Plans proposals and policies are appraised to comply with the principles of sustainable development. The European Habitats Directive (92/43/EEC) also requires that a Habitat Regulation Assessment (HRA) is undertaken for the LDP. This</p>	

			ensures that an appropriate assessment is undertaken of the impact of the Plan on European Designated Habitat Sites.	
MAC5	HS1/AP3	Paragraph 1.11	Amend paragraph 1.11 as follows: 1.11 Section 7 contains criteria based policies intended to provide a framework for managing development throughout the area, against which all future planning applications will be assessed. These policies will ensure that future development in the Vale of Glamorgan makes a contribution to achieving the LDP Vision and Strategy.	
MAC6	HS1/AP3	Paragraph 1.17	Amend paragraph 1.17 as follows: 1.17 The Deposit LDP contains the Vision and Objectives for the Plan, Strategy, Strategic Policies, Development Management Policies and Policies for Managing Growth. It outlines the requirements for the delivery and implementation of the sites allocated for development and provides a monitoring framework for measuring the effectiveness of the Plan.	
MAC7	HS1/AP3	Paragraph 1.18	Amend paragraph 1.18 as follows: 1.18 The Deposit LDP includes a Proposals Map and a Constraints Map that are presented as individual 1:20,000 scale maps. The Proposals Map identifies those areas which have been specifically allocated for development or are subject to protection through relevant policies within the Plan. The Constraints Map is a separate plan to be read alongside the Proposals Map that identifies constraints to development within the Vale of Glamorgan.	
MAC8	HS1/AP3	Paragraph 1.19	Amend paragraph 1.19 as follows: 1.19 The Deposit LDP should be read as a whole. Many of the Plan's objectives, strategies and policies are cross-cutting and inter-related. Decisions on development proposals will have regard to the relevant policies in the Plan and the requirements of National Planning Policy, which is contained in a wide range of policy documents, statements and advice notes published by the Welsh Government. These documents can be viewed online at www.wales.gov.uk .	

MAC9	HS1/AP3	Paragraph 2.13	<p>Amend paragraph 2.13 as follows:</p> <p>2.13 The National Transport Plan sets out in detail how the Welsh Government proposes to deliver the Wales Transport Strategy 'One Wales: Connecting the Nation' over the next 5 years. The National Transport Plan builds on previous plans, adding and integrating public and community transport, walking and cycling so that investments help to deliver 'One Wales'. The National Transport Plan sits alongside the Regional Transport Plans in delivering the Wales Transport Strategy to ensure consistency of service provision across the transport network. Together, the national and regional plans seek to strengthen local service delivery and improve access to essential services such as health and education.</p>	
MAC10	HS1/AP3	New paragraph	<p>Include new National Policy Context reference document in respect of waste following paragraph 2.13 as follows:</p> <p>Towards Zero Waste: Collections, Infrastructure and Markets Sector Plan (2012)</p> <p><u>2.14 The Collections, Infrastructure and Markets Sector Plan is the overarching waste strategy document for Wales. It covers the management of all waste in Wales and suggests where improved recycling is need and aims to facilitate infrastructure developments to address the waste management capacity needs for Wales. For the South East Wales region, 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>	
MAC11	HS1/AP3	Paragraph 2.18	<p>Delete paragraph 2.18 Towards a Welsh Planning Act and replace with Planning (Wales) Act 2015 as follows:</p> <p>Towards a Welsh Planning Act</p> <p>2.18 The Welsh Government's Legislative Statement 2011 to 2016 includes a commitment to consolidate existing planning legislation to make it more transparent and accessible. A Planning Bill is expected to be introduced during the 2015/16 Assembly session, with the evidence base including work by an Independent Advisory Group which has been set up to:</p>	

			<ul style="list-style-type: none"> • Identify the key policy objectives that the planning system is required to deliver now and in the future; • Assess existing institutional delivery arrangements, noting areas of good practice and areas in need of improvement; and • Propose options for the future delivery of the planning system, including plan making and development management services. <p><u>Planning (Wales) Act 2015</u></p> <p><u>2.18 The Planning (Wales) Act 2015 sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure that it is fair, resilient and enables development. The Act addresses 5 key objectives:</u></p> <ul style="list-style-type: none"> • <u>A modernised framework for the delivery of planning services – the Act introduces powers to allow planning applications to be made directly to Welsh Ministers in limited circumstances</u> • <u>Strengthening the plan led approach - the Act introduces a legal basis for the preparation of a National Development Framework and Strategic Development Plans</u> • <u>Improved resilience - the Act will allow the Welsh Ministers to direct local planning authorities to work together and for local planning authorities to be merged</u> • <u>Frontloading and improving the development management system – the Act will introduce a statutory pre application procedure for defined categories of planning application</u> • <u>Enabling effective enforcement and appeals – the Act enables changes to enforcement procedures to secure prompt, meaningful action against breaches of planning control and increase the transparency and efficiency of the appeal system.</u> 	
MAC12	HS1/AP3	Paragraph 2.19	<p>Replace paragraph 2.19 Regional Waste Plan 1st Review as follows:</p> <p>Regional Waste Plan 1st Review (2008)</p> <p>2.19 The Regional Waste Plan (RWP) provides a long-term strategic waste management strategy and</p>	

			<p>land-use planning framework for the sustainable management of waste and recovery of resources in South East Wales. The aims of the RWP 1st Review are:</p> <ul style="list-style-type: none"> • To minimise adverse impacts on the environment and human health; • To minimise adverse social and economic impacts and maximise social and economic opportunities; • To meet the needs of communities and businesses; and • To accord with the legislative requirements, targets, principles and policies set by the European and National legislation and policy framework. <p>2.20 The RWP 1st Review comprises two main elements:</p> <ul style="list-style-type: none"> • The RWP Technology Strategy which provides strategic information on the types of waste management / resource recovery facilities required in South East Wales; and • The RWP Spatial Strategy, which provides strategic information on the types of locations likely to be acceptable. <p>2.21 These two elements have been developed through different processes as they tackle different issues and have been presented at the regional level separately. The taking forward of the RWP 1st review is a matter for the LDP.</p>	
MAC13	HS1/AP3	Paragraph 2.23 & 2.24	<p>Amend paragraph 2.23,2.24 and 2.25 as follows:</p> <p>Regional Transport Plan (2010)</p> <p>2.23 The South East Wales Transport Alliance (Sewta) is was an alliance of 10 South-East Wales local authorities working with others to deliver better transport in the South East Wales region. It is constituted as a joint local government committee.</p> <p>2.24 Sewta's vision for the RTP is was to provide a modern, integrated and sustainable transport system for South East Wales that increaseds opportunity, promoteds prosperity and protecteds the environment, where public transport, walking, cycling and sustainable freight provide real travel alternatives.</p> <p>2.25 The priorities of the RTP remain relevant and have informed the preparation of the Local</p>	

			<p><u>Transport Plan. The RTP priorities were</u> are to:</p> <ul style="list-style-type: none"> • Improve access to services, facilities and employment, particularly by public transport, walking and cycling; • Provide a transport system that increases the use of sustainable modes of travel; • Reduce the demand for travel; • Develop an efficient and reliable transport system with reduced levels of congestion and improved transport links within the Sewta region and to the rest of Wales, the UK and Europe; • Provide a transport system that encourages healthy and active life styles, is safer and supports local communities; • Reduce significantly the emission of greenhouse gases and air pollution from transportation; • Ensure that land use development in south east Wales is supported by sustainable transport measures; and • Make better use of the transport system. 	
MAC14	HS1/AP3	Paragraph 2.27	<p>Amend paragraph 2.27 in respect of City Regions as follows:</p> <p>2.27 The report incorporated 22 recommendations, including that:—</p> <ul style="list-style-type: none"> • Two City Regions are designated in South East Wales (Cardiff City Region) and in Swansea Bay to support greater economic prosperity and sustainable development. • City Region boundaries must reflect economic reality and not political or administrative boundaries, which will involve relinquishing power, funding and decision making to a more regional level. • The two City regions establish collaborative arrangements to avoid unproductive rivalry. • The Welsh Government should adapt or replace the Wales Spatial Plan to ensure the economic development framework is fit for purpose and does not hinder the success of city regions. <p><u>2.27 The report incorporated 22 recommendations including recommending the establishment of a City Region for South East Wales and in November 2013 the Minister for Economy, Science and Transport established the Cardiff Capital Region Board. The Board comprises representatives from the business community, education sectors and local authorities and has</u></p>	

			<p><u>the role to provide strategic leadership and advice on the development and growth of the Region. In 2015 the Cardiff Capital Region published its strategic vision for the Region entitled "Powering the Welsh Economy". This focusses on the opportunity for improved regional alignment and collaboration around four key themes centring on connectivity, skills, innovation and growth, and identity.</u></p> <p><u>2.XX In March 2016, the 'Cardiff Capital Region City Deal' was agreed by the 10 local authorities in South East Wales, Welsh Government and the UK Government. The City Deal includes £1.2 billion of investment over 20 years and it is anticipated that the programme could deliver up to 25,000 new jobs and leverage an additional £4 billion of private sector investment in the Region. The deal aims to build on the region's sectoral strengths and will provide opportunities to tackle barriers to economic growth by: improving transport connectivity; increasing skill levels still further; supporting people into work; and giving businesses the support they need to innovate and grow. Key projects are expected to include delivery of the South East Wales Metro and modernisation of the Valleys lines. Decisions on other key schemes will be taken by the Cardiff Capital Region Cabinet as the City Deal programme develops. These could include, for example, further transport schemes; investment to unlock housing and employment sites; and development of research and innovation facilities which address the objectives for the Region.</u></p>	
MAC15	HS1/AP3	Paragraph 2.34	<p>Amend title and paragraph 2.34 as follows:</p> <p style="text-align: center;">Corporate Plan (2013 – 2017) (2016 – 2020)</p> <p>2.34 The Corporate Plan details how the Council intends to help deliver the overarching Community Strategy vision for 2013 – 2017 2016 - 2020, provides a framework for Service Plans and underpins the Council's budget. It reflects the Council's aspiration to continually improve the services it delivers to the local community, and is founded on the following Core Values:</p>	
MAC16	HS1/AP3	Paragraph 2.36	<p>Amend title and paragraph 2.36 as follows:</p> <p style="text-align: center;">Severn Estuary Shoreline Management Plan 2 (2010) and Draft Lavernock Point to St Ann's</p>	

			<p>Head Shoreline Management Plan 2 (2010)(2012).</p> <p>2.36 The Draft Shoreline Management Plans (SMPs) provide a framework for the management of the coast line in the Vale of Glamorgan. Both documents provide a 'route map' to move from the present situation towards meeting future needs and identify the most sustainable approaches to managing the risks to the coast in the short term (0-20 years), medium term (20-50 years) and long term (50-100 years). The SMPs include an action plan that prioritises what work is needed to manage coastal processes into the future.</p>	
MAC17	HS1/AP3	New Paragraph 2.38	<p>Include new paragraph 2.38 in respect of the Local Transport Plan 2015 – 2030 as follows:</p> <p style="text-align: center;"><u>Vale of Glamorgan Local Transport Plan 2015 - 2030</u></p> <p><u>2.38 The Council's Local Transport Plan (LTP) seeks to identify the local sustainable transport measures required to ensure the Vale of Glamorgan adheres to requirements set by Welsh Government and current good practice guidance. The LTP sets out a number of short term objectives to 2020 and includes medium and longer term objectives to 2030. The LTP has been informed by proposals within the Council's Local Development Plan and is also consistent with the Wales Transport Strategy objectives. In identifying schemes the LTP seeks ways to secure better conditions for pedestrians, cyclists and public transport users and to encourage a change in travel choices away from the single occupancy car. The LTP also seeks to tackle traffic congestion by securing improvements to the strategic highway corridors for commuters who may need to travel by car as well as providing better infrastructure for freight. It also seeks to address the key road safety priorities for the Vale. The Local Transport Plan supports proposals for the Cardiff Metro and the LTP will also inform future regional transport planning.</u></p>	
MAC18	HS1/AP3	Paragraph 3.3	<p>Amend paragraph 3.3 as follows:</p> <p>3.3 The A48 links the Vale of Glamorgan to the south east region and beyond, with the M4 motorway</p>	

		Socio Economic Portrait	located to the north of the administrative boundary. Barry is also connected to the wider region by the main Vale of Glamorgan rail line between Bridgend and Cardiff. The only commercial airport in South East Wales is located at Rhoose, some 8 kilometres to the west of Barry Town Centre. A runway also exists at MoD St Athan.	
MAC19	HS1/AP3	Paragraph 3.4 Socio Economic Portrait	Amend paragraph 3.4 as follows: 3.4 The 2012 2014 mid-year estimates indicate that the population of the Vale of Glamorgan is 426,834 127,685 of which approximately 50,000 52,000 reside in Barry. A further 46,000 49,000 are distributed amongst the larger towns of Penarth, Llantwit Major, Dinas Powys and Cowbridge. The remaining population is accommodated throughout the Vale of Glamorgan's smaller rural villages and hamlets.	
MAC20	HS1/AP13	Section 3 paragraph 3.5	Insert new paragraph after paragraph 3.5 and renumber all subsequent paragraphs in section 3 of the Plan as follows: <u>3.6 The Welsh language is part of the social and cultural fabric of Wales and the Welsh Government is committed to ensuring that the Welsh language is supported and encouraged throughout Wales. The importance of Welsh culture and heritage has been recognised in the Plan. However, having assessed the densities of Welsh language use across the Vale of Glamorgan it is not considered to be an issue which requires addressing in the Plan. As a result the proposals contained in the LDP are not considered to have a detrimental impact upon the Welsh language and culture or materially affect the linguistic balance of the Vale of Glamorgan or the communities within the Vale of Glamorgan.</u>	
MAC21	HS1/AP3	Paragraph 3.6 Socio Economic Portrait	Amend paragraph 3.6 as follows: 3.6 The Vale of Glamorgan exhibits considerable socio-economic diversity containing some of the most affluent and the most deprived communities in Wales. The Index of Multiple Deprivation (2014) (2014) shows that of the 78 79 Lower Super Output Areas (LSOA) in the Vale of Glamorgan, 5 4 LSOAs in Barry fall within the top 10% of most deprived areas in Wales. Particular areas of concern relate to high indices of deprivation in respect of employment, income, education, health and community safety. As a result of these socio economic factors the Welsh Government designated the town as a Strategic	

			Regeneration Area in 2011. The designation will help to provide a focused approach to regeneration and assist in delivering both economic and social benefits to the town.	
MAC22	HS1/AP3	Paragraph 3.7 Socio Economic Portrait	Amend paragraph 3.7 as follows: 3.7 Conversely, many of the other towns and villages in the Vale of Glamorgan are prosperous. The Index of Multiple Deprivation (2011) (2014) shows that 72 18 of the LSOAs in the Vale of Glamorgan are in the top 10% of least deprived areas in Wales. However, whilst the Welsh Index of Multiple Deprivation identifies a concentration of the most deprived LSOAs in Barry, it is acknowledged that smaller pockets of deprivation also exist within the rural and south eastern corner of the Vale of Glamorgan.	
MAC23	HS1/AP3	Paragraph 3.9 Socio Economic Portrait	Amend paragraph 3.9 as follows: 3.9 The proximity of the Vale of Glamorgan to Cardiff coupled with the rich and diverse nature of the towns and villages in the area have resulted in significant pressure for new residential development. An average house building rate of 426 dwellings per annum between 1998 and 2009 clearly demonstrates the strength of the housing market. The net result of this pressure is exhibited through relatively high land values and house prices. The Land Registry – House Price Index (May 2013 2016) indicated that the average house price in the Vale of Glamorgan was £153,466 £199,577 .	
MAC24	HS1/AP3	Paragraph 3.10 Socio Economic Portrait	Amend paragraph 3.10 as follows: 3.10 High property prices contribute to an increase in the number of residents unable to enter the private property market. The Local Housing Market Assessment (2010 2015-2020) shows an overall housing need of 915 559 affordable dwellings per annum for the period 2010 to 2015 2015-2020 . The findings of the assessment make clear that <u>there is an affordable housing need across the Vale of Glamorgan, with the highest areas of need identified in the wards of Penarth and Llandough, and Barry, followed by Llantwit Major, Dinas Powys, Cowbridge, Rhoose, Sully, St Athan, Wenvoe, Peterston Super Ely, Llandow/Ewenny and St Bride's Major.</u>	
MAC25	HS1/AP3	Paragraph	Amend paragraph 3.12 as follows:	

		3.12 Socio Economic Portrait	3.12 The Office of National Statistics Annual Population Survey (April 2012 2015 - March 2013 2016) indicates that unemployment in the Vale of Glamorgan is 4.3% 7.9% , significantly below the Welsh average of 5.4% 8.3% . The Office of National Statistics Survey of Hours and Earnings – resident analysis (2012), Personal Income by Tax Year Statistics 2013 -2014 indicates that the average salary income in the area is £31,263, £30,900 significantly above the Welsh average of £27,534 £25,600 .	
MAC26	HS1/AP3	Paragraph 3.14 Socio Economic Portrait	Amend paragraph 3.14 as follows: 3.14 The designation of the ‘St Athan - Cardiff Airport’ Enterprise Zone in September 2011 is of regional importance, and will focus es on the aerospace and defence sector. This represents a significant opportunity to bring aerospace related inward investment to the area. A further major employment opportunity is located at the former Bosch factory at M4 Junction 34. This was acquired by Renishaw in 2011 for the purposes of expanding their manufacturing operations along with proposals for a Warehousing and Business Park. and has outline planning permission for the development of the site to include Class B1, B2 and B8 uses; a hotel/residential training centre (Class C1/C2 uses); ancillary uses within Classes A1, A2, A3.	
MAC27	HS1/AP3	Paragraph 3.15 Socio Economic Portrait	Amend paragraph 3.15 as follows: 3.15 A key factor in the employment market is the proximity of the Vale of Glamorgan to Cardiff. At 2011 2015 , annual statistics on commuting published by the Welsh Government show that at 52% 51.5% , the Vale has the highest rate of out-commuting in Wales compared to the national Welsh average figure of 30.6% 30% . The majority of out commuting is into Cardiff (34.4% 36.3%) and adjacent authorities of Bridgend (4.8% 4.6%), Rhondda Cynon Taf (3.6% 2.5%) and Newport (1.9% 1.6%). Conversely, 14,300 17,400 people commute into the Vale to work. Nearly a half (47.6%) Just over a quarter of in-commuters come from Cardiff and 17.5% 15.5% come from Bridgend.	
MAC28	HS1/AP3	Paragraph 3.22	Amend paragraph 3.22 as follows: 3.22 The LDP will seek to provide s a policy framework which:	

			<ul style="list-style-type: none"> • Maximises the opportunities presented by the designation of Barry as a Strategic Regeneration Area; • Manages the housing supply effectively in order to provide a range of good quality, affordable homes in sustainable locations; • Capitalises on the opportunities presented by the designation of the St Athan – Cardiff Airport Enterprise Zone to attract inward investment that will benefit the region as a whole; • Provides a range of employment sites to meet local need and promote opportunities to diversify the rural economy; • Reduces out-commuting by providing opportunities for new housing, retail and employment development in accessible locations in the Vale of Glamorgan; • Improves and enhances key transport links to and within the Vale of Glamorgan for the benefit of residents, visitors and business; • Supports the retail centres and retain retail expenditure by providing opportunities for new retail development; and • Manages the natural, coastal and built environment of the Vale of Glamorgan for future generations and maximises tourism and visitor potential. 	
			Section 4 Vision and Objectives	
MAC29	HS18/AP8	Objective 2	<p>Amend Objective 2 paragraph 4.6 as follows:</p> <p>4.6 The LDP will seek to ensure that new development makes a positive contribution towards reducing the impact of and mitigating against the adverse effects of climate change. New development will be located in sustainable locations that minimise the need to travel, incorporate sustainable design and building solutions. The Council's Renewable Energy Assessment (2013) identifies the potential within the Vale of Glamorgan to meet 20% of its energy needs through renewable energy resources by 2020. <u>The Council's Renewable Energy Assessment (2016) has identified opportunities in the Vale of Glamorgan for a range renewable energy schemes, particularly from standalone solar PV developments, small clusters of wind energy potential, biomass, and micro generation including Building Integrated Renewables [BIR]. Accordingly, to contribute towards meeting national</u></p>	

renewable energy targets the Plan includes monitoring targets to meet 21.19% of projected electricity demand and 1.48% of projected heat demand in the Vale of Glamorgan through renewable sources by 2026. Accordingly, ~~Therefore~~, the LDP will also promote energy conservation and local renewable energy generation. To mitigate the adverse effects of climate change new development will and avoid areas susceptible to flooding.

Section 5 LDP Strategy and Strategic Policies

MAC30

HS12/AP2

LDP
Settlement
Hierarchy

Amend paragraphs 5.18, 5.20 and insert new paragraph 5.21 as follows:

Growth Strategy for the Key Settlement, Service Centre Settlements, Primary Settlements and Minor Rural Settlements

5.14 The LDP settlement hierarchy identifies sustainable settlements which are considered to be capable of accommodating additional development during the Plan period. The settlements have been grouped according to their size, role and characteristics as set out below.

LDP SETTLEMENT HIERARCHY

Key Settlement:

Barry

Service Centre Settlements:

Cowbridge, Llantwit Major and Penarth

Primary Settlements:

Dinas Powys, Llandough (Penarth), Rhoose, St. Athan, Sully and Wenvoe

Minor Rural Settlements:

Aberthin, Bonvilston, Colwinston, Corntown, Culverhouse Cross, East Aberthaw, Ewenny, Fferm Goch,

Graig Penllyn, Llancafán, Llandow, Llanmaes, Llysworney, Ogmore by Sea, Pendoylan, Penllyn, Peterston Super Ely, Sigingstone, Southerndown, St Brides Major, St Nicholas, Treoes, Wick and Ystradowen.

5.15 The key settlement of Barry will continue to be an important hub for social and economic activity and is recognised in the Strategy as one of the most sustainable locations within which to focus major new development opportunities. The comprehensive redevelopment of Barry Waterfront will assist in the regeneration of the town and encourage economic growth. Accordingly, the Strategy promotes a significant amount of new housing, employment and retail development in Barry.

5.16 Although the historic service centre settlements of Cowbridge, Penarth and Llantwit Major are all very different in character, they have similar roles. For example, they all have significant resident populations, good public transport provision, local employment opportunities, established town centres and a wide range of cultural, educational and community services and facilities. The service centre settlements serve the daily needs of their local residents and also act as important hubs for those living in nearby smaller settlements. Therefore, the Strategy envisages that these settlements will also act as focal points for growth in the Vale of Glamorgan over the Plan period.

5.17 Notwithstanding St. Athan's strategic role, the primary settlements of Dinas Powys, Llandough (Penarth), Rhoose, Sully, St. Athan and Wenvoe play an important role in meeting housing need and in providing some key local services and facilities. The primary settlements complement the role of the service centre settlements in that they provide for the needs of residents and also cater for the needs of the surrounding wider rural areas. They offer a number of key services and facilities, which are vital to their role as sustainable communities, as they reduce the need to travel to Barry or the service centre settlements for day-to-day needs. These facilities include primary schools, small convenience shops, food and drink outlets, some small scale employment provision and regular public transport. Consequently, these settlements are also capable of accommodating a considerable proportion of additional residential development and have an important role to play in the successful delivery of the Strategy.

5.18 The Strategy aims to concentrate the majority of growth in the key, service centre and primary settlements in order to maximise the opportunities for sustainable regeneration, to favour new local

service provision and to encourage the use of sustainable travel modes. The allocations in these settlements reflect their respective roles and characteristics as well as their relevant physical or environmental constraints. ~~Residential settlement boundaries have been drawn around each of these towns and villages in order to ensure the efficient use of land and buildings and to protect the surrounding undeveloped areas from unacceptable incremental urbanisation.~~

5.19 The various minor rural settlements identified in the LDP settlement hierarchy contribute towards the special character of the rural Vale and also play an important role in underpinning sustainable rural communities. These settlements tend to either be located alongside the strategic highway network or relatively close to the larger towns and villages identified within the settlement hierarchy. The types of services and facilities typically found within the minor rural settlements include places of worship, community halls, small scale retail uses and formal recreational facilities. A number of the smaller rural settlements also provide small scale local employment opportunities, either within or in close proximity to the settlements. Some of the smaller settlements such as Pendoylan, Colwinston, St Nicholas and St. Brides Major also include primary schools which serve a wider catchment area. Accordingly the minor rural settlements can be considered as being functionally linked, emphasising the importance of safeguarding facilities as well as facilitating new development opportunities.

5.20 In addition to the key, service centre and primary settlements, the Strategy acknowledges the need for some moderate growth in the minor rural settlements to help meet local housing need and to support existing local services. In these villages, the emphasis will be on development that assists rural diversification such as new rural enterprises and sustainable tourism. ~~In contrast to the other types of settlements in the hierarchy, the minor rural settlements do not have defined residential settlement boundaries to facilitate appropriate levels of growth. Proposals for new development in these villages will therefore be considered on a case by case basis and will need to be of a scale, form and design that respect the existing character of the village.~~ Culverhouse Cross figures in this category, although it is recognised that it is not a typical rural settlement. It does however contain a variety of land uses, including housing, retail and employment development and benefits from good public transport services. LDP designations such as Special Landscape Areas and the Glamorgan Heritage Coast will help to ensure the environmental protection of surrounding areas.

5.21 Settlement boundaries have been drawn around each of the towns and villages in the LDP

			<p><u>settlement hierarchy and are clearly defined on the Proposals Map. Settlement boundaries play an important role in ensuring the delivery of sustainable development by encouraging development within the sustainable settlements identified in the LDP Hierarchy. They also assist in protecting the surrounding undeveloped countryside from inappropriate development, in line with national planning policy^x, by delineating the extent of built development. The delineation of settlement boundaries therefore helps to support and reinforce the delivery of the Plan's objectives and strategy and provides a key policy mechanism for managing growth within the Vale of Glamorgan.</u></p> <p>5.242 The key diagram shown in Figure 2 overleaf illustrates the LDP Strategy and shows the extent of the Vale of Glamorgan Council and the LDP area. The key diagram also shows the strategic transport routes, key locations for future development, the plan's hierarchy of settlements and interrelationships with adjoining local authorities.</p> <p><u>^xSee Paragraph 4.7.8 of Planning Policy Wales, Edition 8, January 2016</u></p>	
MAC31	HS1/AP3	Paragraph 5.24	<p>Amend paragraph 5.24 as follows:</p> <p>5.24 The LDP Strategy provides a land use framework that is flexible and will help to deliver widespread benefits across the Vale of Glamorgan. The Council will seek to assist delivery of the LDP by securing public sector funding through various mechanisms such as the <u>Cardiff Capital Region City Deal</u>, Regional Transport Plan, the <u>Welsh Government Rural Communities – Rural Development Programme (2014 – 2020)</u> Rural Development Plan for Wales 2007 – 2013 and the European Agricultural Fund for Rural Development. The designation of St Athan – Cardiff Airport as an Enterprise Zone and Barry as a Regeneration Area are key to the successful delivery of the Strategy.</p>	
MAC32	HS2&3/AP2 HS2&3/AP3 HS2&3/AP5 HS2&3/AP8 HS2&3/AP10 HS12/AP3	Policy SP3	<p>Amend Policy SP3 – RESIDENTIAL REQUIREMENT and reasoned justification as follows:</p> <p>POLICY SP3 – RESIDENTIAL REQUIREMENT</p> <p>IN ORDER TO MEET THE IDENTIFIED RESIDENTIAL REQUIREMENT, LAND IS MADE AVAILABLE IN SUSTAINABLE LOCATIONS FOR THE PROVISION OF 9,500 <u>9,460</u> NEW RESIDENTIAL UNITS UP TO</p>	

	<p>CC1 CC2</p>	<p>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>5.42 Policy SP3 anticipates the need for 9,500 9,460 additional residential units over the Plan period, arising from demographic change and migration together with changes in household formations. This requirement originates from the Welsh Government's 2011 2008 based local authority level population and household projections for the Welsh local authorities. The Welsh Government has issued 2011 based principal population projections for the Vale of Glamorgan. However, household projections for 2011 are not likely to be released before the end of 2013. Until the 2011 household projections are released, the 2008 based local authority level household projections are used for determining the Vale of Glamorgan dwelling requirement. Further information on the dwelling requirement including statistical analysis is contained within the Council's Population and Household Projections Bbackground Ppaper (2013) and the Housing Provision background paper (2015).</p> <p><u>5.XX The greatest demand for new housing is from changes in the population of the Vale of Glamorgan over the plan period 2011-2026, with the Welsh Government's 2011 based 10 Year Average Migration local authority population and household projections indicating the population shall increase by 9,602 persons between 2011 and 2026, and shall generate the need for an additional 7,399 dwellings. Additionally, and as a consequence of the economic growth aspirations of the LDP, the Council anticipate that the strategic employment allocations at St Athan and Cardiff Airport Enterprise Zones, and Land to the South of Junction 34 Hensol together have the potential to create the need for a further 1,602 dwellings by 2026. Provision is also made for an additional 459 dwellings to assist in addressing the high level of need for affordable housing in the Vale of Glamorgan, this being the equivalent of 1 year's backlog of affordable housing need identified within the Council's 2015 Local Housing Market Assessment.</u></p> <p><u>5.XX The table below sets out the components of the LDP dwelling requirement up to 2026, further</u></p>	
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details on how this will be met is set out under Policy MG1.

<u>Components of the Vale of Glamorgan Dwelling Requirement 2011-26</u>	
	<u>Dwellings</u>
<u>2011-based 10-year average migration Population and Household Projection</u>	<u>7,399</u>
<u>Potential economic growth impact – 1,540 households, multiplied by 1.04 household to dwelling conversion ratio</u>	<u>1,602</u>
<u>Allowance for additional affordable housing provision</u>	<u>459</u>
<u>Housing requirement</u>	<u>9,460</u>

5.43 The construction of ~~9,500~~ 9,460 new residential units in the Vale of Glamorgan over the Plan period will require a significant increase in house building rates from an average of 468 experienced over the last 15 years to a build rate of ~~633~~ 631 per annum. The framework for delivering this increased growth is provided by Policy MG 1 (Housing Supply in the Vale of Glamorgan) and Policy MG 2 (Housing Allocations).

5.44 The majority of new housing sites listed in Policy MG 2 fall within Barry and in the St Athan area as well as the Key Service Centre and Primary Settlements identified in the LDP Strategy. Accordingly, a wide range of existing and developing employment, retail, leisure and education facilities are within easy reach and the settlements are served by good public transport. In addition, new housing at Barry Waterfront will assist in the regeneration of the town. To facilitate a range and choice of development

			<p>opportunities, some additional housing sites have also been allocated in some of the more sustainable villages within the Rural Vale. In this regard the LDP settlement hierarchy identifies various sustainable minor rural settlements which have the capacity to accommodate some additional development without it having an unacceptable effect on their character.</p> <p>5.45 In order to manage growth effectively, settlement boundaries are defined around all the key settlements <u>within the LDP Settlement Hierarchy</u>. Of Barry, Service Centre Settlements and Primary Settlements. Development proposals of an appropriate scale within Minor Rural Settlements will be assessed in accordance with Policy MD 5 which introduces a more flexible, criteria based approach to development in rural villages. Elsewhere, additional accommodation will be provided through the replacement, renovation and conversion of appropriate existing rural buildings (Policy MD 12) <u>and affordable housing exception sites (Policy MD11)</u>.</p> <p>5.46 The monitoring and release of land will be guided by the Council's annual Joint Housing Land Availability Study (JHLAS), which includes a mechanism for the calculation of housing land supply measured in years and annual monitoring report for the LDP. The aim being to ensure specific, deliverable sites capable of providing a 5 year supply of land is demonstrated. Consideration has also been given to the availability and delivery of relevant infrastructure. Details on the anticipated phasing of allocated sites, to meet the strategic objectives of Policy SP 3, are provided within the Housing Supply Background Paper (2013).</p>	
MAC33	HS6/AP2 CC3	Policy SP4	<p>Amend Policy SP4 – AFFORDABLE HOUSING PROVISION and reasoned justification as follows:</p> <p>POLICY SP4 - AFFORDABLE HOUSING PROVISION</p> <p>THE RESIDENTIAL REQUIREMENT IDENTIFIED IN POLICY SP3 WILL BE EXPECTED TO CONTRIBUTE TO THE ESTABLISHED COMMUNITY HOUSING NEEDS OF THE VALE OF GLAMORGAN BY PROVIDING 2,914 <u>UP TO 3,252</u> AFFORDABLE RESIDENTIAL UNITS OVER THE PLAN PERIOD.</p> <p>5.47 The delivery of affordable housing is a key objective of the LDP Strategy, with the relative strength of the Vale of Glamorgan's housing market over the last 10 years having resulted in many local people experiencing difficulties purchasing suitable housing on the open market. The Local Housing Market</p>	

Assessment (2010) (LHMA) considered the nature and scale of the shortage of affordable housing in the Vale of Glamorgan, and identifies an overall affordable housing need of 915 affordable dwellings per annum over the period 2010 to 2015. This equates to 4,575 affordable dwellings over the 5 year period. The LDP will contribute towards meeting this identified need through the provision of a minimum of 2,914 affordable dwellings over the Plan period. The areas of highest demand for affordable housing are located in the housing submarket of Barry, followed by the Coastal, Penarth, Rural and East Vale submarkets.

~~5.48~~ The provision of affordable housing over the Plan period will principally be through the Council's statutory function as the local housing authority and the local planning authority.

5.48 **The Council's 2015 Local Housing Market Assessment (LHMA) identifies a net annual need for 559 Affordable Housing per annum over the next five years (2015 - 2020), comprising of 331 social rented, 115 low cost home ownership (LCHO) and 113 intermediate rented dwellings. Identifying an affordable housing need across the Vale of Glamorgan, with the highest areas of need identified in the wards of Penarth and Llandough, and Barry, followed by Llantwit Major, Dinas Powys, Cowbridge, Rhose, Sully, St Athan, Wenvoe, Peterston Super Ely, Llandow/Ewenny and St Bride's Major.**

5.49 To help address the need identified, the Council anticipates that the LDP will contribute towards meeting this identified need through the provision of up to 3,252 affordable dwellings over the Plan period. The provision of affordable housing over the Plan period will principally be through the Council's statutory function as the local housing authority and the local planning authority.

5.49 As the local housing authority the Council will ensure the efficient management of housing stock, with particular emphasis on reducing vacancy rates, and will work in partnership with Registered Social Landlords to deliver new housing in the social sector. The Council has delivered an average of 25 new affordable residential units per annum via social housing grant. Projected over the next 15 years this could generate an additional 375 affordable residential units but this is dependent on the continuation of Social Housing Grant and as a consequence this contribution is not included in the 2,694 **3,252** units identified in Policy SP4.

			<p>5.50 As the local planning authority the Council will seek to secure an appropriate level and mix of affordable housing in all proposed residential developments and may include social and intermediate rent, low cost market housing, as well as co-operative housing and housing for older persons. Further information on this aspect is included under Policy MG4 and in the Council's Affordable Housing Delivery background paper. The <u>Council's Affordable Housing Viability evidence prepared to inform the LDP assessed</u> Affordable Housing Viability Study (2013) assesses the ability of new residential developments throughout the authority to provide an element of affordable housing within schemes, concluding that new residential developments in the Vale of Glamorgan can provide between 30 and 40% affordable housing. These requirements have been taken into account when formulating Policy MG4.</p> <p>5.51 The affordable housing requirement figure in Policy SP4 is indicative and relates only to those affordable homes secured through the planning system. The figure includes contributions from committed sites, additional housing from new allocations, windfall and small sites as identified in Policies MG1, MG2, MG4 and MD5. It is anticipated that new allocations will contribute 2,259 <u>up to 2,627</u> affordable housing units and windfall and small sites a further 655 <u>up to 625</u> affordable residential units, <u>including the 10% flexibility allowance in supply set out under Policy MG1</u>. The Council will expect the provision of new affordable housing to be constructed to Welsh Government's Development Quality Requirements and include measures for managing the reduction of energy use through construction and occupation.</p> <p>5.52 In order to assist in the provision of affordable residential units, Policies MD6 and <u>Policy</u> MD11 provides a framework which allows for the development of affordable housing in sustainable locations outside the settlement boundaries of the towns and villages identified in the LDP settlement hierarchy.</p> <p>5.53 Further details on the LDP's site specific requirements for the provision of affordable housing are detailed within the Managing Growth and Managing Development policies of the Plan (sections 6 and 7 refer respectively).</p>	
MAC34	HS5/AP4 HS5/AP6	Policy SP5	Amend policy SP5 and reasoned justification as follows:	

POLICY SP5 - EMPLOYMENT REQUIREMENTS

IN ORDER TO ENSURE THE CONTINUED PROSPERITY OF THE VALE OF GLAMORGAN AND PROMOTE GROWTH IN THE CAPITAL REGION, ~~490~~ **492** HECTARES (~~367~~ **369** HA NET) OF LAND IS ALLOCATED TO MEET REGIONAL AND LOCAL EMPLOYMENT NEEDS.

5.54 The LDP Strategy recognises the important role that the development of land for economic purposes can make to the economy of the Vale of Glamorgan and the wider region. The identification of the St Athan, and the Llantrisant and North West Cardiff Strategic Opportunity Areas, combined with the identification of the St Athan – Cardiff Airport Enterprise Zone means that the Vale of Glamorgan has an important role to play in the future economic prosperity of the Capital Region.

5.55 To promote economic growth LDP Policy MG 9 allocates ~~444.2~~ **437.56** hectares (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. Development of the allocated employment land is estimated to generate a potential 7,610-10,610 jobs within the Vale of Glamorgan. Development of these sites will also create additional (indirect) jobs within the wider region. The strategic employment allocations are intended to specifically meet the needs of the following key economic sectors:

- Aerospace Industry;
- High Tech Manufacturing; and
- Logistics and Distribution.

5.56 In order to ensure that sufficient land exists to meet local employment needs, the Council commissioned a review of the existing employment land and premises in the Vale of Glamorgan³. This identified that the office market is small and is predominantly local, being centred around the towns of Barry, Cowbridge and Penarth with a demand for premises less than 100 sqm. In terms of industrial land and premises, there is strong local demand for budget/moderate industrial premises, with the existing property supply focused around three key locations, namely Barry and Llandough, serving the

			<p>eastern and, Llandow which serves the rural Vale. Barry is seen as a location for companies relocation from Cardiff.</p> <p>5.57 The Employment Land Study (2013) has concluded that in terms of local employment land provision there is a projected need for 53 ha, with the existing employment land bank sufficient in terms of both location and supply to 2026. However, the study also noted that low land values and depressed rental values were stifling speculative development of employment land and premises, resulting in a lack of quality serviced industrial land and premises to meet local demand.</p> <p>5.58 To ameliorate the situation, the study identified a series of recommendations these included:</p> <ul style="list-style-type: none"> • Due to the scarcity of a range and choice of available developable land, the Council should protect existing employment sites and premises from alternative uses. • To work with owners to bring forward serviced plots, intensify employment uses on existing sites through upgrading /redeveloping existing premises. • Outside of the main employment sites, consider, where appropriate, mixed used developments which provide greater benefit to the local community and potential job creation. • Encourage employment growth in rural areas through promoting rural enterprise and diversification. <p>5.59 In order to ensure that an appropriate range of land is available throughout the authority to meet local employment requirements, Policy MG 9 allocates 52.84 54.68 hectares of land for B1, B2 and B8 development, which includes a 5 year supply buffer to allow for a degree of flexibility over the Plan period. This is in addition to the three major employment sites identified above, which combined will provide for a range and choice to meet local demand and support the needs of the wider region. In addition to specific land allocations, Policy MD 17 provides a context that promotes diversification and enterprise in the economy of the rural Vale.</p> <p>³ Employment Land Study Background Paper 2013</p>	
MAC35	HS15/AP1	Policy SP6	Amend policy SP6 RETAIL and reasoned justification as follows:	

POLICY SP 6 - RETAIL

IN ORDER TO ENSURE THE CONTINUED VITALITY, VIABILITY AND ATTRACTIVENESS OF THE VALE OF GLAMORGAN'S TOWN AND DISTRICT CENTRES, PROVISION IS MADE FOR ~~3,600~~ **2,329** M2 (NET) NEW COMPARISON AND ~~2,800~~ **3,495** M2 (NET) NEW CONVENIENCE RETAIL FLOORSPACE. IN ADDITION, OPPORTUNITIES FOR THE EFFECTIVE USE OF VACANT FLOORSPACE AND REFURBISHMENT OF PROPERTIES WILL BE MAXIMISED, ALONGSIDE MEASURES TO IMPROVE PUBLIC REALM AND ACCESS.

5.60 Retail provision within the Vale of Glamorgan is largely concentrated within Barry town centre and Penarth, Cowbridge and Llantwit Major district centres. These retail areas are characterised by a range of local and national retailers and serve relatively wide catchment areas. In addition, local and neighbourhood centres provide an important local service for their immediate catchment area and provide opportunities for reducing journeys by car.

5.61 The Retail Study (2009) undertaken for the Council by CACI provided a quantitative and qualitative assessment of the provision of convenience and comparison goods in the authority. The Study identified a need for the provision of 6,235 square metres (net) convenience floorspace and 1,072 square metres (net) comparison floorspace over the plan period. It should be noted that since this study was undertaken, a significant amount of new convenience floorspace has been provided or is currently pending in the existing centres. This includes the development of a 'Waitrose' food store in Cowbridge town centre measuring 1,319 square metres (net), and four associated non-food retail units of approximately ~~562~~ **577** square metres (net), which will not only provide positive benefits to Cowbridge, reinforcing its position within the retail hierarchy, but also retain retail convenience expenditure within the town. Full details of additional provision is contained within the Retail Planning Study Update ~~2013~~ **2016**.

5.62 The remaining requirements for new convenience floorspace will be provided at the Barry Waterfront Development, under Policy MG 3, which will accommodate ~~2,800~~ **3,495** square metres (net) convenience floorspace.

5.63 The provision for additional comparison floorspace will be accommodated within Barry Waterfront (~~3,600~~ **2,329** square metres (net) under Policy MG 3) and the existing retail centres of Barry, Penarth, Llantwit

			<p>Major and Cowbridge. The CACI study indicated that comparison headroom is projected to reach 5,562 1,072 square metres by 2026. The LDP will through the Managing Development Policies provide a positive policy framework for managing and maintaining a viable retail environment in these existing centres.</p> <p>5.64 Town and district centres play a vital role in meeting the needs of residents and the LDP will seek to favour proposals that contribute to the regeneration of such centres, through the refurbishment and reuse of vacant properties. The LDP will also seek to improve the retail offer in town and district centres, with a focus on regeneration activity centred on the effective reuse of vacant floorspace at street level and on upper floors as well as improvements to public realm, circulation and access.</p>	
MAC36	HS17/AP2	Policy SP7 Paragraph 5.70	<p>Amend Policy SP7 – TRANSPORTATION and paragraph 5.70 of reasoned justification as follows:</p> <p>POLICY SP 7 - TRANSPORTATION</p> <p>SUSTAINABLE TRANSPORT IMPROVEMENTS THAT SERVE THE ECONOMIC, SOCIAL AND ENVIRONMENTAL NEEDS OF THE VALE OF GLAMORGAN AND PROMOTE THE OBJECTIVES OF THE SOUTH EAST WALES REGIONAL TRANSPORT PLAN AND THE LOCAL TRANSPORT PLAN WILL BE FAVOURED. KEY PRIORITIES FOR THE DELIVERY OF STRATEGIC TRANSPORTATION INFRASTRUCTURE WILL BE:</p> <ol style="list-style-type: none"> 1. A NEW BARRY ISLAND LINK ROAD; 2. A NEW NORTHERN ACCESS ROAD AT ST ATHAN ENTERPRISE ZONE; 3. IMPROVEMENTS TO THE A4226 BETWEEN WAYCOCK CROSS, BARRY AND SYCAMORE CROSS, A48 (FIVE MILE LANE); 4. IMPROVEMENTS TO THE B4265 AT GILESTON – OLD MILL; 5. ELECTRIFICATION MODERNISATION OF THE VALLEY LINES VALE OF GLAMORGAN LINE; 6. THE NATIONAL CYCLE NETWORK ROUTE 88 #; 7. CYCLE ROUTES AT: A4050 CULVERHOUSE TO CARDIFF AIRPORT; A48 CULVERHOUSE CROSS TO BRIDGEND VIA COWBRIDGE; AND BARRY WATERFRONT TO DINAS POWYS 8. BUS PARK AND RIDE AT COSMESTON, PENARTH; 	

			<p>9. BUS PRIORITY MEASURES AT: A4050 CULVERHOUSE TO CARDIFF AIRPORT; A48 CULVERHOUSE CROSS TO BRIDGEND VIA COWBRIDGE; MERRIE HARRIER CARDIFF ROAD BARRY TO CARDIFF VIA BARRY ROAD; LECKWITH ROAD, LLANDOUGH TO CARDIFF; AND LAVERNOCK ROAD TO CARDIFF VIA THE BARRAGE</p> <p>PRIORITY WILL ALSO BE GIVEN TO SCHEMES THAT IMPROVE HIGHWAY SAFETY AND ACCESSIBILITY, PUBLIC TRANSPORT, WALKING AND CYCLING.</p> <p>ALL NEW DEVELOPMENTS THAT HAVE A DIRECT IMPACT ON THE STRATEGIC TRANSPORTATION INFRASTRUCTURE WILL BE REQUIRED TO DELIVER APPROPRIATE IMPROVEMENTS TO THE NETWORK.</p> <p><u># - NCN Route 88 shown on the LDP Proposals Map is indicative and subject to further detailed feasibility work unless otherwise indicated as confirmed routes.</u></p> <p>5.70 Central Government announced in 2012 that the whole of the Valley Lines network is to be electrified, including the Vale of Glamorgan Line. The investment, which is currently anticipated to be completed by 2018, will allow the use of cleaner, quicker and more efficient electrified rolling stock, replacing the current less efficient and more polluting diesel trains. The modernisation of the Valley Lines as part of proposals for the Cardiff Metro Rail line Electrification will reduce the long term operational costs of running the railway, bring environmental benefits, faster journeys, more capacity and support economic regeneration and jobs growth in South Wales. <u>The Welsh Government in partnership with other stakeholders will be taking forward proposals to modernise the Valley Line rail network, including the Vale of Glamorgan line.</u></p>	
MAC37	FC	Paragraph 5.68 & 5.69	<p>Amend paragraphs 5.68 and 5.69 to reflect current position as follows:</p> <p>5.68 The A4226 (Five Mile Lane) connects Barry at the Waycock Cross roundabout with the Sycamore Cross junction on the A48, and comprises an essential part of the highway network leading to the Enterprise Zone. The proposed Five Mile Lane Highway Improvements stem from the Welsh Government's proposals to trunk the route Culverhouse Cross – Sycamore Cross – Five Mile Lane – Airport. The Council has previously received a Principal Road Grant from the Welsh Government to</p>	

			<p>advance the Five Mile Lane Highway Improvement Scheme, and to date this work has involved the signalisation of Sycamore Cross junction, as well as initial design and feasibility work together with various environmental assessments. Additional funding is required to complete the development and implementation of this scheme, with WG having announced their commitment to the scheme. <u>Funding for the scheme has been approved by the welsh Government and a planning application was submitted in March 2016.</u></p> <p>5.69 Movement along the B4265 was significantly improved following the construction of the Rhoose and Llantwit Major bypasses, however, there remains one section of the road, between Aberthaw and St. Athan, where a sharp bend creates a safety problem. The Gileston - Old Mill highway improvement scheme will address this issue by improving has improved both the horizontal and vertical alignments of the highway at this section. This highway improvement will enhance and significantly improved access to Aberthaw Power station and the Enterprise Zone / Aerospace Business Park at St. Athan – Cardiff Airport.</p>	
MAC38	HS13/AP12 HS13/AP16	Policy SP8	<p>Amend Policy SP8 SUSTAINABLE WASTE MANAGEMENT and reasoned justification as follows:</p> <p>POLICY SP 8 - SUSTAINABLE WASTE MANAGEMENT</p> <p>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.</p> <p>THE FOLLOWING LOCATIONS ARE CONSIDERED SUITABLE FOR THE DEVELOPMENT OF IN-BUILDING WASTE MANAGEMENT SOLUTIONS:</p> <ul style="list-style-type: none"> • ATLANTIC TRADING ESTATE; • THE OPERATIONAL PORT OF BARRY DOCKS; • LLANDOW INDUSTRIAL TRADING ESTATE; AND • ON SUITABLE EXISTING AND ALLOCATED CLASS B2-EMPLOYMENT SITES <u>IDENTIFIED IN POLICY MG9.</u> 	

			<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 AND B8 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> <p>5.84 Policy SP 8 identifies the Council's preferred locations for in-building waste facilities, which have had regard to the site selection guidance contained in the South East Wales Regional Waste Plan 1st Review (2008) and national planning policy. This advises that local planning authorities should in the first instance examine whether existing class B2 and major industrial sites could adequately accommodate new waste management facilities <u>in order to support the network of integrated waste management facilities set out within the Collections, Infrastructure and Markets (CIM) Sector Plan</u>. Atlantic Trading Estate, the Operational Port of Barry Docks and Llandow Industrial Trading Estate satisfy this guidance and have sufficient capacity to meet the future requirements of the area 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 B8 'storage and distribution' (and similar) employment sites, as being suitable locations for additional waste management facilities consistent with national planning guidance. <u>Several such sites are allocated within the plan and are identified within Policy MG9 (Employment Allocations). Proposals for new waste management facilities will be considered against the preferred locations set out in Policy SP9 and the criteria under Policy MD20 (Assessment of Waste Management Proposals).</u></p>	
<p>MAC39</p>	<p>HS13/AP1 HS13/AP2 HS13/AP3 HS13/AP4 HS13/AP5</p>	<p>Policy SP9</p>	<p>Amend Policy SP9 – MINERALS as follows:</p> <p>POLICY SP 9 - MINERALS</p> <p>THE LOCAL AND REGIONAL NEED FOR THE PROVISION OF A CONTINUOUS SUPPLY OF MINERALS, WILL BE ACHIEVED THROUGH:</p> <p>1. MAINTAINING A MINIMUM OF 10 YEARS LAND BANK OF HARD ROCK THROUGHOUT THE PLAN PERIOD; <u>INCLUDING EXTENDED TIME PERIODS TO COMPLETE PERMITTED EXTRACTION AT EXISTING SITES;</u></p>	

			<p>2. FAVOURING PROPOSALS WHICH PROMOTE THE SUSTAINABLE USE OF MINERALS AND ENCOURAGE THE USE OF SECONDARY AND ALTERNATIVE RESOURCES;</p> <p>3. THE SAFEGUARDING OF KNOWN RESOURCES OF LIMESTONE, SAND AND GRAVEL WHERE THESE OCCUR OUTSIDE SETTLEMENTS, FROM PERMANENT DEVELOPMENT THAT WOULD PREJUDICE THEIR FUTURE EXTRACTION; AND</p> <p>3. <u>THE SAFEGUARDING OF KNOWN RESOURCES OF SANDSTONE, LIMESTONE, SAND AND GRAVEL (WHERE THESE OCCUR OUTSIDE SETTLEMENTS), FROM PERMANENT DEVELOPMENT THAT WOULD UNNECESSARILY STERILISE THEM OR HINDER THEIR FUTURE EXTRACTION; AND</u></p> <p>4. SAFEGUARDING WHARF FACILITIES FOR THE LANDING OF MARINE DREDGED SAND & GRAVEL.</p> <p>5.87 The Vale of Glamorgan is an important supplier of minerals and as the Minerals Planning Authority the 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: Aggregates and in the South Wales Regional Technical Statement on Aggregates.</p> <p>5.88 At October 2014⁵ the <u>Based on the Council's landbank reserve figure at July 2016 (31,962,000 tonnes) and the 10 year average production figure the</u> Vale of Glamorgan landbank for hard rock aggregate was <u>40.7</u> 33.5 years giving a landbank of <u>30.7</u> 48.5 years available at 2026. Reserves of hard rock for non-aggregate production (i.e. cement production) are sufficient for 26 <u>19.8</u> years supply. The Vale of Glamorgan therefore has sufficient reserves to satisfy the requirements of the Regional Technical Statement. <u>Reserves at sites such as Ruthin Quarry and Garwa Farm Quarry, where time limited extraction comes to an end in 2017 and 2019 respectively, are included within the landbank. The permitted level of extraction will not be completed at these sites within these time periods but there is no environmental or amenity reason for not extending the time limits to allow winning and working of the resource to continue.</u></p>	
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The following are active mineral working sites in the Vale of Glamorgan and inactive sites where future working is considered likely to occur:

1. Aberthaw – Liassic
2. Ewenny - Carboniferous
3. Forest Wood - Carboniferous (Shared with Rhondda Cynon Taf)
4. Pant - Carboniferous
5. Pantyffynnon - Carboniferous
6. Longlands - Carboniferous
7. Lithalun - Carboniferous
8. Wenvoe - Carboniferous
9. Garwa Farm * - Carboniferous
10. Ruthin * - Carboniferous

* Currently inactive but held in reserve

~~⁵ See Minerals Background Paper (September 2013)~~

5.89 Mineral resources are finite and therefore it is vital to use these resources wisely and efficiently as well as encouraging the use of alternatives to naturally occurring minerals wherever this is technically possible and where it does not have unacceptable effects on the local environment. In this regard, Policy SP 9 translates national and regional guidance on aggregates provision to the local level by promoting the use of natural minerals sustainably and encourages the use of secondary and alternative resources.

5.90 ~~Minerals~~ Planning Policy Wales (MPPW) stresses the importance of safeguarding mineral deposits which society may need in the future. Carboniferous and Liassic limestone are widespread in the Vale of Glamorgan. This policy safeguards those resources in accordance with national policy to ensure availability for future generations. The safeguarded areas are shown on the Proposals Map. **Policy MG20 sets out the criteria by which development proposals that may sterilise or hinder future extraction of safeguarded minerals resources will be assessed against.** Additionally, although there is no history of land-based sand and gravel extraction in the Vale of Glamorgan, a number of areas have been identified that may in the future contribute as a replacement to marine-dredged

			<p>materials. In view of the limited availability of such material these areas are also safeguarded from development that would unnecessarily prejudice their potential extraction in the future.</p> <p>5.91 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 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.</p>	
MAC40	HS14/AP1	Policy SP 10	<p>Amend Policy SP 10 – Built and Natural Environment and the reasoned justification as follows:</p> <p>POLICY SP 10 - BUILT AND NATURAL ENVIRONMENT DEVELOPMENT PROPOSALS MUST PRESERVE AND WHERE APPROPRIATE ENHANCE THE RICH AND DIVERSE BUILT AND NATURAL ENVIRONMENT AND HERITAGE OF THE VALE OF GLAMORGAN INCLUDING:</p> <ol style="list-style-type: none"> 1. THE ARCHITECTURAL AND/OR HISTORIC QUALITIES OF INDIVIDUAL BUILDINGS OR CONSERVATION AREAS, <u>INCLUDING LOCALLY LISTED BUILDINGS</u>; 2. HISTORIC LANDSCAPES, PARKS AND GARDENS; 3. SPECIAL LANDSCAPE AREAS; 4. THE GLAMORGAN HERITAGE COAST; 5. SITES DESIGNATED FOR THEIR LOCAL, NATIONAL AND EUROPEAN NATURE CONSERVATION IMPORTANCE; AND 6. IMPORTANT ARCHAEOLOGICAL AND GEOLOGICAL FEATURES. <p>5.92 The Vale of Glamorgan’s natural and built environmental qualities significantly contribute to its identity and also provide valuable local recreation and tourism opportunities. These assets include areas</p>	

			<p>recognised as being of European, national and local importance, including the Vale of Glamorgan's coastline which includes the Glamorgan Heritage Coast designation and the Severn Estuary Special Protection Area (Appendix 3 refers).</p> <p>5.93 Policy SP 10 emphasises the need to protect the Vale of Glamorgan's natural and built environmental assets and reinforces that sensitive design and choice of location of new development can have a positive effect on the Vale of Glamorgan's built and natural heritage. Similarly, new development will be required to minimise its impact on natural systems, landscapes, species and habitats and, where appropriate, provide opportunities for the creation of new habitats or the sensitive enhancement of existing habitats.</p> <p>5.94 The LDP provides a policy framework that seeks to preserve and enhance the Vale of Glamorgan's important historic built environment particularly in relation to the numerous listed buildings (both statutory and local), conservation areas, scheduled monuments and historic landscapes, parks and gardens that exist. <u>It should be noted that statutory listed buildings are also covered under Policy MD 9 and are subject to separate legislation.</u> In addition, it recognises the importance of preserving and enhancing the natural environment, principally the countryside and the coast, which have significant landscape and nature conservation value.</p>	
			Section 6 Managing Growth in the Vale of Glamorgan	
MAC41	HS2&3/AP2 HS2&3/AP3 HS2&3/AP4 HS2&3/AP5 HS2&3/AP8 HS2&3/AP10 CC4 CC5	Policy MG1	<p>Amend Policy MG1 – HOUSING SUPPLY IN THE VALE OF GLAMORGAN and reasoned justification as follows:</p> <p>POLICY MG 1 - HOUSING SUPPLY IN THE VALE OF GLAMORGAN</p> <p>IN ORDER TO MEET THE HOUSING LAND REQUIREMENT OF 9,500 9,460 NEW DWELLINGS, PROVISION WILL BE MADE FOR THE DEVELOPMENT OF UP TO 40,450 10,408 NEW DWELLINGS DURING THE PLAN PERIOD. THIS WILL BE MET THROUGH:</p> <p>1. ALLOCATIONS WITHIN THE PLAN (INCLUDING 10% 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>6.3 Policy SP 3 identifies a housing requirement of 9,500 9,460 dwellings for the Plan period. The requirement figure is based on Welsh Government population projections for the Vale of Glamorgan. To accommodate this level of growth the LDP has identified a range of development opportunities throughout the Vale of Glamorgan. The LDP provides a framework for the delivery of 9,500 9,460 dwellings with the inclusion of a 10% margin for flexibility to ensure the availability of a range and choice of housing land throughout the Plan period.</p> <p>6.4 As Policy MG 1 indicates, the supply of new dwellings is provided through the following:</p> <p>6.5 Allocations within the Plan – land for new residential development is allocated in accordance with Policies SP 3 and MG 2 for 7,829 8,525 dwellings.</p> <p>6.6 Development sites with extant planning permissions as of April 2011 – As of April 2011, excluding those sites that are allocated under Policy MG 2, planning permissions were in place in the Vale of Glamorgan for 475 182 dwellings on large sites (10 dwellings or over), with many of these sites having been built-out in the intervening period. For the avoidance of doubt this excludes constrained sites, as listed in the Joint Housing Land Availability Study 2011 (JHLAS).</p> <p>6.7 It must be noted that should planning permission for a site lapse, planning applications to renew that</p>	
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approval will be assessed against the policies in the LDP.

6.8 **Development of unallocated windfall and small sites** - The contribution of both unallocated windfall (sites of 10 or more units) and small sites (9 units or less) to the overall housing supply in the Vale of Glamorgan can be significant, ~~with such sites having contributed, between 2006 and 2011, a combined average of 163 134 dwellings per annum. Rolled forward over the Plan period this would equate to a contribution to the housing supply for the LDP of such sites of 2448 2,016 (annual total of 163 134 multiplied by 15 (plan period in years)).~~ **Based on the 10 year trend that preceded the Plan period the Council estimate that together small and large windfall development shall contribute 1,701 dwellings over the plan period.**

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:

Development of Sites with extant planning permissions (10 or more dwellings) at April 2011	175 182
Allocations within the Plan	7,829 8,525
Development of unallocated windfall sites (10 or more dwellings)	1,587 840
Development of small sites (less than 10 dwellings)	861
TOTAL DWELLING SUPPLY 2011-2026	<u>10,408</u>

⁸ ~~Housing Supply Background Paper (2013)~~

MAC42	HS2&3/AP2 HS2&3/AP3 HS2&3/AP4	Policy MG2	Amend Policy MG2 as follows to ensure that the level of growth proposed at each of the allocations is consistent with recent planning permissions:
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HS2&3/AP5
 HS2&3/AP6
 HS2&3/AP7
 HS2&3/AP8
 HS2&3/AP9
 HS2&3/AP10
 HS4/AP1
 CC5

POLICY MG2 - HOUSING ALLOCATIONS

IN ORDER TO MEET THE HOUSING REQUIREMENT IDENTIFIED IN POLICY SP 3 LAND IS ALLOCATED FOR RESIDENTIAL DEVELOPMENT AT THE FOLLOWING LOCATIONS

		Size (ha)	Number
	Strategic Housing Sites		
1	Phase 2, Barry Waterfront * # ≈	48.55	1700
2	Land at Higher End, St. Athan # (in part)	9.78	220
3	Land at Church Farm, St. Athan	8.4	250
4	Former Stadium Site / Land adjacent to Burley Place, St. Athan	2.2	65
5	Land to the east of Eglwys Brewis, St Athan ≈	10.9	300 255
6	Land adjacent to Froglands Farm, Llantwit Major ≈	4.4	90
7	Land between new Northern Access Road and Eglwys Brewis Road, Llantwit Major ≈	15.8	375
			3000 2,955
	Key Settlement: Barry		
8	Barry Island Pleasure Park #	1.18	124 25
9	White Farm ** #	12.14	177
10	Land to the east of Pencoedtre Lane #	2.8	67
11	Land to the west of Pencoedtre Lane	1.21 4.45	40 137
12	Ysgol Maes Dyfan #	1.44	45 81
13	Barry Magistrates Court #	0.41	52
14	Court Road Depot, Barry	1.6	50
15	Holm View	1.2	50
16	Hayes Wood, The Bendricks	1.8	55
			660 694
	Service Centre Settlement: Cowbridge		
17	Cowbridge Comprehensive Lower School #	0.8	21
18	Cowbridge Comprehensive 6th Form Block, Aberthin Road	0.52	20

19	Land adjoining St. Athan Road, Cowbridge	4.3	130
20	Land to the north and west of Darren Close, Cowbridge **#	27	390 475
			564 646
	Service Centre Settlement: Llantwit Major		
21	Plasnewydd Farm, Llantwit Major ≈#	4.4	130 149
22	Land adjacent to Llantwit Major Bypass	2.4	70
XXA	Former Eagleswell Primary School, Llantwit Major	2.4	72
			200 291
	Service Centre Settlement: Penarth		
23	Land at Upper Cosmeston Farm, Lavernock **	7.8 22.2	235 576
24	Land adjoining St. Josephs School, Sully Road #	2.7	80 74
25	Headlands School, St. Augustine's Road **	2.2	65
XX	Land adjacent to Oak Court, Penarth	4.0	145
			380 860
	Primary Settlement: Dinas Powys		
26	Land at and adjoining St. Cyres School, Murch Road **	13.2	300
27	Land off Caerleon Road, Dinas Powys ≈#	2.5	75 70
28	Land at Ardwyn, Pen-y-Turnpike #	1.6	45 18
29	Land at Cross Common Road ≈#	2.3	50
			440 438
	Primary Settlement: Llandough (Penarth)		
30	Land south of Llandough Hill / Penarth Road	5.2	130
31	Land north of Leckwith Road #	0.6	15 8
32	Llandough Landings ≈	6.0	120
			265 258
	Primary Settlement: Rhoose		
33	Land north of the Railway Line, Rhoose ** # (in part)	25.82	650 700
34	Land south of the Railway Line, Rhoose #	2.65	87
			737 787
	Primary Settlement: Sully		

46	Land West of Swanbridge Road, Sully # (in part)	20	500
			500
	Primary Settlement: Wenvoe		
35	Land to the west of Port Road, Wenvoe #	6.98	140 132
			140 132
	Minor Rural Settlements:		
36	Land adjoining Court Close, Aberthin	0.75	20
37	Land to the east of Bonvilston **	7.2	120
38	Land to rear of St David's Church in Wales Primary School, Colwinston #	2.5	65 64
39	ITV Wales, Culverhouse Cross ** #	7.1	250 224
40	The Garden Emporium, Fferm Goch #	2.2	40
41	Ogmore Residential Centre #	3.25	84 70
42	Ogmore Caravan Park #	3.7	82 100
43	Land to the East of St Nicholas **	4.4	100 117
44	Land off St. Brides Road, Wick #	4.0	100 124
45	Land off Sandy Lane, Ystradowen ** # (in part)	4.2	85
			946 964
TOTAL UNITS			7,829 8,525

* Barry Waterfront is allocated as a mixed use incorporating a new school, strategic transport infrastructure, strategic open space and community infrastructure

** Mixed use including provision of open space or community infrastructure allocation or part of the site for the provision of a new school

Sites with Planning Permission (including sites awaiting S106) at **September 2016**

≈ Sites affected by zone C1 or C2 flooding as identified on 2015 Development Advice Maps

MAC43	HS2&3/AP5	Paragraph 6.10	<p>Amend paragraph 6.10 to reflect updated figures in respect of housing and site numbers as follows:</p> <p>6.10 In accordance with the LDP Strategy and Policy SP 3, land has been allocated for an additional 7829 8,525 dwellings over the Plan period on 46 48 sites to take account of changes arising from demographic change, migration and changes in household formations. The number of units proposed for each site is based on an assessment of appropriate density. Where sites already have the benefit of planning permission, the figures reflect actual permissions, while on some sites densities have been adjusted to reflect site specific circumstances, including flooding constraints.</p>	
MAC44	HS2&3/AP8	Paragraph 6.13	<p>Delete paragraph 6.13 of reasoned justification to MG2 HOUSING ALLOCATIONS as follows:</p> <p>6.13 In order to ensure a continued supply of land over the Plan period, and ensure an appropriate balance between necessary development and the protection of the fine environmental qualities of the Vale of Glamorgan, the Council proposes to release housing allocations over 3 successive 5 year periods. In addition to ensuring that housing land supply in the Vale is broadly in line with the housing land requirements of TAN 1, phasing will allow the Council to ensure that sites are prioritised assisting the delivery of the aims and objectives underpinning the Plan.</p>	
MAC45	HS2&3/AP8	Paragraph 6.14	<p>Amend paragraph 6.14 as follows to reflect deletion of phasing from the Plan:</p> <p>6.14 The Vale of Glamorgan is widely accepted as an attractive area to live and develop in. This is demonstrated by the significant number of major planning applications received by the Council in advance of the publication of the LDP. Although the housing market has experienced a reduction in the number of residential completions at the start of the plan period, it is anticipated that the market will recover and the indications from developers are that the Vale of Glamorgan will be one of the first places to experience an increase in residential completions. It is therefore considered appropriate and in line with Government Guidance⁹ that the Plan seeks to ensure that the total planned residential provision in the early years of the LDP is not exhausted. Regular monitoring of housing land availability, including the location and number of windfall completions, will be undertaken to ensure that the Vale offers a range and choice of housing sites throughout the Plan period. This information will also inform the Development Management process.</p>	

MAC46	HS2&3/AP8	Paragraph 6.15	<p>Delete paragraph 6.15 of reasoned justification to Policy MG2-HOUSING ALLOCATIONS in respect of phasing.</p> <p>6.15 The anticipated schedule for the phasing of allocations within the LDP is contained within the Housing Supply paper and summarised at Appendix 4 and gives priority to committed sites with planning permissions and brownfield sites as well as sites which deliver key infrastructure such as road improvements and community infrastructure. In addition, the Plan seeks to ensure a range and choice of locations for residential development throughout the Plan period.</p>	
MAC47	CC7	Paragraph 6.16 (Policy MG2)	<p>Delete paragraph 6.16 of reasoned justification to Policy MG2- HOUSING ALLOCATIONS:</p> <p>6.16 Consideration will be given to the need to release the 'reserve' site as part of the review of the LDP. The Reserve site will only be released where it can be demonstrated that there is a significant deficiency in the supply of land for housing which cannot be met from another source.</p>	Matters Arising Change resulting from inspectors Action Point from Hearing Session of 19th January 2016 (HS1AP2 refers).
MAC48	HS15/AP1	Policy MG3	<p>Amend Policy MG3 - STRATEGIC SITE AT BARRY WATERFRONT and reasoned justification as follows:</p> <p>POLICY MG3 - STRATEGIC SITE AT BARRY WATERFRONT</p> <p>LAND AT BARRY WATERFRONT IS ALLOCATED FOR THE DEVELOPMENT OF 1,700 NEW DWELLINGS, 6,400 5,824 SQM (NET) NEW RETAIL FLOORSPACE, A HOTEL, CAFE, BARS AND RESTAURANTS, OFFICES (CLASS B1), COMMUNITY, LEISURE AND EDUCATION FACILITIES. THE SITE WILL BE SERVED BY THE DEVELOPMENT OF THE BARRY ISLAND LINK ROAD AND ADDITIONAL SUSTAINABLE TRANSPORT INFRASTRUCTURE.</p> <p>6.18 The development of Barry Waterfront has been guided by the approved Barry Waterfront Development Principles document¹⁰, which outlined the Council's Vision for Barry Waterfront as:</p> <p><i>"The creation of a sustainable new urban quarter with distinctive neighbourhoods, attractive</i></p>	

places and community facilities that complement, integrate and link with Barry Town and Barry Island, whilst taking full advantage of the maritime setting of the No.1 Dock.”

- 6.19 The redevelopment of Barry Waterfront has a lengthy planning history originally being granted outline planning permission in July 1988 by the then Secretary of State for Wales. Subsequent renewals for the comprehensive redevelopment of the site were agreed in 1991 and 1994 and numerous applications have been approved since this time that have seen substantial development take place within the Waterfront area. In October 2007, a Consortium of house builders comprising Persimmon Homes, Taylor Wimpey and Barratt Homes entered into an agreement with Associated British Ports and the Welsh Government for the right to develop the Waterfront area. In March 2012 planning permission was granted for comprehensive redevelopment of the site subject to conditions and a Section 106 Agreement. Development has since commenced on the initial stages of the development.
- 6.20 The site is located between Barry Town centre to the north east, Barry Island to the south and the Old Harbour and Barry Marine Conservation Area to the south west. The site comprises 48.55 hectares of land divided between 6 distinct character areas within the old Barry Docks described as: - District Centre, West Pond, South Quay Parkside, South Quay Waterside, Arno Quay and East Quay.
- 6.21 The proposed development will include:
- The construction of approximately 1,700 new dwellings;
 - The provision of ~~6,400~~ **5,824** sqm (net) of new retail floorspace, comprising an ‘Asda’ food store (~~2,800~~ **4,158** sqm.) and ~~3,600~~ **1,666** sqm comparison floorspace in 2 retail units located in a ‘district centre’ to the north west of the development site adjacent to West Pond, the school site and the innovation Quarter;
 - Cafes, bars and restaurants with a combined floorspace of 750 sqm -1820 sqm located throughout the development but primarily within the District Centre;
 - A hotel with a gross floorspace of 3,500 sqm located within the District Centre; Offices (B1) with a gross floorspace of 3,450 sqm;
 - A new primary school within ‘West Pond’ to meet the educational needs of the English medium primary and nursery school children generated by the development.
 - Up to 400 sqm Community Facilities (D1 / D2) ; and

			<ul style="list-style-type: none"> • The construction of the Barry Island Link Road to link the existing Ffordd y Milleniwm to Barry Island. <p>6.22 Proposals will also include new vehicular and pedestrian/cycle access, re-grading of the site to form new site levels and associated infrastructure works, parking, servicing, landscaping, public realm and public open space provision. In line with the Vision, proposals will also be required to have regard to its maritime context and, where appropriate, protect and enhance the marine environment.</p> <p>6.23 In order to ensure that the development comes forward in a comprehensive manner and delivers appropriate levels of community infrastructure, a phased approach to development has been adopted. Phase 1 will include the District Centre, part of West Pond and Arno Quay. This phase will accommodate a section of the new link road to Barry Island as well as the supermarket and non-food retail floorspace, petrol filling station, hotel, A3 uses, offices, residential, public open space and public realm provision.</p> <p>6.24 Phase 2 will include the remainder of residential development at West Pond. The third phase of the development is identified as South Quay Parkside which is estimated to consist of approximately 300 residential units and will see the completion of the new link road to Barry Island. This phase also includes the main Linear Park and some A3 uses. Phase 4 includes the South Quay Waterside with the provision of further residential units and some A3 uses, and the East Quay public open space, while the fifth and final phase includes the residential development at East Quay.</p> <p>¹⁰Barry Waterfront Development Principles (Vale of Glamorgan Council July 2009)</p>	
MAC49	HS6/AP1 HS6/AP2 HS6/AP7 HS6/AP10 CC8	Policy MG4	<p>Amend Policy MG4 – AFFORDABLE HOUSING and reasoned justification as follows:</p> <p>POLICY MG4 - AFFORDABLE HOUSING</p> <p>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:</p> <p>30% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR</p>	

		<p>MORE UNITS IN:</p> <ul style="list-style-type: none">• BARRY; <p>35% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:</p> <ul style="list-style-type: none">• LLANTWIT MAJOR ;• RHOOSE; AND• ST ATHAN. <p>40% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 1 DWELLING OR MORE; OR THE CONVERSION OF EXISTING BUILDINGS RESULTING IN A NET GAIN OF 2 OR MORE DWELLINGS IN:</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>THE PROVISION OF AFFORDABLE HOUSING WILL BE NEGOTIATED ON A SITE-BY-SITE BASIS TAKING INTO ACCOUNT THE EVIDENCED VIABILITY OF THE DEVELOPMENT.</p> <p><u>ON SITES OF 10 OR MORE DWELLINGS AFFORDABLE HOUSING SHALL BE PROVIDED ON SITE WITH THE REQUIREMENT BEING ROUNDED UP TO THE NEAREST WHOLE NUMBER. ON SITES OF FEWER THAN 10 DWELLINGS THE AFFORDABLE HOUSING REQUIREMENT WILL BE CALCULATED AND ANY WHOLE UNITS SHALL BE PROVIDED ON SITE WITH THE RESIDUAL AMOUNT BEING</u></p>	
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PROVIDED AS AN EQUIVALENT FINANCIAL CONTRIBUTION. OFF-SITE CONTRIBUTIONS RECEIVED WILL BE USED TO DELIVER ALTERNATIVE AFFORDABLE HOUSING IN THE VALE OF GLAMORGAN.

CONTRIBUTIONS WILL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE COUNCIL'S AFFORDABLE HOUSING SPG, WHICH PROVIDES GUIDANCE ON VIABILITY AND THE CIRCUMSTANCES UNDER WHICH CONTRIBUTIONS MAY BE VARIED OR REVIEWED.

6.25 Policy SP4 identifies a ~~minimum~~ target of 2,914 **up to 3,252** affordable homes across the Vale of Glamorgan over the Plan period in accordance with the findings of the Council's Local Housing Market Assessment (~~2010~~ **2015**) (LHMA) which considered the nature and scale of the shortage of affordable housing in the Vale of Glamorgan over the Plan period.

6.XX For the purpose of Policy MG4 the requirements shall apply to those areas within the delineated settlement boundary of the relevant settlement cited, as shown on the Proposals Map. The 'Rural Vale of Glamorgan' means the area outside any defined settlement boundary. Development sites adjoining or close to the settlement boundaries of Barry, Llantwit Major, Rhoose and St. Athan will be treated as the 'Rural Vale of Glamorgan' and will be expected to deliver 40% affordable housing, unless the developer provides viability evidence to justify an alternative.

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.

6.27 The 2014 AHVA also reconfirmed the findings of the Council's Small Site Viability Study (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.

- 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.
- 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.
- 6.30 **Having regard to the findings of the Council's Local Housing Market Assessment (2015) (LHMA) and the evidence on development viability, the Council will usually seek a tenure split of affordable housing to be delivered on site of 70% social rented housing and 30% intermediate housing, which may be either intermediate rented housing or low cost home ownership (LCHO) housing provided it satisfies the TAN 2 definition of Affordable Housing. However, tenure mix can be considered on a case by case basis where evidence suggests that the Council's preferred mix is not appropriate or deliverable or local evidence of need indicates an alternative mix would be more appropriate.**
- 6.31 **Policy MG4 specifies the Council's preference for on-site provision of affordable housing but recognises on smaller sites (of fewer than 10 dwellings) the requirement will often equate to less than whole dwellings. In such circumstances, given the small scale of development, it is appropriate to require a financial contribution proportionate to the residual requirement, which can be pooled and used to enable affordable housing off-site.** 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. On sites where 1-2

~~dwellings are proposed, a financial contribution (a commuted 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. **The Council's approach to financial contributions (commuted sums) is set out in more detail in the Affordable Housing Supplementary Planning Guidance (SPG).** 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.~~

6.32 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.

6.33 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, **tenure** 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 may allow the Council to use funding to provide affordable housing in areas of greatest need.

6.34 Where on site provision is required, emphasis will be on the provision of 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.

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.	
MAC50	HS16/AP2 HS16/AP3 HS16/AP4 HS16/AP5	Policy MG5	<p>Amend Policy MG5 – GYPSY AND TRAVELLER SITE and reasoned justification as follows:</p> <p>POLICY MG5 - GYPSY AND TRAVELLER SITE</p> <p>LAND IS ALLOCATED AT HAYES ROAD, SULLY LLANGAN FOR THE PROVISION OF A 2 PITCH GYPSY AND TRAVELLER SITE.</p> <p>6.38 Sections 224 and 225 of the Housing Act 2004 101 to 103 of the Housing (Wales) Act 2014 require local authorities to assess the accommodation needs of Gypsy and Travellers within their area and that where there is an identified need sufficient site(s) should be allocated within the Council's LDP to address that need.</p> <p>6.39 In 2007 in partnership with Cardiff Council the Vale of Glamorgan Council commissioned Fordham Research¹³ to undertake a Local Housing Market Assessment to include a Gypsy and Traveller Accommodation Assessment (G&TAA) with the aim of quantifying the accommodation and housing related support needs of Gypsies and Travellers in terms of residential and transit sites as well as bricks and mortar accommodation.</p> <p>¹³ Cardiff and Vale of Glamorgan Survey and Assessment of Gypsy and Traveller Accommodation (Fordham Research August 2008)</p> <p>6.40 The Study, which included direct consultation with the Gypsy and Traveller community, identified a need for the Council to provide 6 authorised pitches and 15 transit pitches for the Plan period.</p> <p>6.41 To inform the preparation of this Plan, a further study was commissioned in 2013¹⁴ which has concluded that 18 pitches are required to satisfy the identified and future need for Gypsies and Travellers during the Plan period.</p> <p>6.42 Having regard to the evidence collated as part of the study, it concludes that the Plan should meet the short – medium term need and closely monitor the situation for the latter period of the Plan, allowing</p>	

the Council to address clearly identified current needs, but also have flexibility to address needs which cannot be substantiated at this time.

~~6.43~~ Accordingly, the Plan allocates a single site at Hayes Road, Sully of approximately 0.85 Ha 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 0.21 Ha) and open space land to the south (approx. 0.64 Ha). Development of the site should be in accordance with the Welsh Government's latest guidance for Designing Gypsy and Traveller Sites in Wales and in consultation with the local Gypsy and Traveller Community.

~~6.44~~ In terms of transit provision, the Study has concluded that there is a gap in provision for a transit site in South East Wales, but this could potentially be met in a range of authorities in the area and would benefit from strategic cross-boundary planning. Accordingly, no provision is made in the Plan for a transit site, with such provision to be progressed in conjunction with neighbouring authorities and, if required, site(s) will be allocated as part of the first review of the Plan.

6.39 The 2016 Vale of Glamorgan Gypsy and Traveller Accommodation Assessment (GTAA) identified an unmet need for 2 residential pitches over the short to medium term.

6.40 The current Gypsy and Traveller site at Llangan is in the ownership of the Council and is considered to be suitable to accommodate the short to medium term need of 2 pitches identified in the GTAA⁹⁹.

6.41 The Council's Monitoring Framework has set out a 2 year timetable for the identification of an appropriate site to accommodate any future arising needs for Gypsy and Travellers.

6.42 In terms of transit provision the GTAA concluded that at this current time there is not a need for the Council to provide a transit site in the Vale of Glamorgan. However the Council should continue to monitor the number of unauthorised encampments and consider the use of short-term toleration or Negotiated Stopping Arrangements to deal with any short-term transient stops.

MAC51	FC	Paragraph 6.45	<p>Factual amendment to paragraph 6.45 to reflect current position.</p> <p>6.45 The proposed Penarth Learning Community and Llantwit Major Scheme form part of the Council's 21st Century Schools Strategic Programme and are planned to respond to existing demands for educational facilities rather than as a result of growth forecast in the LDP. The new Penarth Learning Community involves the re-provision of St. Cyres School and the amalgamation of 3 special schools; Ashgrove, Ysgol Erw'r Delyn and Ysgol Maes Dyfan on one site with residential and respite care, shared facilities and services. The Llantwit Major Scheme involves the re-build of the existing comprehensive school, the possible replacement of the existing Eagleswell and Llanilltud Fawr Primary Schools, and the expansion of Ysgol Dewi Sant, together with additional leisure and cultural facilities.</p>	
MAC52	HS18/AP5	Policy MG7	<p>Amend Policy MG7 - PROVISION OF COMMUNITY FACILITIES and reasoned justification as follows:</p> <p>POLICY MG7 - PROVISION OF COMMUNITY FACILITIES</p> <p>LAND IS ALLOCATED FOR THE FUTURE DEVELOPMENT OF NEW COMMUNITY INFRASTRUCTURE AT:</p> <ol style="list-style-type: none"> 1. BARRY WATERFRONT (AS PART OF MIXED USE) 2. ST CYRES (AS PART OF MIXED USE) 3. OGMORE RESIDENTIAL CENTRE 4. COSMESTON FARM (AS PART OF MIXED USE) <p>TO MEET THE IDENTIFIED NEEDS OF DEVELOPMENT WITHIN THE PLAN PERIOD, NEW / ENHANCED COMMUNITY FACILITIES WILL BE SOUGHT IN AREAS WHERE NEED CANNOT BE MET BY EXISTING FACILITIES BASED ON THE MOST UP TO DATE EVIDENCE OF NEED. THE FOLLOWING SETTLEMENTS:-</p> <ul style="list-style-type: none"> • BARRY 	

			<ul style="list-style-type: none"> • COWBRIDGE • DINAS POWYS • LLANDOUGH • LLANTWIT MAJOR • PENARTH • RHOOSE • ST ATHAN • SULLY • WENVOE <p>PROPOSALS WHICH PROVIDE NEW OR ENHANCED MULTI USE COMMUNITY FACILITIES, INCLUDING THE CO-LOCATION OF HEALTHCARE, SCHOOL, LIBRARY AND LEISURE FACILITIES AND OTHER COMMUNITY SERVICES IN ACCESSIBLE LOCATIONS WILL BE FAVOURED.</p> <p>6.48 Community facilities such as community halls, libraries, schools and leisure centres are essential to the social and physical well-being of residents and are key components in maintaining the vitality and viability of community life in both urban and rural settlements.</p> <p>6.49 In order to understand the future requirements for community facilities during the Plan period, and inform the Infrastructure Delivery Plan, the Council has undertaken an assessment of existing community facilities (community buildings, library space and built sport facilities) within the Vale of Glamorgan¹⁵. The assessment highlights existing deficiencies, identifies the nature of demand for additional community facilities arising from planned and windfall housing developments, and identifies where new or enhanced facilities are required to accommodate future growth.</p> <p>6.50 In accordance with the recommendations of the assessment, Policy MG 7 allocates land for the provision of new community infrastructure, to be provided in association with housing allocations at Barry Waterfront, St Cyres, Ogmere Residential Centre and Cosmeston Farm, Penarth. Additionally, the Policy identifies those settlements where additional planned growth would result in a shortage of community facilities locally, in which the Council will seek new or enhanced facilities through Section 106 contributions or the Community Infrastructure Levy. <u>In addition, where the most up to date evidence of need demonstrates that the needs of new developments cannot be met by existing</u></p>	
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			<p><u>community facilities, Policy MG 7 requires that new or enhanced community facilities will be sought through Section 106 contributions or the Community Infrastructure Levy in accordance with Policy MD4. The Community Facilities Background Paper represents the Council's latest evidence of need. It identified the following settlements as being likely to require new or improved community facilities during the Plan Period as a result of planned growth: Barry, Cowbridge, Dinas Powys, Llandough, Llantwit Major, Penarth, Rhoose, St Athan, Sully and Wenvoe.</u></p> <p>6.51 Policy MG 7 also promotes the development of multi-use community facilities that offer a range of accessible community based services such as leisure, health care, education community meeting space and other essential community services. Such facilities can assist in reducing travel demand, promote sustainable communities, and facilitate in the effective delivery of community facilities by a number of organisations. In this regard, the Plan will also favour development of multi-use facilities on the sites identified in Policy MG 7, in association with educational proposals identified in Policy MG 6, and planning proposals that improve the viability, accessibility or community value of existing services and facilities such as village shops, post offices, rural petrol stations, village & church halls and rural public houses.</p> <p>¹⁵ Community Facilities Background Paper 2013</p>	
MAC53	CC	Paragraph 6.52	<p>Update paragraph 6.52 to reflect changes to policy MD3 as follows:</p> <p>6.52 A significant investment in the University Hospital Llandough (UHL) site is planned by the Cardiff and Vale University Health Board (UHB) over the next 3 years. This investment in estate development supports the UHB strategic plan for the UHL site to become a 'centre of excellence' for rehabilitation and recovery services and will significantly increase the number of beds and outpatient activity on the site. However given the prominence of the site, any future development proposals will be required to be carefully designed in accordance with Policies MD 1 and MD 2 and MD 3 to ensure that they respect the local context and character of the surrounding natural and built environment. Any expansion of the hospital will require significant highway improvements and will be required to enhance existing access to the site by walking, cycling and public transport.</p>	

MAC54	HS4/AP1 HS5/AP4 HS5/AP6 HS13/AP16 CC9	Policy MG9	<p>Amend Policy MG9 - EMPLOYMENT ALLOCATIONS and reasoned justification as follows:</p> <p>POLICY MG9 - EMPLOYMENT ALLOCATIONS</p> <p>LAND IS ALLOCATED FOR EMPLOYMENT AT THE FOLLOWING LOCATIONS:</p> <table border="1" data-bbox="618 416 1856 1394"> <thead> <tr> <th></th> <th>Site</th> <th>Uses</th> <th>Size Gross (Ha)</th> <th>Size Net (Ha)</th> </tr> </thead> <tbody> <tr> <td colspan="5">Strategic Employment Sites</td> </tr> <tr> <td>1</td> <td>Land to the South of Junction 34 M4 Hensol ≈</td> <td>B1, B2, B8</td> <td>61.8 55.16</td> <td>29.59</td> </tr> <tr> <td>2</td> <td>Land adjacent to Cardiff Airport and Port Road, Rhoose (part of St Athan - Cardiff Airport Enterprise Zone)</td> <td>B1, B2, B8</td> <td>77.4</td> <td>76.64</td> </tr> <tr> <td>3</td> <td>Aerospace Business Park, St Athan Rhoose (part of St Athan - Cardiff Airport Enterprise Zone) ≈</td> <td>Aerospace Business Park, Employment & education</td> <td>305</td> <td>208</td> </tr> <tr> <td></td> <td></td> <td>Sub-Total</td> <td>444.2 437.56</td> <td>314.23</td> </tr> <tr> <td colspan="5">Local Employment Sites</td> </tr> <tr> <td>4</td> <td>Atlantic Trading Estate ≈ ±</td> <td>B1, B2, B8</td> <td>7.3 9.14</td> <td>7.3 9.14</td> </tr> <tr> <td>5</td> <td>Land at Ffordd y Mileniwm ±</td> <td>B1, B2, B8</td> <td>8.9</td> <td>8.9</td> </tr> <tr> <td>6</td> <td>Hayes Lane, Barry ±</td> <td>B1, B8</td> <td>1.4</td> <td>1.4</td> </tr> <tr> <td>7</td> <td>Hayes Road, Sully ≈ ±</td> <td>B1, B8</td> <td>7.5</td> <td>7.5</td> </tr> <tr> <td>8</td> <td>Hayes Wood, Barry ±</td> <td>B1, B8</td> <td>1.9</td> <td>1.9</td> </tr> <tr> <td>9</td> <td>Llandow Trading Estate ±</td> <td>B1, B2, B8</td> <td>6.8</td> <td>6.8</td> </tr> <tr> <td>10</td> <td>Vale Business Park</td> <td>B1, B2, B8</td> <td>12.4</td> <td>12.4</td> </tr> <tr> <td>11</td> <td>Land to the South of Junction 34 M4 Hensol</td> <td>B1, B2</td> <td>6.64*</td> <td>6.64*</td> </tr> <tr> <td></td> <td></td> <td>Sub-Total</td> <td>46.2</td> <td>52.84</td> </tr> </tbody> </table>		Site	Uses	Size Gross (Ha)	Size Net (Ha)	Strategic Employment Sites					1	Land to the South of Junction 34 M4 Hensol ≈	B1, B2, B8	61.8 55.16	29.59	2	Land adjacent to Cardiff Airport and Port Road, Rhoose (part of St Athan - Cardiff Airport Enterprise Zone)	B1, B2, B8	77.4	76.64	3	Aerospace Business Park, St Athan Rhoose (part of St Athan - Cardiff Airport Enterprise Zone) ≈	Aerospace Business Park, Employment & education	305	208			Sub-Total	444.2 437.56	314.23	Local Employment Sites					4	Atlantic Trading Estate ≈ ±	B1, B2, B8	7.3 9.14	7.3 9.14	5	Land at Ffordd y Mileniwm ±	B1, B2, B8	8.9	8.9	6	Hayes Lane, Barry ±	B1, B8	1.4	1.4	7	Hayes Road, Sully ≈ ±	B1, B8	7.5	7.5	8	Hayes Wood, Barry ±	B1, B8	1.9	1.9	9	Llandow Trading Estate ±	B1, B2, B8	6.8	6.8	10	Vale Business Park	B1, B2, B8	12.4	12.4	11	Land to the South of Junction 34 M4 Hensol	B1, B2	6.64*	6.64*			Sub-Total	46.2	52.84
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			<u>54.68</u>	<u>54.68</u>
		Total	490.4 <u>492.24</u>	367.07 <u>368.91</u>

* 6.64 Ha of the overall 61.8 Ha site **at land to the South of Junction 34, M4** is designated as land likely to meet local rather than strategic needs

+ Suitable for Waste Management Facilities (Policy SP8 and MD20 refers)

≈ Sites affected by zone C1 or C2 flooding as identified on 2015 Development Advice Maps

6.57 Policy MG 9 allocates a total of ~~480~~ **492.24** hectares (gross) of land for employment uses within the Vale of Glamorgan in order to ensure that there is an adequate supply and choice of appropriately located and suitable employment land is available to support the objectives of the LDP and to meet local employment need. The sites comprise strategically located flagship sites that will stimulate inward investment and consolidate the role of the Vale of Glamorgan within the Capital Region as well as local employment sites that support indigenous business expansion and facilitate the establishment of new employment enterprises to the benefit of the local economy.

6.58 Three major employment sites have been allocated which seek to capitalise on the St Athan – Cardiff Airport Enterprise Zone (including the Aerospace Business Park at St. Athan and Cardiff Airport itself) and the proximity of the M4 motorway. These sites are intended to cater specifically for the needs of the aerospace industry and high tech manufacturing, encouraging investment from the regional and sub-regional market place.

6.59 Local employment allocations comprise a further ~~53~~ **54.68** hectares (net) of land for B1, B2 and B8 uses which has been allocated to ensure that an appropriate range and choice of land is available throughout the authority to meet future local employment requirements during the Plan period. The three ‘major’ sites are considered under separate Policies MG 10 (Enterprise Zone) and MG 11

			(Hensol), with further details, including constraints, on each of the 'local' allocations provided at Appendix 6.	
MAC55	HS5/AP3	Policy MG10	<p>Amend Policy MG10 – ST ATHAN - CARDIFF AIRPORT ENTERPRISE ZONE and reasoned justification as follows:</p> <p>POLICY MG10 - ST ATHAN - CARDIFF AIRPORT ENTERPRISE ZONE</p> <p>LAND IS ALLOCATED ADJACENT TO CARDIFF AIRPORT AND PORT ROAD, RHOOSE (77 HA) AND AT THE AEROSPACE BUSINESS PARK ST ATHAN (305HA) FOR THE DEVELOPMENT OF 382 HECTARES OF STRATEGIC EMPLOYMENT LAND (CLASS B1, B2 AND B8) FORMING PART OF THE ST ATHAN – CARDIFF AIRPORT ENTERPRISE ZONE.</p> <p><u>THE DEVELOPMENT OF THE ENTERPRISE ZONE WILL BE GUIDED BY A MASTERPLAN TO INCLUDE THE FOLLOWING ELEMENTS:</u></p> <ul style="list-style-type: none"> • <u>THE REFURBISHMENT OF THE EXISTING 70,000 SQM HANGER AT ST ATHAN (17.95 HA);</u> • <u>AN AEROSPACE BUSINESS PARK NORTH AND SOUTH OF THE RUNWAY AT ST ATHAN;</u> • <u>A BUSINESS PARK FOR AVIATION SUPPORT SERVICES AT PICKETSTON (11.79 HA);</u> • <u>A NEW NORTHERN ACCESS ROAD AT THE ST ATHAN ENTERPRISE ZONE (POLICY MG16 REFERS);</u> • <u>NEW AEROSPACE, EDUCATION, RESEARCH AND DEVELOPMENT, MANUFACTURING, OFFICE AND OTHER ANCILLARY DEVELOPMENT AT THE CARDIFF AIRPORT AND GATEWAY DEVELOPMENT ZONE (77 HA);</u> • <u>A 42 HA EXTENSION TO PORTHKERRY COUNTRY PARK (POLICY MG25 REFERS);</u> • <u>PROVISION OF SUSTAINABLE TRANSPORT INFRASTRUCTURE; AND</u> 	

• **THE INCORPORATION OF SUSTAINABLE ENERGY CENTRE AT THE CARDIFF AIRPORT AND GATEWAY DEVELOPMENT ZONE.**

Land adjacent to Cardiff Airport and Port Road, Rhoose

6.61 Located immediately to the east of the Airport, and south of Port Road, this strategic employment site measures approximately 77.4 hectares and draws benefits from its designation as an Enterprise Zone, alongside the Welsh Government's Aerospace Space Business Park at St Athan, as well as its proximity to the motorway network. Development of the site will encourage inward investment and consolidate the role of the Vale of Glamorgan within the Capital Region.

6.62 This site is not allocated to meet local market demand for general industrial or office uses, but rather to accommodate business and employment uses catering specifically for the needs of the aerospace industry and high tech manufacturing. There are plans to create an 'airport city', taking the form of a business destination for local and international businesses including quality office accommodation, specialist education, training facilities and leisure developments. General B1, B2 and B8 industrial development will therefore not be acceptable on this site.

6.63 In order to deliver a high quality, comprehensive and sustainable development on this strategically important site, a Masterplan **will be required to guide the development at the St Athan and Cardiff Airport Enterprise Zone considering the elements set out within Policy MG10. For the Cardiff Airport Gateway Development Zone** must be produced ~~this will~~ to include the following elements:

a) Employment - the strategic employment site will be developed for B1, B2 and B8 uses, which will be required to be related to appropriate manufacturing, research and development.

b) Land for the extension of Porthkerry Country Park – Given the fine landscape qualities of the Vale of Glamorgan, and the need to promote sustainability, development to the south of Port Road is only considered acceptable as part of a comprehensive development including the transfer to the ownership of the Vale of Glamorgan Council (together with appropriate negotiated financial contributions) of land for a 42 ha extension to Porthkerry Country Park (Policy MG 25 refers).

			<p>c) The provision of an energy centre, such as a Combined Heat and Power (CHP) Plant, to ensure the development has high sustainable credentials.</p> <p>d) Sustainable transport infrastructure including consideration of a route for a potential rail link to Cardiff Airport across the site to ensure the development does not compromise future proposals to enhance sustainable access to the airport.</p> <p>6.64 The phasing of such development will be critical and, accordingly, the Masterplan will be required to consider phasing for the entire allocation.</p> <p>St Athan</p> <p>6.65 The allocation of this major site provides a significant opportunity for economic development of regional importance to take place within the Vale of Glamorgan. This part of the Enterprise Zone comprises the buildings and runway of MOD ST Athan, and an existing Aerospace Business Park.</p> <p>6.66 The Welsh Government own the site and is preparing a Masterplan for the Aerospace Business Park (ABP), with 22 ha of the site to be retained by the MoD for military purposes, thus reducing the net developable area of employment land to approximately 208 ha.</p> <p>6.67 The proposed development is expected to include:</p> <p>a) The refurbishment of the existing 70,000 sqm hanger (on 17.95 ha);</p> <p>b) Erection of new and replacement buildings, airfield operational facilities and structures, to the north and south of the runway (ABP North and ABP South);</p> <p>c) Development of a business park for aviation support services in the north of the site at Picketston (on 11.79 ha) marketed to civilian aviation companies.</p> <p>6.68 The site is allocated for aerospace related development, and will be expected to meet strategic rather than local needs.</p> <p>6.69 The following infrastructure proposals are required to facilitate, or are considered to be critical to the success of, the Enterprise Zone proposal at St Athan: -</p>	
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			<ul style="list-style-type: none"> • Northern Access Road. • Highway improvements on the B4265 between St. Athan and Aberthaw at Gileston Old Mill to alleviate existing highway safety issues along this key transport corridor. • New housing development at St Athan (allocated under Policy MG 2) 	
MAC56	HS5/AP6 HS13/AP8	Policy MG11	<p>Amend Policy MG11 LAND TO THE SOUTH OF JUNCTION 34 M4 HENSOL as follows:</p> <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) (64.8 55.16 HA GROSS) FOR EMPLOYMENT PURPOSES (CLASS B1, B2 AND B8) COMPRISING 29.59 HA (NET) FOR STRATEGIC EMPLOYMENT AND 6.64 HA TO MEET LOCAL NEED.</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. <u>Outline planning consent was granted in June 2016 for a development comprising up to 151,060 sqm of Class B1, B2 and B8 uses; a Hotel/Residential Training Centre (Class C1/C2); and up to 3,200 sqm ancillary uses within Classes A1, A2, A3; 30.5 ha 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))(2014/00228/EAO refers).</u> 64.8 55.16 Ha (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 36.23 Ha.</p> <p>6.71 29.59 Ha of the site is allocated solely to 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>6.72 — The site includes land protected for mineral resources and Sand/Gravel Allocation Areas, such that regard will need to be given to Policy MG 20 as part of any development proposal.</p>	
MAC57	HS15/AP2	Policy MG12	<p>Amend Policy MG12- RETAIL HIERARCHY and reasoned justification as follows:</p> <p>POLICY MG12 - RETAIL HIERARCHY</p> <p>THE HIERARCHY OF RETAIL CENTRES WITHIN THE VALE OF GLAMORGAN IS DEFINED AS FOLLOWS:</p> <p>TOWN CENTRES</p> <ul style="list-style-type: none"> • BARRY <p>DISTRICT CENTRES</p> <ul style="list-style-type: none"> • BARRY (HIGH STREET/BROAD STREET) • COWBRIDGE • LLANTWIT MAJOR • PENARTH <p>LOCAL CENTRES</p> <ul style="list-style-type: none"> • BARRY: MAIN STREET, CADOXTON; VERE STREET, CADOXTON; PARK CRESCENT; BARRY ROAD, NR. CADOXTON; UPPER HOLTON ROAD • DINAS POWYS: CARDIFF ROAD; DINAS POWYS VILLAGE CENTRE • PENARTH: CORNERSWELL ROAD • ST ATHAN • RHOOSE <p>NEIGHBOURHOOD CENTRES</p> <ul style="list-style-type: none"> • BARRY: BRON-Y-MOR; CWM TALWG; GIBBONSDOWN CENTRE; PARK ROAD • BOVERTON • DINAS POWYS: CAMMS CORNER; CASTLE COURT/THE PARADE • FONT-Y-GARY 	

		<ul style="list-style-type: none"> • LLANTWIT MAJOR: CRAWSHAY DRIVE • PENARTH : PILL STREET; TENNYSON ROAD <p>EDGE OF CENTRE</p> <ul style="list-style-type: none"> • BARRY: BARRY WATERFRONT; PALMERSTON; PENCOEDTRE; HIGHLIGHT PARK • PENARTH : TERRA NOVA WAY <p>OUT OF TOWN</p> <ul style="list-style-type: none"> • CULVERHOUSE RETAIL PARK, CULVERHOUSE CROSS • BROOKLANDS TERRACE RETAIL PARK, CULVERHOUSE CROSS • VALEGATE RETAIL PARK CULVERHOUSE CROSS • PENARTH ROAD RETAIL PARK <p>6.73 The retail hierarchy of the Vale of Glamorgan is strongly influenced by the availability of retail provision within and on the periphery of Cardiff. Easily accessible by sustainable transport from within the Vale of Glamorgan, Cardiff City Centre is the primary retail attractor within the region and offers a wide range and assortment of convenience and comparison shopping. The major out of centre Retail Park at Culverhouse Cross on the eastern periphery of the Vale of Glamorgan is in close proximity to and impacts upon the main town and district centres of the Barry, Penarth and Cowbridge and is a significant retail attraction in its own right. <u>There are a number of other existing out of town and edge of centre retail areas in the Vale of Glamorgan which do not form part of the retail hierarchy. Proposals for new retail development or additional floorspace in these retail areas will be assessed against Policy MG13.</u></p> <p>6.74 Within the Vale of Glamorgan shopping provision is largely concentrated within Barry Town Centre and the District Retail Centres of Penarth, Cowbridge and Llantwit Major. Identified in the Wales Spatial Plan as one of fourteen key settlements that have a critical role in the growth of the Capital Region, Barry Town Centre provides for a broad range of retail, service, employment and leisure uses that serve more than a local need. Retail provision in the district centres is characterised by a range of local and national retailers and service providers that predominantly serve local catchment areas. Elsewhere within the Vale of Glamorgan, smaller independent retailers provide important daily</p>	
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			<p>convenience services for the immediate catchment area surrounding the local and neighbourhood centres.</p> <p>6.75 The Council has prepared a Town and District Retail Assessment¹⁶ for each of the town and district retail centres within the hierarchy which defines the extent of the centre boundaries and identifies the primary and secondary and where applicable tertiary shopping frontages. These are illustrated at Appendix 7. In addition, the Council commissioned work to provide a Framework for Barry Town Centre and the District Centres of Cowbridge, Llantwit Major, Penarth and Barry (High Street/Broad Street) and it is envisaged that this framework will be published as Supplementary Planning Guidance. <u>The Council has also reviewed the local and neighbourhood retail centres¹⁷ and the relevant retail centre boundaries are shown in Appendix 8.</u></p> <p>¹⁶ Vale of Glamorgan Town and District Centre Retail Assessment (2013 Update) ¹⁷ <u>Vale of Glamorgan Local and Neighbourhood Retail Centres Review (April 2015)</u></p>	
MAC58	HS15/AP3	Policy MG13	<p>Amend Policy MG13 - EDGE AND OUT OF TOWN RETAILING AREAS and reasoned justification as follows:</p> <p>MG13 - EDGE AND OUT OF TOWN RETAILING AREAS</p> <p>PROPOSALS FOR NEW RETAIL DEVELOPMENT ON NEW SITES OR EXISTING RETAIL AREAS IN EDGE AND OUT OF TOWN LOCATIONS, INCLUDING CHANGES OF USE, EXTENSIONS, THE MERGER OR SUBDIVISION OF EXISTING UNITS OR AMENDMENTS TO EXISTING PLANNING CONDITIONS RELATING TO THE SALE OF GOODS WILL ONLY BE PERMITTED WHERE:</p> <p>1. IT CAN BE DEMONSTRATED THAT THERE IS AN ADDITIONAL NEED FOR THE PROPOSAL WHICH CANNOT BE PROVIDED WITHIN AN EXISTING TOWN, OR DISTRICT RETAIL CENTRE, AND</p> <p>2. THE PROPOSAL WOULD NOT EITHER INDIVIDUALLY OR CUMULATIVELY WITH OTHER RECENT OR PROPOSED <u>CONSENTED</u> DEVELOPMENTS HAVE AN UNACCEPTABLE IMPACT ON THE TRADE, TURNOVER, VITALITY AND VIABILITY OF THE TOWN, DISTRICT, LOCAL OR NEIGHBOURHOOD CENTRES.</p>	

6.76 The Vale of Glamorgan retail hierarchy comprises of the town, district, local and neighbourhood centres identified within Policy MG 12, and excludes any existing edge of centre or out of town retail parks within the Vale of Glamorgan. Existing edge of centre and out of town retail areas in the Vale of Glamorgan have been identified at the following locations:

Edge of Centre

- **Barry: Barry Waterfront; Palmerston; Pencoedtre; Highlight Park**
- **Penarth: Terra Nova Way**

Out of Town

- **Culverhouse Retail Park, Culverhouse Cross**
- **Brooklands Terrace Retail Park, Culverhouse Cross**
- **Valegate Retail Park Culverhouse Cross**
- **Penarth Road Retail Park**

6.77 Proposals for new retail development in edge and out of town retailing areas will be strictly controlled in accordance with national policy, in order to support existing established retail centres in the retail hierarchy.

6.78 Policy MG13 sets out the criteria by which proposals for new retail development in edge and out of town locations will be assessed in line with national policy. It applies to all proposals that create additional retail floor space, including changes of use, extensions, the subdivision / merger of existing units, mezzanine floors and variations to relevant planning conditions. The aim of the policy is to preserve and enhance the vitality, viability and attractiveness of existing town, district, local and neighbourhood centres as well as promoting sustainable communities and sustainable travel patterns. In this regard, proposals for small shops that serve a local neighbourhood or rural village and farm shops will be favoured outside existing retail centres.

6.79 Proposals for new retail development outside of the retail centres contained within the retail

			<p><u>hierarchy will need to demonstrate that they have satisfied the sequential test referred to in national planning policy. Developers will need to demonstrate that all potential town centre options have been thoroughly assessed using the sequential approach before edge and out of centre sites are considered for key town centre uses. This approach requires developers and retailers to be flexible and innovative about the format, design and scale of the proposed development and the amount of car parking provided, tailoring these to fit local circumstances.</u></p> <p><u>6.80 Where planning permission is granted for new edge and out-of-centre retail development conditions may be imposed to control the nature and scale of the retail activity and to minimise any potential impact on the existing retail centres within the retail hierarchy.</u></p>	
MAC59	HS15/AP4	Policy MG14	<p>Amend Policy MG 14 – Non A1 Retail Uses Within Town and District Retail Centres and the reasoned justification as follows:</p> <p>POLICY MG14 - NON A1 RETAIL USES WITHIN TOWN AND DISTRICT RETAIL CENTRES</p> <p>PROPOSALS FOR NON A1 RETAIL USES AT GROUND FLOOR LEVEL WITHIN THE TOWN AND THE DISTRICT CENTRES WILL BE PERMITTED WHERE:</p> <ol style="list-style-type: none"> 1. THEY WOULD NOT RESULT IN MORE THAN 25% <u>35%</u> OF NON A1 RETAIL USES WITHIN THE PRIMARY SHOPPING FRONTAGE; 2. THEY WOULD NOT RESULT IN MORE THAN 50% OF NON A1 RETAIL USES WITHIN THE SECONDARY SHOPPING FRONTAGE; 3. THEY WOULD NOT CREATE AN OVER CONCENTRATION OF NON A1 RETAIL USES WITHIN THE CENTRE; 4. IN THE CASE OF A3 USES THEY COMPLEMENT THE CHARACTER OF THE EXISTING CENTRE, AND BENEFIT THE DAYTIME ECONOMY; <u>AND MAINTAIN AN ATTRACTIVE SHOP FRONTAGE;</u> <u>AND</u> 5. THEY WOULD NOT PREVENT THE BENEFICIAL USE OR REUSE OF UPPER FLOORS. 6. THEY MAINTAIN AN ATTRACTIVE SHOP FRONTAGE THAT MAKES A POSITIVE CONTRIBUTION TO THE OVERALL CHARACTER OF THE RETAIL CENTRE; AND 	

~~7. PROPOSALS FOR NON A1 RETAIL USES OUTSIDE THE DEFINED PRIMARY AND SECONDARY RETAIL FRONTAGES WILL BE PERMITTED WHERE IT IS DEMONSTRATED THAT THE EXISTING A1 USE IS NO LONGER VIABLE. RESIDENTIAL USES WITHIN PRIMARY AND SECONDARY GROUND FLOOR FRONTAGES IN TOWN AND DISTRICT CENTRES WILL NOT BE PERMITTED.~~

WITHIN THE TOWN AND DISTRICT RETAIL CENTRE BOUNDARIES, PROPOSALS FOR THE CONVERSION OF A GROUND FLOOR EXISTING A1 UNIT TO A NON-A1 USE WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT THE UNIT HAS BEEN APPROPRIATELY MARKETED AND THAT THE PROPOSED USE WOULD HAVE NO UNACCEPTABLE IMPACT ON THE ROLE AND FUNCTION OF THE RETAIL CENTRE.

6.76 The location of **the** primary **and** secondary and, where applicable, tertiary shopping frontages are provided at Appendix 7, with the Town and District retail centre boundaries also shown on the Proposals Map.

6.77 Within these areas the range and mix of uses will be carefully managed and controlled to ensure the continued vitality, viability and attractiveness of the retail centres. While non-retail uses such as financial and professional services (A2), food and drink outlets (A3), and offices (Class B1) can contribute to the diversity of a retail centre and generate increased footfall, a proliferation of such uses can also have a negative impact upon the long term vitality, viability and attractiveness of the centre dispersing retail premises and diluting the retail core.

6.78 In primary and secondary frontages **at ground floor level**, the Council will seek to ensure that no more than 25% **35%** and 50% of shops respectively are occupied by non-A1 uses. Where existing non-retail uses already exceed the levels set out in the Policy, the Council will favour proposals that seek to reinstate A1 uses that further strengthen the role and function of the retail centres. Proposals for non-A1 uses will need to demonstrate that the thresholds detailed in Policy MG 14 have not been exceeded and will need to be supported by an up-to-date retail survey that illustrates the prevailing retail provision within the centre. **However, where vacant upper floor space exists, conversion to residential, commercial or community uses will be favoured.**

6.79 Within primary and secondary frontages consideration will also be given to whether the proposal

would lead to or add to a concentration or clustering of non-A1 uses. Concentrations of non-A1 uses will therefore be carefully controlled to prevent the creation of dead retail frontages that detract from the recognised retail character and appearance of the area and will be considered on a site by site basis.

6.80 A3 food and drink uses such as cafés, wine bars and hot food takeaways can be complementary to existing retail centres helping to support their viability and diversity. However an over concentration of such uses within a centre can also have a detrimental impact upon existing retail premises and the retail centre itself and such uses will therefore be carefully controlled.

6.81 ~~Outside of the primary and secondary retail frontages of the town and district retail centres the retention of A1 retail uses is desirable and will be encouraged.~~ Where it can be demonstrated that the retention of an **existing ground floor** A1 retail use is no longer economically viable, alternative uses will **may** be permitted. ~~Similarly outside of the primary and secondary retail frontages of the town and district retail centres where conversion to a non A1 use is proposed for a vacant unit, The applicant will be required to demonstrate that the property has been actively marketed for a continuous period of **at least** 12 months **and that the proposed use would have no unacceptable impact on the role and function of the retail centre. Information from the agent or applicant regarding appropriate marketing could take the form of a marketing report or correspondence from the relevant property agent. The type of information could include the following:**~~

- **Details of the existing use or previous use if vacant;**
- **The length of time the unit has been vacant, if applicable;**
- **The type of use which the unit has been marketed for, what the marketing strategy involved and its duration;**
- **The amount of interest in the unit during the marketing period – this should detail the number of queries, the type of uses sought, and if known, the reason for not pursuing any initial enquiries.**

6.82 To ensure that the number of retail units within the town and district retail centres is maintained, proposals for the change of use of ground floor commercial premises to residential use **is unlikely to be permitted** ~~will not be permitted~~ within the identified primary and secondary frontages. **However,**

			where vacant upper floor space <u>exists</u> , is vacant conversion to residential, commercial or community uses will be favoured.	
MAC60	HS15/AP5	Policy MG15	<p>Amend Policy MG 15 - NON A1 RETAIL USES WITHIN LOCAL & NEIGHBOURHOOD RETAIL CENTRES and reasoned justification as follows:</p> <p>POLICY MG15 - NON A1 RETAIL USES WITHIN LOCAL & NEIGHBOURHOOD RETAIL CENTRES</p> <p>WITHIN LOCAL RETAIL CENTRES PROPOSALS FOR NON A1 RETAIL USES WILL BE PERMITTED WHERE THEY WOULD NOT RESULT IN EXCESS OF 50% NON A1 RETAIL USES.</p> <p>WITHIN NEIGHBOURHOOD RETAIL CENTRES PROPOSALS FOR NON A1 RETAIL USES WILL BE PERMITTED WHERE IT IS DEMONSTRATED THE ALTERNATIVE USE WOULD NOT HAVE AN UNACCEPTABLE IMPACT ON THE VIABILITY AND VITALITY OF THE CENTRE AND, IN THE CASE OF CONVERSION OF AN EXISTING A1 USE, IT HAS BEEN APPROPRIATELY MARKETED AND DEMONSTRATED TO BE NO LONGER VIABLE.</p> <p>PROPOSALS FOR RESIDENTIAL DEVELOPMENT IN LOCAL AND NEIGHBOURHOOD RETAIL CENTRES WILL ONLY BE PERMITTED WHERE IT HAS BEEN DEMONSTRATED THAT OTHER ALTERNATIVE USES HAVE BEEN APPROPRIATELY MARKETED AND WHERE THEY WOULD NOT SINGULARLY OR CUMULATIVELY HAVE AN UNACCEPTABLE IMPACT ON THE VITALITY, VIABILITY AND RETAIL CHARACTER OF THE CENTRE.</p> <p><u>WITHIN LOCAL RETAIL CENTRES, PROPOSALS FOR NON-A1 RETAIL USES WILL BE PERMITTED WHERE:</u></p> <ol style="list-style-type: none"> <u>1. THEY WOULD NOT RESULT IN EXCESS OF 50% NON-A1 RETAIL USES;</u> <u>2. IT IS DEMONSTRATED THROUGH ACTIVE AND APPROPRIATE MARKETING THAT THE EXISTING USE IS NO LONGER ECONOMICALLY VIABLE AND</u> <u>3. THE PROPOSAL WOULD NOT RESULT IN AN OVER CONCENTRATION OF NON-A1 USES THAT</u> 	

		<p><u>WOULD BE DETRIMENTAL TO THE VITALITY, ATTRACTIVENESS AND VIABILITY OF THE LOCAL CENTRE.</u></p> <p><u>WITHIN NEIGHBOURHOOD RETAIL CENTRES, PROPOSALS FOR NON-A1 RETAIL USES WILL BE PERMITTED WHERE IT IS DEMONSTRATED THAT THE NEW USE WOULD NOT HAVE AN UNACCEPTABLE IMPACT ON THE VITALITY, ATTRACTIVENESS AND VIABILITY OF THE CENTRE THROUGH:</u></p> <ul style="list-style-type: none"> • <u>THE OVER CONCENTRATION OF NON-A1 RETAIL USES;</u> • <u>THE CREATION OF A DEAD WINDOW FRONTAGE; OR</u> • <u>AN UNACCEPTABLE EFFECT ON THE AMENITY OF NEIGHBOURING USES.</u> <p>6.83 The Council has undertaken a review of the local and neighbourhood retail centres⁴⁷ to determine the extent and viability of each centre and the boundaries of these centres are shown at Appendix 8.</p> <p>6.84 As part of the retail assessment, Upper Holton Road has been redefined as a local retail centre within the retail hierarchy, with a small retail core identified. In order to try and sustain this retail core, the Council has prepared Development Guidelines as Supplementary Planning Guidance (SPG) which seeks to encourage improvements to the retail centre to improve its attractiveness and viability.</p> <p>6.85 The local and neighbourhood retail centres of the Vale of Glamorgan perform a valuable role in sustaining local communities, providing for the daily needs of local residents and reducing the need to travel. However modern shopping habits have seen the role of local and neighbourhood centres decline and the range of facilities at many of the centres are slowly being eroded and replaced by non-retail, often service uses or converted to residential properties. While in some cases such changes result in the beneficial reuse of otherwise vacant properties that detract from the local environment, others can significantly damage the viability of a centre and contribute to its decline and ultimate loss. It is important therefore to ensure that such changes are carefully managed and that the important role of the local retail centres is maintained.</p> <p>6.86 <u>Therefore, in order to protect the vitality, attractiveness and viability of local retail centres, changes of use to non-A1 uses will only be permitted where appropriate marketing efforts</u></p>	
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have been undertaken for at least 6 months to demonstrate that there is no demand for A1 uses. Information from the agent or applicant regarding demand could take the form of a marketing report or correspondence from the relevant property agent. The type of information could include the following:

- Details of the existing use or previous use if vacant;
- The length of time the unit has been vacant, if applicable;
- The type of use which the unit has been marketed for, what the marketing strategy involved and its duration;
- The amount of interest in the unit during the marketing period – this should detail the number of queries, the type of uses sought, and if known, the reason for not pursuing any initial enquiries.

~~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 premises within local retail centres to below 50% will not be permitted.~~

6.87 Similarly proposals which would result in the over concentration or clustering of non-A1 retail premises, 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 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.

6.88 The smaller neighbourhood centres of the Vale of Glamorgan are more affected by changes in shopping behaviour and are more likely to be under threat from alternative uses, particularly conversions to residential use. While recognising the importance of the retail uses in these neighbourhood centres and the role that they play in reducing the need to travel, the Council recognises that it is not always commercially viable to maintain a retail presence. Therefore, while the

			<p>retention of A1 retail uses within neighbourhood centres is desirable and will be encouraged, where it can be demonstrated that there will be no unacceptable impact on the viability and vitality of the centre and the retention of A1 retail use is no longer economically viable, alternative uses will be permitted. Whether the continued A1 use of a property is realistically achievable and economically viable will normally be determined through active and appropriate marketing for a continuous period of at least 12 months.</p> <p>6.89 Proposals for alternative uses in local and neighbourhood centres will be favoured where they are retail type services or other commercial or community related uses which add to the attractiveness and overall offer of the centre. These uses can include those which fall under use classes A2 (financial and professional services), A3 (food and drink), D1 (non-residential institutions), D2 (assembly and leisure), B1 (office uses) and sui generis uses where considered appropriate. In order to protect the viability of both local and neighbourhood retail centres, changes of use to residential should only be considered where appropriate marketing efforts have demonstrated that there is no take-up for such other service and retail related uses, and it is considered the proposed use would have no unacceptable impact on the centre in accordance with Policy MG15.</p>	
MAC61	HS17/AP2	Policy MG16	<p>Amend Policy MG16 – TRANSPORT PROPOSALS as follows:</p> <p>POLICY MG16 - TRANSPORT PROPOSALS</p> <p>LAND FOR THE FOLLOWING TRANSPORTATION SCHEMES IS ALLOCATED:</p> <p>WALKING AND CYCLING</p> <ol style="list-style-type: none"> 1. NATIONAL CYCLE NETWORK ROUTE 88 AND ASSOCIATED LOCAL URBAN AND RURAL CONNECTIONS #. 2. A4050 PORT ROAD TO CARDIFF AIRPORT. 3. A48 CULVERHOUSE CROSS TO BRIDGEND. 4. EGLWYS BREWIS ROAD IN CONJUNCTION WITH THE PROPOSED NORTHERN ACCESS ROAD, ST ATHAN ENTERPRISE ZONE. 5. BARRY WATERFRONT TO DINAS POWYS. <p>RAIL</p> <ol style="list-style-type: none"> 6. ELECTRIFICATION MODERNISATION OF THE VALLEY LINES VALE OF GLAMORGAN LINE. 	

			<p>BUS</p> <p>7. A4050 CULVERHOUSE TO CARDIFF AIRPORT. 8. A48 CULVERHOUSE CROSS TO BRIDGEND VIA COWBRIDGE. 9. MERRIE HARRIER CARDIFF ROAD BARRY TO CARDIFF VIA BARRY ROAD. 10. LECKWITH ROAD, LLANDOUGH TO CARDIFF. 11. LAVERNOCK ROAD TO CARDIFF VIA THE BARRAGE. 12. BUS PARK AND RIDE AT COSMESTON PENARTH.</p> <p>HIGHWAYS</p> <p>13. BARRY ISLAND LINK ROAD. 14. NORTHERN ACCESS ROAD (ST ATHAN ENTERPRISE ZONE). 15. GILESTON - OLD MILL B4265. 16. IMPROVEMENTS TO THE A4226 BETWEEN WAYCOCK CROSS, BARRY AND SYCAMORE CROSS, A48 (FIVE MILE LANE). 17. CROSS COMMON ROAD JUNCTION IMPROVEMENTS. 18. NORTH OF A48, BONVILSTON ROAD IMPROVEMENTS. 19. LINK ROAD BETWEEN A48 AND LLANTWIT MAJOR ROAD, COWBRIDGE.</p> <p>INTERCHANGES</p> <p>20. BARRY DOCK STATION BUS INTERCHANGE.</p> <p>HIGHWAY IMPROVEMENT WORKS</p> <p>IN ADDITION, TO MITIGATE THE IMPACT OF DEVELOPMENT ON THE HIGHWAY NETWORK, HIGHWAY IMPROVEMENT WORKS IN THE FORM OF CORRIDOR OR JUNCTION IMPROVEMENT SCHEMES WILL BE REQUIRED.</p> <p><u># - NCN Route 88 shown on the LDP Proposals Map is indicative and subject to further detailed feasibility work unless otherwise indicated as confirmed routes.</u></p>	
MAC62	HS17/AP3	Paragraph 6.90 to 6.94 (Policy MG16)	<p>Amend paragraph 6.90 to 6.94 of reasoned justification to Policy MG16 – TRANSPORT PROPOSALS as follows:</p> <p>6.90 Policy MG 16 identifies and, where necessary, safeguards land required for transport proposals for the LDP, providing improvements which will support the strategic objectives of the Plan and realise enhanced sustainable transport facilities and highway improvements. Many of the schemes identified</p>	

are included in ~~and supported by~~ the South East Wales Transport Alliance's (Sewta) Regional Transport Plan and others are on-going schemes or form elements of committed development-led proposals. The schemes identified in Policy MG 16 are at differing stages of development and therefore while definitive route alignments are available for some proposals for others only indicative alignments are available. All routes and areas to be protected are illustrated on the Proposals Map.

6.91 In addition, a Highway Impact Assessment¹⁸ has been undertaken which has considered capacity issues as a result of planned growth through the LDP, and identified problem links and junctions where improvements will be required. As a consequence, Policy MG 16 also identifies the need for a number of infrastructure schemes required to mitigate the impacts of development on the highway network, the delivery of which will be sought via developments and through the Community Infrastructure Levy.

Walking and Cycling

6.92 Walking and Cycling are sustainable and practical alternatives to the private car, supporting healthy lifestyles and reducing the impact on the environment. An essential element in encouraging an increase in walking and cycling is the provision of a network of high quality dedicated routes that link communities and provide access to local retail, employment and recreation opportunities. The LDP will seek to encourage and give priority to those proposals that enhance opportunities for walking and cycling.

6.93 The Council has a long standing commitment to develop the National Cycle Network within the Vale of Glamorgan. NCN Route 88 links NCN Route 4 at Margam Park in the County Borough of Bridgend, through the Vale of Glamorgan to the start of NCN Route 8 in Cardiff Bay. A feasibility study that identifies **an indicative but** preferred route for NCN 88 has been prepared for the Vale of Glamorgan Council by Sustrans¹⁹ and **this is shown on the LDP Proposals Map.** Some sections of the route have been **confirmed and** constructed **and these have been indicated on the Proposals Map.** The remainder of the route **is indicative and is** at varying stages of development. While some sections, such as those along Cardiff Road between Barry and Dinas Powys ~~and to the south of Penarth along Railway Walk~~ benefit from detailed **initial** feasibility and design studies, other sections have not been the subject of any detailed investigations. Development of the route will seek to capitalise on

			<p>established programmes such as the Vale of Glamorgan wide Safe Routes in Communities schemes and the Penarth Connect2 programme as well as sustainable transport contributions from new development proposals.</p> <p>6.94 The Pont Y Werin over the River Ely is a strategic walking and cycling link between the Vale of Glamorgan and Cardiff. Supported by the South East Wales Transport Alliance, The Vale of Glamorgan Council is committed to developing a network of walking and cycling routes within Penarth that lead to the Pont Y Werin and which encourage greater use of alternative and more sustainable modes of transport for both utility and leisure trips. Completion of the network will also contribute to the completion of the NCN Route 88 within the Vale of Glamorgan and provide continuity with walking and cycling routes within Cardiff.</p> <p>¹⁸ Highway Impact Assessment (Capita) 2013 ¹⁹ The National Cycle Network through the Vale of Glamorgan Feasibility Study (Sustrans 2008)</p>	
MAC63	HS17/AP2	Paragraph 6.102 (Policy MG16)	<p>Amend paragraph 6.102 of reasoned justification to Policy MG16 - TRANSPORT PROPOSALS as follows:</p> <p>Rail and Bus</p> <p>6.102 Central Government announced in 2012 that the whole of the Valley Lines network is to be electrified, including the Vale of Glamorgan Line. <u>The Welsh Government in partnership with other stakeholders will be taking forward proposals to modernise the Valley Lines rail network, including the Vale of Glamorgan line.</u> The investment, which is currently anticipated to be completed by 2018, will allow the use of cleaner, quicker and more efficient electrified rolling stock, replacing the current less efficient and more polluting diesel trains. <u>The modernisation of the Valley Lines as part of proposals for the Cardiff Metro</u> Rail line Electrification will reduce the long term operational costs of running the railway, bring environmental benefits, faster journeys, more capacity and support economic regeneration and jobs growth in South Wales.</p>	
MAC64	FC	Paragraph 6.110	<p>Factual change to paragraph 6.110 to reflect current position.</p> <p>6.110 The Council has long standing proposals for a highway improvement along the B4265 at Gileston - Old Mill where the current road alignment between St. Athan and Aberthaw is constrained by the local topography which creates significant road safety issues. The Gileston - Old Mill proposal will</p>	

			comprises on and off line improvements to the B4265 that will include both horizontal and vertical carriageway realignments to <u>that</u> alleviate the existing highway safety issues along this key access corridor that forms the primary road connection to Aberthaw Power Station, Llantwit Major and the Aerospace Business Park / Enterprise Zone at St. Athan.	
MAC65	FC	Paragraph 6.112	<p>Factual change to paragraph 6.112 to reflect current position.</p> <p>6.112 The Vale of Glamorgan Council has progressed environmental studies and identified route alignment options in respect of highway safety improvements along Five Mile Lane. The route is an important north-south corridor within the Vale of Glamorgan with poor alignment that contributes to road safety concerns. The studies that have been undertaken have formed the basis for the Council's current proposals to upgrade the alignment of the Five Mile Lane and the undertake junction improvements at Sycamore Cross (completed 2013) and Waycock Cross. The proposals will need to be the subject of formal Environmental Impact Assessment and, if approved, would improve highway safety, help reduce congestion and enhance access to Cardiff Airport and St Athan. <u>Funding for the scheme has been approved by the welsh Government and a planning application was submitted in March 2016.</u></p>	
MAC66	HS14/AP4	Paragraph 6.122 (Policy MG16)	<p>Amend paragraph 6.122 of reasoned justification to Policy MG16 - TRANSPORT PROPOSALS as follows:</p> <p>6.122 Development proposals within or closely related to SLAs will be required to fully consider the impact of the proposal on the SLA through the submission of a landscape impact assessment consistent with the guidance set out in the Council's Design in the Landscape SPG²³. a Landscape and Visual Impact Assessment (LVIA). A LVIA will be required for any development that is likely to have a significant impact upon landscape character, or have a significant visual effect within the wider landscape (by virtue of its size or prominence or degree of impact on the locality) and will be prepared in accordance with the latest Landscape Institute and the Institute of Environmental Management and Assessment guidelines⁹⁹. Where applicable, this should form a key element of a planning application's design and access statement and should demonstrate that the proposal has been designed to remove or reduce any unacceptable impacts on the qualities for which the SLA has been designated. Any cumulative impacts that the proposal may have in relation to existing or planned proposals in the locality should also be considered. This is particularly the case for</p>	

			wind turbines or large structures and large-scale proposals such as solar farms. The level of detail required in each landscape impact assessment should be commensurate with the scale of the proposal.	
MAC67	HS12/AP6	Paragraph 6.124 (Policy MG18)	<p>Amend paragraph 6.124 of reasoned justification to Policy MG18 - GREEN WEDGES as follows:</p> <p>6.124 While other policies of the LDP seek to prevent inappropriate development within the open countryside it is considered that the areas defined by the green wedges are more vulnerable and susceptible to change and require additional protection. Therefore, within the areas defined by the green wedges <u>there will be a presumption against inappropriate development⁹⁹ which would contribute to urban</u> development will be carefully controlled to ensure that proposals prevent coalescence, between settlements, do not prejudice the open nature of the land, <u>or have an adverse impact upon the setting of an urban area.</u> and protect urban form. In applying this protection, however, it is recognised that individual or small groups of dwellings exist within the designations and that activities such as agriculture, forestry and recreation, occur. Consequently, development associated with existing uses will be limited to minor structures which are strictly ancillary to existing uses. Details of each of the designations are contained within the Green Wedge Background Paper (2013).</p> <p>⁹⁹PPW Edition 8 (January 2016) paragraphs 4.8.14 to 4.8.18.</p>	
MAC68	HS14/AP5&6	Policy MG19	<p>Delete Policy MG19 SITES OF IMPORTANCE FOR NATURE CONSERVATION and reasoned justification and replace with new Policy MG19 – SITES AND SPECIES OF EUROPEAN IMPORTANCE and reasoned justification as follows:</p> <p>POLICY MG 19 - SITES OF IMPORTANCE FOR NATURE CONSERVATION</p> <p>DEVELOPMENT WHICH HAS AN UNACCEPTABLE IMPACT ON SITES OF IMPORTANCE FOR NATURE CONSERVATION (SINC)s WILL NOT BE PERMITTED</p> <p>6.125 Sites of Importance for Nature Conservation (SINC) are non-statutory designations that seek to</p>	

protect areas of high wildlife value at a local level. Together with nationally designated sites such as Sites of Special Scientific Interest (SSSIs), SINC's form a vital component in the protection of biodiversity within the Vale of Glamorgan. SINC's can vary in size from small ponds to open expanses of grassland or heath and together they form an important network of local habitats and 'stepping stones' that enable species migration and dispersal. The SINC sites identified within the Vale of Glamorgan are shown on the Proposals Map and listed at Appendix 9, with details of why the SINC has been identified provided in the SINC's Background paper²⁴.

²⁴ Identification of SINC'S Background Paper

6.126 Development will not be permitted where it would have an unacceptable impact upon the particular features for which a SINC has been identified. However there may be instances where the benefits of a particular development outweigh the importance of the SINC, for example where a highway scheme resolves local safety issues or where significant employment is to be provided. In such instances mitigation will be required to compensate for the adverse impact on the site. SINC's within the Vale of Glamorgan have been identified in accordance with the Welsh Government's criteria "Wildlife Sites Guidance Wales: A Guide to Develop Local Wildlife Systems in Wales; Biodiversity Partnership" following extensive investigation and are detailed on the Proposals Map. Further guidance in relation to nature conservation is available in PPW and TAN 5 Nature Conservation and the Council's Biodiversity and Development Supplementary Planning Guidance (August 2010). Development proposals which affect SINC's adversely impact on locally identified sites will be assessed in accordance with Policy MD10 and the same overriding need justification principles will be applied as for European or National sites i.e. the need for the development must outweigh the biodiversity interest of the site and that development could not be located elsewhere. In such cases, compensation/mitigation will be required in accordance with Policy MD 10. However, for locally identified sites their emphasis will reflect the scale of the development proposal and the local status of the site.

MG19 – SITES AND SPECIES OF EUROPEAN IMPORTANCE

DEVELOPMENT PROPOSALS LIKELY TO HAVE A SIGNIFICANT EFFECT ON A EUROPEAN SITE, WHEN CONSIDERED ALONE OR IN COMBINATION WITH OTHER PROJECTS OR PLANS WILL ONLY

BE PERMITTED WHERE:

1. **THE PROPOSAL IS DIRECTLY CONNECTED WITH OR NECESSARY FOR THE PROTECTION, ENHANCEMENT AND POSITIVE MANAGEMENT OF THE SITE FOR CONSERVATION PURPOSE; OR**
2. **THE PROPOSAL WILL NOT ADVERSELY AFFECT THE INTEGRITY OF THE SITE;**
3. **THERE IS NO ALTERNATIVE SOLUTION;**
4. **THERE ARE REASONS OF OVERRIDING PUBLIC INTEREST; AND**
5. **APPROPRIATE COMPENSATORY MEASURES ARE SECURED.**

DEVELOPMENT PROPOSALS LIKELY TO HAVE AN ADVERSE EFFECT ON A EUROPEAN PROTECTED SPECIES WILL ONLY BE PERMITTED WHERE:

1. **THERE ARE REASONS OF OVERRIDING PUBLIC INTEREST;**
2. **THERE IS NO SATISFACTORY ALTERNATIVE; AND**
3. **THE ACTION AUTHORISED WILL NOT BE DETRIMENTAL TO THE MAINTENANCE OF THE POPULATION OF THE SPECIES CONCERNED AT A FAVOURABLE CONSERVATION STATUS IN THEIR NATURAL RANGE.**

6.XX Internationally designated sites comprise Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites. The Vale of Glamorgan has 2 international sites: - Dunraven Bay (SAC) and Severn Estuary (SAC, SPA, Ramsar) and is directly adjacent to the Kenfig SAC in the County Borough of Bridgend. The locations of the European sites are shown on the Constraints Map.

6.XX Any development proposals that are likely to affect European designated sites or European Protected Species (EPS) will be determined in accordance with national planning policy set out in Planning Policy Wales and Technical Advice Note 5: Nature Conservation and Planning (2009) and relevant case law.

6.XX In accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), any development proposals that has the potential for adverse impact on the integrity of a European site will be subject to a Habitats Regulations Assessment.

			<p><u>6.XX</u> Prior to implementing any consent that may be granted which may affect species of European importance, developers will need to secure a derogation from Natural Resources Wales under the Conservation of Habitats and Species Regulations 2010 (as amended), the 'Habitats Regulations.'</p>	
MAC69	HS14/AP5&6	New Policy MG19A	<p>Insert new Policy MG19A – NATIONALLY PROTECTED SITES AND SPECIES and reasoned justification as follows:</p> <p><u>MG19A – NATIONALLY PROTECTED SITES AND SPECIES</u></p> <p><u>DEVELOPMENT LIKELY TO HAVE AN ADVERSE EFFECT EITHER DIRECTLY OR INDIRECTLY ON THE CONSERVATION VALUE OF A SITE OF SPECIAL SCIENTIFIC INTEREST WILL ONLY BE PERMITTED WHERE IT IS DEMONSTRATED THAT:</u></p> <ol style="list-style-type: none"> 1. <u>THERE IS NO SUITABLE ALTERNATIVE TO THE PROPOSED DEVELOPMENT; AND</u> 2. <u>IT CAN BE DEMONSTRATED THAT THE BENEFITS FROM THE DEVELOPMENT CLEARLY OUTWEIGH THE SPECIAL INTEREST OF THE SITE; AND</u> 3. <u>APPROPRIATE COMPENSATORY MEASURES ARE SECURED;</u> <u>OR</u> 4. <u>THE PROPOSAL CONTRIBUTES TO THE PROTECTION, ENHANCEMENT OR POSITIVE MANAGEMENT OF THE SITE.</u> <p><u>DEVELOPMENT PROPOSALS LIKELY TO AFFECT PROTECTED SPECIES WILL ONLY BE PERMITTED WHERE IT IS DEMONSTRATED THAT:</u></p> <ol style="list-style-type: none"> 1. <u>THE POPULATION RANGE AND DISTRIBUTION OF THE SPECIES WILL NOT BE ADVERSELY IMPACTED;</u> 2. <u>THERE IS NO SUITABLE ALTERNATIVE TO THE PROPOSED DEVELOPMENT;</u> 3. <u>THE BENEFITS OF THE DEVELOPMENT CLEARLY OUTWEIGH THE ADVERSE IMPACTS ON THE PROTECTED SPECIES; AND</u> 4. <u>APPROPRIATE AVOIDANCE, MITIGATION AND COMPENSATION MEASURES ARE PROVIDED.</u> 	

			<p><u>6.XX For the purposes of the policy, nationally designated sites include Sites of Special Scientific Interest (SSSI). Within the Vale of Glamorgan there are 28 SSSI and these are detailed in Appendix 3 and their locations are shown on the Constraints Map. Protected species are those detailed within the Wildlife and Countryside Act 1981 (as amended) and species specific legislation e.g. the Protection of Badgers Act 1992.</u></p> <p><u>6.XX The presence of a protected species is a material consideration in the determination of planning applications. When assessing any development proposal which if carried out would be likely to result in harm to a protected species or its habitat, the Council will be guided by advice received from Natural Resources Wales.</u></p> <p><u>6.XX There will always be a presumption against development which is likely to harm a protected site or species. However, there may also be instances when the importance of a development proposal will outweigh the conservation value, either temporarily or permanently to a SSSI / protected species and in such instances, the objective will always be to ensure that the nature conservation value of the site or protected species is preserved and where possible enhanced.</u></p> <p><u>6.XX Where development is permitted, appropriate conditions or agreed planning obligations will be used to secure adequate compensation or mitigation measures.</u></p>	
MAC70	HS14/AP5&6	New Policy MG19B	<p>Insert new Policy MG19B - SITES OF IMPORTANCE FOR NATURE CONSERVATION, REGIONALLY IMPORTANT GEOLOGICAL AND GEOMORPHOLOGICAL SITES AND PRIORITY HABITATS AND SPECIES and reasoned justification as follows:</p> <p><u>NEW MG19B: SITES OF IMPORTANCE FOR NATURE CONSERVATION, REGIONALLY IMPORTANT GEOLOGICAL AND GEOMORPHOLOGICAL SITES AND PRIORITY HABITATS AND SPECIES.</u></p> <p><u>DEVELOPMENT PROPOSALS LIKELY TO HAVE AN ADVERSE IMPACT ON SITES OF IMPORTANCE FOR NATURE CONSERVATION OR PRIORITY HABITATS AND SPECIES WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT:</u></p> <p><u>1. THE NEED FOR THE DEVELOPMENT CLEARLY OUTWEIGHS THE NATURE CONSERVATION</u></p>	

			<p><u>VALUE OF THE SITE;</u></p> <p><u>2. ADVERSE IMPACTS ON NATURE CONSERVATION AND GEOLOGICAL FEATURES CAN BE AVOIDED;</u></p> <p><u>3. APPROPRIATE AND PROPORTIONATE MITIGATION AND COMPENSATION MEASURES CAN BE PROVIDED; AND</u></p> <p><u>4. THE DEVELOPMENT CONSERVES AND WHERE POSSIBLE ENHANCES BIODIVERSITY INTERESTS.</u></p> <p><u>6.XX Sites of Importance for Nature Conservation (SINC) are identified to protect areas of high wildlife value at a local level. Regionally Important Geological and Geomorphological Sites are locally designated sites of local, national and regional importance for geodiversity (geology and geomorphology).</u></p> <p><u>6.XX Priority Habitats and Species for Conservation are identified in the Environment (Wales) Act 2016 Section 7. Species or habitats are important wildlife features, are rare or declining and are not protected by primary legislation.</u></p> <p><u>6.XX Development which is likely to have an adverse impact on SINC, RIGS or Priority Habitats and Species will be required to demonstrate that every effort has been made to avoid and mitigate any adverse impacts and that the need for the development outweighs the nature conservation or geological value. Where on site mitigation is not possible or sufficient to prevent any adverse impact then off-site compensation will be required. Off-site compensation will be secured through planning conditions or Section 106 agreements as appropriate.</u></p> <p><u>6.XX The Council will produce Supplementary Planning Guidance on 'Biodiversity and Development' to support these policies and provide advice for developers on the Council's approach to biodiversity issues.</u></p>	
MAC71	HS13/AP6	Policy MG20	Amend Policy MG20 - DEVELOPMENT IN MINERALS SAFEGUARDING AREAS as follows:	

			<p>POLICY MG20 - DEVELOPMENT IN MINERALS SAFEGUARDING AREAS</p> <p>KNOWN MINERAL RESOURCES OF SANDSTONE, SAND AND GRAVEL AND LIMESTONE ARE SAFEGUARDED FROM ALL FORMS OF PERMANENT BUILT DEVELOPMENT AS SHOWN ON THE PROPOSALS MAP.</p> <p>NEW DEVELOPMENT WILL ONLY BE PERMITTED IN AN AREA OF KNOWN MINERAL RESOURCE WHERE IT HAS FIRST BEEN DEMONSTRATED THAT:</p> <ol style="list-style-type: none"> 1. ANY RESERVES OF MINERALS CAN BE ECONOMICALLY EXTRACTED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT; OR 2. EXTRACTION WOULD HAVE AN UNACCEPTABLE IMPACT ON ENVIRONMENTAL OR AMENITY CONSIDERATIONS; OR 3. THE DEVELOPMENT WOULD HAVE NO SIGNIFICANT IMPACT ON THE POSSIBLE WORKING OF THE RESOURCE BY REASONS OF ITS NATURE OR SIZE; OR 4. THE RESOURCE IN QUESTION IS OF POOR QUALITY / QUANTITY. 	
MAC72	HS13/AP8	Paragraph 6.130 (Policy MG20)	<p>Amend paragraph 6.130 of reasoned justification to Policy MG20 - DEVELOPMENT IN MINERALS SAFEGUARDING AREAS as follows:</p> <p>6.130 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.</p>	
MAC73	HS13/AP9	Policy MG21	<p>Amend Policy MG21 - BUFFER ZONES and reasoned justification as follows:</p> <p>POLICY MG 21 - BUFFER ZONES</p> <p>BUFFER ZONES HAVE BEEN IDENTIFIED AROUND MINERAL WORKING SITES. WITHIN BUFFER ZONES PROPOSALS FOR NEW DEVELOPMENT WILL ONLY BE PERMITTED WHERE IT IS DEMONSTRATED THAT:</p>	

			<p>1. THE PROPOSAL WOULD NOT CONSTRAIN THE OPERATIONS OF THE MINERAL SITE; AND OR</p> <p>2. THE PROPOSAL WOULD NOT BE UNACCEPTABLY AFFECTED BY THE MINING OPERATIONS AT THE SITE. <u>THE PROPOSAL IS LOCATED WITHIN AN EXISTING BUILT UP AREA WHICH ALREADY ENCROACHES INTO THE BUFFER ZONE.</u></p> <p>6.131 The operation of mineral workings frequently conflict with other land uses and impacts such as noise, dust and vibration which can significantly affect local amenity. Similarly, development in close proximity to mineral workings can severely constrain the ability of mineral resources to be worked. In order to provide areas of protection around mineral workings buffer zones have been identified to reduce the conflict between the mineral operation and other sensitive land uses such as residential areas, hospitals and schools. Within the buffer zone, there should be no new mineral extraction or new sensitive development, except where the site of the new development would be located within or on the far side of an existing built up area which already encroaches into the buffer zone. Other less sensitive development such as industry or employment may be acceptable where it can be demonstrated that such proposals would not unacceptably impact upon the operations of the mineral working.</p> <p>6.132 The extent of the buffer zone is based on standard national guidance contained in MTAN1 which is 200 m for hard rock quarries. The minerals buffer zones have been identified on the Proposals Map. <u>Accordingly, where there is an application for a quarry extension, the quarry buffer zone will normally be considered to extend 200 m from the boundary of the extension, unless otherwise justified as part of the consideration of that proposal.</u></p>	
MAC74	HS13/AP3 HS13/AP10	Policy MG22	<p>Amend Policy MG22 - DORMANT MINERAL SITES and reasoned justification as follows:</p> <p>POLICY MG22 - DORMANT MINERAL SITES</p> <p>THE COUNCIL WILL SEEK TO PREVENT FURTHER MINERAL EXTRACTION AT LONG DORMANT MINERAL SITES. <u>BY SEEKING TO SERVE PROHIBITION ORDERS AT THE FOLLOWING LONG DORMANT MINERAL SITES</u> WHERE IT IS SATISFIED THAT THE RESUMPTION OF WINNING AND WORKING OF MINERALS OR THE DEPOSITING OF MINERAL WASTE TO ANY SUBSTANTIAL EXTENT</p>	

IS UNLIKELY THE COUNCIL WILL SEEK TO SERVE PROHIBITION ORDERS.

1. BEAUPRE (LONG GROVE) QUARRY, ST HILARY;
2. CNAP TWT QUARRY, CASTLE UPON ALUN;
3. COSMESTON QUARRY, PENARTH;
4. CROSS COMMON QUARRY, DINAS POWYS;
5. DOWNSWOOD QUARRY, PENARTH;
6. ELY BRICKWORKS (SITE SHARED WITH CARDIFF);
7. LAVERNOCK QUARRY;
8. ST ANDREWS QUARRY, ST ANDREWS MAJOR;
9. SOUTHERNDOWN ROAD QUARRY.

6.133 In addition to active quarry sites, there are a number of inactive and long dormant mineral sites within the Vale of Glamorgan where no mineral working has occurred for a period in excess of 10 years. These are shown on the Proposals Map. Many of the sites have regenerated naturally, have been put to alternative uses or are constrained by nearby development. For example, Cosmeston Quarry flooded to a depth of over 20 metres when quarrying ceased in the 1960s and has since been incorporated into Cosmeston Country Park; Lavernock Quarry and Southerndown Road have been used as waste disposal sites; and Ely Brickworks (shared with Cardiff) has been largely covered by the Ely Link Road. In addition, **approximately 5.4 hectares to the North of Lavernock Quarry has been allocated for residential development under Policy MG2 (23) Land at Upper Cosmeston Farm, Lavernock.** Reserves at Beaupre, Cnap Twt, Cross Common and Downswood quarries are limited and/or constrained **and** St Andrews Quarry is constrained by nearby sensitive development.

~~6.134 The Council will therefore investigate preventing further extraction of resources at these sites in order to provide certainty about future working and where appropriate will seek to ensure that restoration is undertaken. The following are considered to be long dormant mineral sites for the purposes of this Policy:~~

1. Argoed Isha Quarry, Llansannon;
2. Beaupre (Long Grove) Quarry, St Hilary;
3. Cnap Twt Quarry, Castle Upon Alun;

			<p>4. Cosmeston Quarry, Penarth; 5. Cross Common Quarry, Dinas Powys; 6. Downswood Quarry, Penarth; 7. Ely Brickworks (Site Shared With Cardiff) 8. Lavernock Quarry; 9. St. Andrews Quarry, St Andrews Major; 10. Southerndown Road Quarry</p> <p><u>6.134 The Council will seek to prevent further extraction of resources at the sites listed in Policy MG22 in order to provide certainty about their future working and will seek to ensure that restoration is undertaken where appropriate. Restoration and after-use will primarily rely on natural regeneration for nature conservation/ecological purposes. For Lavernock Quarry, residential development will take place on the northern part of the dormant quarry allocated as part of MG2 (23) Land at Upper Cosmeston Farm, Lavernock.</u></p> <p><u>6.135 It is considered that reserves at Argoed Isha Quarry, Llansannor, could be reworked in the future subject to the approval of a new scheme of workings. Accordingly, the Council will undertake annual minerals site monitoring of all quarries to monitor the potential future contribution from inactive quarries.</u></p> <p>6.1356 The quarry at Cnap Twt, Castle upon Alun is a geological SSSI. Section 28G of The Countryside and Rights of Way Act 2000 places a duty on Local Authorities “to take reasonable steps, consistent with the proper exercise of the Authority’s functions, to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.” As the features of interest of the site are in the rock face, it is considered that no restoration should take place unless and until such proposals have been approved by Natural Resources Wales.</p>	
MAC75	HS13/AP11	Policy MG23	<p>Amend Policy MG23 - MINERAL WORKING and reasoned justification as follows:</p> <p><u>POLICY MG23 - MINERAL WORKING (INCLUDING OIL AND GAS EXTRACTION)</u></p> <p><u>PROPOSALS WHICH PRIORITISE THE USE OF RECYCLED MATERIAL AND SECONDARY</u></p>	

AGGREGATES BEFORE NEW SOURCES OF PRIMARY MATERIALS ARE DEVELOPED WILL BE FAVOURED WHERE THIS DOES NOT HAVE AN UNACCEPTABLE EFFECT ON AMENITY OR THE ENVIRONMENT.

PROPOSALS FOR THE EXTRACTION OF **NEW PRIMARY** MINERALS WILL ONLY BE PERMITTED WHERE THERE IS A PROVEN NATIONAL, REGIONAL OR LOCAL NEED FOR THE MINERAL AND **WHERE:**

1. ANY ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT ARE AVOIDED OR MITIGATED TO AN ACCEPTABLE LEVEL, AND PROPOSALS INCLUDE, WHERE APPROPRIATE, MEASURES TO ENHANCE THE NATURAL ENVIRONMENT;
2. IMPACTS ON BUILT AND CULTURAL HERITAGE ARE MITIGATED TO AN ACCEPTABLE LEVEL AND ENHANCED WHEREVER POSSIBLE;
3. IMPACTS ON THE AMENITY OF LOCAL RESIDENTS AND LOCAL COMMUNITIES ARE NOT UNACCEPTABLE, IN PARTICULAR WITH REGARD TO NOISE, HEALTH, AIR QUALITY, VIBRATION, VISUAL IMPACT, ACCESS PROVISION AND TRAFFIC GENERATION;
4. IMPACTS ON GEOLOGY, HYDROLOGY AND HYDROGEOLOGY, INCLUDING LAND STABILITY AND WATER SUPPLIES, ARE ACCEPTABLE;
5. THERE IS CLEAR EVIDENCE THAT THERE WILL BE NO UNACCEPTABLE LOSS OF AGRICULTURAL LAND OF ALC GRADE 1, 2, AND 3A
6. MINERALS ARE TRANSPORTED BY THE MOST SUSTAINABLE MEANS AND THE POTENTIAL FOR MINERALS TO BE TRANSPORTED BY MEANS OTHER THAN BY ROAD HAS BEEN ADEQUATELY ASSESSED;
7. THERE IS PROVISION FOR THE LAND TO BE PROGRESSIVELY AND FINALLY RESTORED TO A HIGH STANDARD AND TO A BENEFICIAL AND SUSTAINABLE AFTER-USE INCLUDING LONG TERM POST-CLOSURE MANAGEMENT; AND

			<p>8. <u>WHERE OPPORTUNITIES FOR THE RE-USE AND RECYCLING OF MINERAL WASTE HAVE BEEN CONSIDERED ARE MAXIMISED AND WHERE THERE ARE NO PRACTICABLE SUBSTITUTE MATERIALS THAT CAN BE PROVIDED AT LESS ENVIRONMENTAL COSTS.</u></p> <p>6.136 This Policy will be applied to new workings, extensions to existing workings and reworking or reopening of old workings and will be used to consider applications for the working of all types of minerals.</p> <p>6.137 In view of the current landbank of reserves with planning permission at existing mineral working sites within the Vale of Glamorgan, there is no requirement for the Plan to allocate additional areas for limestone extraction. However, the Council recognises that the landbank of reserves may change over the life of the LDP. Output levels are currently depressed and should they return to previous levels, although that is not expected, the landbank will be depleted more quickly than forecast. This Policy allows the Plan to react to such changes in circumstances over the Plan period and provides a framework for consideration of proposals for new or extended mineral working sites.</p> <p>6.138 Proposals which prioritise the use of recycled material and secondary aggregates before new sources of primary materials are developed will be favoured. Primary extraction of minerals will only be permitted where it can be demonstrated that there is no practicable substitute material which can be provided at less environmental cost. The Council recognises there is a need for a change in the pattern of supply of minerals from primary sources to alternatives and that overprovision of primary material as a result of extant permissions and granting new permissions would encourage unsustainable use of resources. <u>Therefore, the extraction of new primary minerals in addition to the landbank of permitted reserves will normally only be permitted where it can be demonstrated that there is no practicable substitute material which can be provided at less environmental cost and where there is an identified shortfall in reserves which is justified under Policy MG23 (MTAN1 Paragraph 34).</u></p> <p>6.139 In order to ensure that the disturbance of land is kept to a minimum, phasing of development and progressive restoration will be expected wherever possible although it is recognised that opportunities</p>	
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			<p>may be limited for hard rock operations with a long lifespan.</p> <p>6.140 The extraction of minerals in the Vale is mainly for construction purposes providing for aggregate and cement products. Surveys for hydrocarbon resources were carried out over much of the western Vale in the 1990s however there are currently no known mineral energy sources (oil, gas or coal) within the Vale. Future applications for the exploration of shale gas will also be considered against the Plan's relevant design and environmental protection policies including SP 10 (Built and Natural Environment) and MD 8 (Environmental Protection). New proposals for mineral extraction will need to be considered against Policy MG 23, however, if future exploration were to lead to the discovery of different minerals, such as hydrocarbons, the acceptability of working them may well depend on other issues associated with the development.</p>	
MAC76	HS13/AP4	New Policy MG23A	<p>Insert new policy and reasoned justification MG23A – SPECIFIC SITES FOR MINERAL WORKING to clarify the approved reserves at Ruthin/Garwa Farm quarries as follows:</p> <p><u>POLICY MG23A - SPECIFIC SITES FOR MINERAL WORKING</u></p> <p><u>RUTHIN QUARRY AND GARWA FARM QUARRY ARE IDENTIFIED AS SPECIFIC SITES FOR MINERAL WORKING.</u></p> <p><u>6.141 Aggregate mineral resources of known commercial significance exist at Ruthin Quarry and Garwa Farm Quarry. In addition, Garwa Farm Quarry is capable of supplying significant mineral resources suitable for non-aggregate use in the cement industry.</u></p> <p><u>6.142 Ruthin Quarry is an Interim Development Order permission granted on 16th April 1947 and the permission was registered as 'dormant' under the provisions of the Planning & Compensation Act 1991. Extraction of minerals at Ruthin Quarry is currently time limited until the end of 2017 under the terms of a Section 106 Agreement entered into on 3rd November 1982. The extraction of minerals at Garwa Farm Quarry is time limited until the end of 2019 under the terms of planning permission 97/00796/FUL granted on 25th September 1997, however the original permission dates back to 1970. These time limits were considered to be appropriate at the time</u></p>	

			<p><u>they were imposed and were based on quarry development aspirations which have not been achieved. The resource therefore remains in place and is available to contribute to the landbank provided the time period for working the resource is extended to enable it to be won.</u></p> <p><u>6.143 Ruthin Quarry is considered to be an important aggregate resource and is available as a replacement for the quarries at Ewenny and Lithalun. Garwa Farm Quarry is particularly important as a potential future supply to the cement works at Aberthaw and a replacement for Pant Quarry. Garwa Farm would also contribute to aggregate supply required to achieve the aggregate apportionment figure set out in the Regional Technical Statement.</u></p> <p><u>6.144 There are no significant environmental or amenity constraints to the continuation of working at Ruthin and Garwa Farm Quarries. A suitable access to the road system is available, there are no environmental designations significantly impacted upon and there are no settlements located in close proximity to the sites. In addition, the continuation of the permissions for mineral extraction at Ruthin and Garwa Farm Quarries and their subsequent restoration is considered to be preferable to the allocation of Greenfield sites for future aggregate mineral working.</u></p>	
MAC77	HS14/AP7 HS14/AP8	Policy MG24	<p>Amend Policy MG24 -GLAMORGAN HERITAGE COAST and reasoned justification as follows:</p> <p>POLICY MG24 - GLAMORGAN HERITAGE COAST</p> <p>THE SPECIAL ENVIRONMENTAL QUALITIES OF THE GLAMORGAN HERITAGE COAST WILL BE CONSERVED AND ENHANCED. NEW DEVELOPMENT WILL BE RESTRICTED TO:</p> <ol style="list-style-type: none"> 1. DEVELOPMENT THAT IS NECESSARY FOR COASTAL DEFENCE AS IDENTIFIED WITHIN THE LAVERNOCK POINT TO ST ANN'S HEAD SHORELINE MANAGEMENT PLAN 2; 2. DEVELOPMENT THAT IS ESSENTIAL FOR AGRICULTURE, NATURE CONSERVATION, INFORMAL RECREATION, LOW IMPACT TOURISM OR COASTAL ACCESS; ØR 	

		<p>3. OTHER APPROPRIATE AND SUSTAINABLE DEVELOPMENT FOR WHICH A COASTAL LOCATION IS ESSENTIAL <u>DEVELOPMENT WITHIN SETTLEMENT BOUNDARIES; OR</u></p> <p><u>4. OTHER APPROPRIATE AND SUSTAINABLE DEVELOPMENT THAT ACCORDS WITH NATIONAL POLICY.</u></p> <p>DEVELOPMENT THAT UNACCEPTABLY AFFECTS THE SPECIAL ENVIRONMENTAL QUALITIES OF THE GLAMORGAN HERITAGE COAST WILL NOT BE PERMITTED.</p> <p><u>6.XX Development Plans should normally only propose coastal locations for development which needs to be on the coast. The undeveloped coast will rarely be the most appropriate location for development.⁹⁹</u></p> <p>6.141 The designation of the Glamorgan Heritage Coast recognises its national importance as an area of attractive undeveloped coastline. The objective of the designation is to ensure that the special character and natural beauty of the coastline are protected and improved while enabling and enhancing its enjoyment and facilitating its continued use for agriculture and other established and appropriate economic activities.</p> <p>6.142 The Council recognises that it is necessary to carefully control development activities within the Glamorgan Heritage Coast to ensure that the natural environmental qualities for which it was designated are conserved and enhanced. However, the Council is aware recognises that farming is the major activity within the Heritage Coast, helping to maintain the landscape character and playing an important role in supporting the rural economy and this activity should not be unduly restrained when justifiable development proposals are required. <u>In seeking to protect the Glamorgan Heritage Coast the Council recognises that the minor rural settlements of Ogmore and Southerndown fall within the designation and whilst being mindful of the need to protect the special qualities of the Glamorgan Heritage Coast, the Council accepts that development within these settlements is appropriate. In this regard, development proposals within settlement boundaries will be primarily assessed against the requirements of Policy MD5.</u></p> <p>6.143 The Glamorgan Heritage Coast is also an important destination for visitors and offers opportunities for</p>	
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			<p>informal recreation, low impact tourism and coastal access. Low impact tourism would include interpretation centres, footpaths, and other developments such as camping sites where the impacts on the locality are often small-scale and seasonal. These activities should be encouraged where they do not have an unacceptable impact upon the intrinsic natural environmental qualities of the coast or landscape as well as no significant effects on European Sites. <u>or result in adverse impacts on the Dunraven Special Area of Conservation.</u>⁹⁹</p> <p>6.144 <u>Major development proposals are unlikely to be acceptable within the Glamorgan Heritage Coast unless they are required for coastal defence works. Any proposals for major development will need to demonstrate that a coastal location is essential.</u> Coastal defence works should accord with the proposals identified within the Lavernock Point to St Ann's Head Shoreline Management Plan 2 (2010) (SMP)²⁵ which has been prepared to consider the potential long term impact of increased sea levels as a consequence of climate change. The SMP identifies general policies and actions for managing change along the coastline. <u>Proposals for coastal defence works should consider all potential environmental effects, both on and off-shore.</u></p> <p>⁹⁹ <u>Chapter 5 Planning Policy Wales (Edition 8 January 2016) Paras 5.8.1 and 5.8.2.</u> ⁹⁹ <u>Technical Advice Note 14: Coastal Planning (March 1998)</u> ⁹⁹ <u>Technical Advice Note 13: Tourism (October 1997) Paras 12-14</u> ²⁵ Lavernock Point to St Ann's Head Shoreline Management Plan 2 (2010).</p>	
MAC78	HS18/AP6 HS18/AP7 HS2&3/AP5	Policy MG25	<p>Amend Policy MG25 – PUBLIC OPEN SPACE ALLOCATIONS and reasoned justification as follows:</p> <p>POLICY MG25 - PUBLIC OPEN SPACE ALLOCATIONS LAND IS ALLOCATED FOR THE PROVISION OF OPEN SPACE AND RECREATIONAL FACILITIES AT:</p> <ol style="list-style-type: none"> 1. COSMESTON LAKES COUNTRY PARK (27 HA) 2. PORTHKERRY COUNTRY PARK (42 HA) 3. BARRY WATERFRONT (7.83 HA) 4. WHITE FARM (6.9 HA) 5. LAND ADJOINING YSGOL MAES DYFAN (0.16 HA) 6. HEADLANDS SCHOOL, ST. AUGUSTINE'S ROAD, PENARTH (0.24 HA) 	

		<p>7. LAND TO THE NORTH OF THE RAILWAY LINE, RHOOSE (3.60 HA) 8. LAND TO THE EAST OF BONVILSTON (0.55 HA); 9. ITV WALES, CULVERHOUSE CROSS (1.03 HA) 10. LAND TO THE EAST OF ST. NICHOLAS (0.48 HA); AND 11. LAND OFF SANDY LANE, YSTRADOWEN (0.43 HA). AND 10. <u>LAND AT UPPER COSMESTON FARM, LAVERNOCK (1 HA).</u></p> <p>IN ADDITION, IN AREAS OF NEED, OPEN SPACE WILL BE PROVIDED OR ENHANCED TO MEET ADDITIONAL DEMAND THAT CANNOT BE CATERED FOR ON DEVELOPMENT SITES DURING THE PLAN PERIOD.</p> <p>6.145 Designated as a Country Park in 1978, Cosmeston Lakes Country Park covers an area in excess of 100 hectares and provides a range of informal recreation opportunities in close proximity to large numbers of the Vale of Glamorgan population. Centred on two flooded quarries, the country park includes a Site of Special Scientific Interest and provides a wide variety of natural habitats and diverse plant and animal species.</p> <p>6.146 In order to further enhance the public amenity value and tourist appeal of Cosmeston Lakes Country Park, approximately 27 hectares of land to the west of Mile End Road and north of Cogan Hall Farm have been allocated as an extension to the country park and will complement the housing development at Cogan Hall Farm in Penarth.</p> <p>6.147 It is proposed to provide a 42 hectare extension to Porthkerry Country Park as part of the development of the Enterprise Zone site adjacent to Cardiff Airport and south of Port Road, Rhose (Policy MG 9(2) refers). The extension to Porthkerry Country Park is an essential part of such development, and will be required to form part of the first phase of development of the land for employment purposes.</p> <p>6.148 The Open Space Background Paper (2013) identifies existing areas of surplus and shortfall of open space and recreational facilities throughout the Vale of Glamorgan to meet the needs of the existing population. It also analysed the level of new demand for children’s play and outdoor sport facilities generated as a result of population growth associated with new housing developments that are likely</p>	
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			<p>to come forward during the plan period. Where this additional demand cannot be met by available surplus open space and recreational facilities (including allotments) in the area, provision for new or improved facilities needs to be made. Policy MG 25 allocates land for open space to be provided as part of housing allocations in those areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. <u>These allocations have been based on the Council's most up-to-date evidence of need. However, it is recognised that this can change over time and where there is no longer a need for open space to meet the needs of new developments or suitable alternative provision is made, the Council will take a flexible approach to this requirement.</u></p> <p>6.149 All housing developments will be expected to make provision for children's play facilities on site whenever feasible, and this is assumed for all the housing allocation sites listed in Policy MG 2. On small or constrained sites this may not be possible and where necessary the Council will use financial contributions to enhance open space facilities off site to meet the cumulative need generated in the area which cannot be satisfied by existing provision. The Open Space Background Paper identifies those settlements where this is likely to be the case.</p>	
MAC79	FC	Paragraph 6.152	<p>Amend paragraph 6.152 to reflect current position as follows:</p> <p>6.152 In recent years the Council has been actively enhancing the attractiveness of the town for visitors and business, with the designation of Barry as a Regeneration Area providing a focus for the securing of investment to deliver real economic and social benefits to the town. This includes a number of regeneration projects, while the development of <u>such as</u> the 0.81 hectare 'Triangle' site <u>which provides</u> for a hotel/public house/restaurant development will <u>that</u> complements <u>s</u> the identified uses within the Phase II Barry Waterfront scheme by further enhancing the mix of uses within the dockland redevelopment.</p>	
MAC80	HS18/AP8	New Policy MG27	<p>Insert new policy and reasoned justification MG27 – Solar Energy Search Areas as follows:</p> <p><u>POLICY MG 27 – LOCAL SEARCH AREAS FOR SOLAR ENERGY</u></p> <p><u>LOCAL SEARCH AREAS FOR SOLAR ENERGY ARE SHOWN ON THE PROPOSALS MAP. IN THESE</u></p>	

AREAS PROPOSALS FOR SOLAR ENERGY GENERATION SCHEMES UP TO 50 MW WILL BE PERMITTED PROVIDED THERE ARE NO UNACCEPTABLE EFFECTS ON AMENITY, HERITAGE ASSETS OR THE ENVIRONMENT.

6.156 The Council's Renewable Energy Assessment (2016) provides an assessment of solar energy potential within the Vale of Glamorgan in accordance with the Welsh Government Planning for Renewable and Low Carbon Energy – Toolkit for planners (September 2015). It provides a high level assessment of the potential solar energy resource within the Vale of Glamorgan and has identified 6 broad areas of search with potential for 'local authority wide' scale solar energy schemes (i.e. for schemes up to 50 MW of installed capacity).

6.157 As broad areas of search the identified areas provide only an indication of solar energy potential rather than specific areas of safeguarded land for solar development. The search areas have been identified by mapping the potential solar energy resource (based on land elevation and orientation) and by removing key constraints to solar energy development.

6.158 Within the identified 'local search areas' further refinement will be required to identify specific opportunities for detailed development proposals and to consider their acceptability and deliverable renewable energy capacity. Detailed proposals will need to demonstrate that they have no unacceptable effects on adjoining land in terms of their impact on amenity, heritage assets and the wider environment. Proposals for solar energy development will also need to comply with the requirements of other relevant policies of the Plan such as Policy MD19 (Low Carbon and Renewable Energy Generation). The impact of detailed proposals on environmental designations in close proximity will therefore require careful consideration. The following paragraphs provide a brief description of each local search area and the potential constraints to solar energy development.

Local Search Area 1 – East of Treoes

6.159 This search area measures approximately 135 hectares and is located to the east of Treoes

and adjoins the village of Llangan in the western Vale. The search area is located within the Upper & Lower Thaw Valley Special Landscape Area. Detailed development proposals will therefore need to carefully consider the extent of landscape and visual impacts. The identified solar energy resource in this area adjoins a number of other potential constraints that will need consideration in the preparation and assessment of detailed proposals. This includes the Llangan Conservation Area, two Sites of Nature Conservation Interest (purple moor grass and rush pasture), and a C2 flood zone which runs along the course of the Nant Ganna and which is located to the north east of Llangan.

Search Area 2 – Land at Llandow

6.160 This search area measures approximately 112 hectares and is located in the western Vale between Llandow Trading Estate to the west, Dyffryn Business Park to the east and the Vale Business Park to the north. The area includes the former Llandow airfield and fields adjoining to the east and west. The identified solar energy resource in this area adjoins the identified existing and allocated employment sites and woodland areas to the north and west of Llandow Trading Estate.

Search Area 3 – Land West of Five Mile Lane

6.161 This search area measures approximately 86 hectares and is located to the west of the A4226 (Five Mile Lane) and south of Bonvilston and lies in the open countryside. The search area is located within the Nant Llancarfan Special Landscape Area where detailed development proposals will need to carefully consider the extent of landscape and visual impacts. The identified solar energy resource in this area adjoins a number of other potential constraints that will need consideration in the preparation and assessment of detailed proposals. This includes Sites of Nature Conservation Interest (lowland meadows and purple moor grass and rush pasture) to the south and woodland to the north and south. In addition, a Scheduled Ancient Monument (Ty'n-y-Coed castle ringwork) and boundary of the Llancarfan Landscape

of Outstanding Historic Interest lay in close proximity to the north and south west of the search area respectively.

Search Area 4 – Land South of the M4, Hensol

6.162 This search area measures approximately 54 hectares and is located immediately south of the M4 between Junctions 34 to the west and Junction 33 to the east. Whilst the area is located within the north eastern corner of the Vale of Glamorgan and outside of any Special Landscape Area designation the Ely Valley & Ridge Slopes SLA lies to the east of the search area. The identified solar energy resource in this area adjoins a number of other potential constraints that will need consideration in the preparation and assessment of detailed proposals. This includes an area of C2 flooding to the North West along the course of the Nant Coslech, a Site of Nature Conservation Interest (purple moor grass and rush pasture) to the east and woodland areas to the north and east of the search area.

Search Area 5 – Land West of Aberthaw Power Station

6.163 This search area measures approximately 30 hectares and is located in between the Aberthaw Power Station to the west and the Vale of Glamorgan rail line and village of East Aberthaw to the east. The search area comprises land that has previously been used as spoil mound for the disposal of ash from Aberthaw Power Station and a parcel of undeveloped land to the north east which abuts the rail line. The identified solar energy resource in this area adjoins a number of potential constraints that will need consideration in the preparation and assessment of detailed proposals. This includes woodland areas and a Site of Nature Conservation Interest (lowland meadows and calcareous grassland) to the north and west of the undeveloped field parcel. In addition, the East Aberthaw coastal SSSI is located along the southern boundary of the search area.

Search Area 6 – Land North West of Welsh St Donats

			<p>6.164 <u>This search area measures approximately 20 hectares and is located to the North West of Welsh St Donats within the open countryside. The identified solar energy resource in this area adjoins a number of potential constraints that will need consideration in the preparation and assessment of detailed proposals. This includes Sites of Nature Conservation Interest (purple moor grass and rush pasture) and woodland areas to the south and east. Whilst the search area does not fall within a Special Landscape Area designation the Ely Valley & Ridge Slopes SLA is located to the east.</u></p>	
			<p>Section 7 Managing Development in the Vale of Glamorgan</p>	
MAC81	HS18/AP1	Policy MD1	<p>Amend Policy MD1 – LOCATION OF NEW DEVELOPMENT and reasoned justification as follows:</p> <p>POLICY MD1 - LOCATION OF NEW DEVELOPMENT</p> <p>TO ENSURE THAT NEW DEVELOPMENT ON UNALLOCATED SITES SHOULD: ASSISTS IN DELIVERING THE STRATEGY, DEVELOPMENT FAVOURED WHERE IT:</p> <ol style="list-style-type: none"> 1. HAS HAVE NO UNACCEPTABLE IMPACT ON THE COUNTRYSIDE; 2. REINFORCES THE ROLE AND FUNCTION OF THE KEY SETTLEMENT OF BARRY, THE SERVICE CENTRE SETTLEMENTS, PRIMARY SETTLEMENTS AND OR MINOR RURAL SETTLEMENTS AS KEY PROVIDERS OF COMMERCIAL, COMMUNITY AND HEALTHCARE FACILITIES; 3. WHERE APPROPRIATE PROMOTES NEW ENTERPRISES, TOURISM, LEISURE AND COMMUNITY FACILITIES IN THE VALE OF GLAMORGAN; 4. IN THE CASE OF RESIDENTIAL DEVELOPMENT, SUPPORTS THE DELIVERY OF AFFORDABLE HOUSING IN AREAS OF IDENTIFIED NEED; 5. HAS HAVE ACCESS TO OR WILL PROMOTE THE USE OF SUSTAINABLE MODES OF TRANSPORT; 	

			<p>6. WILL BENEFIT FROM EXISTING INFRASTRUCTURE PROVISION OR <u>WHERE NECESSARY MAKE PROVISION FOR NEW INFRASTRUCTURE</u> WHERE NEW INFRASTRUCTURE CAN BE PROVIDED WITHOUT ANY UNACCEPTABLE EFFECT ON THE NATURAL OR BUILT ENVIRONMENT;</p> <p>7. <u>WHERE POSSIBLE</u> PROMOTES SUSTAINABLE CONSTRUCTION AND MAKES BENEFICIAL USE OF PREVIOUSLY DEVELOPED LAND AND BUILDINGS;</p> <p>8. PROVIDES A POSITIVE CONTEXT FOR THE MANAGEMENT OF THE WATER ENVIRONMENT BY MINIMISING OR AVOIDING AREAS OF FLOOD RISK <u>IN ACCORDANCE WITH THE SEQUENTIAL APPROACH SET OUT IN NATIONAL POLICY</u> AND SAFEGUARDS <u>WATER</u> RESOURCES; <u>AND</u></p> <p>9. <u>HAVE NO UNACCEPTABLE IMPACT ON THE BEST AND MOST VERSATILE AGRICULTURAL LAND, GREEN WEDGES, SITES OF IMPORTANCE FOR NATURE CONSERVATION, SPECIAL LANDSCAPE AREAS AND / OR THE GLAMORGAN HERITAGE COAST.</u></p> <p>7.2 Policy MD 1 sets out the framework for future development to take place on unallocated sites within the Vale of Glamorgan. New development will be directed to those locations that are accessible by sustainable transport and reduce dependence on the private car. <u>In addition, it seeks to</u> which will ensure the efficient use and reuse of land and buildings and effectively manage important resources. In directing development to the most sustainable locations the Council recognises the importance of ensuring that development is carefully managed ensuring that development does not have an unacceptable impact on existing infrastructure, local amenity or result in the redevelopment of important open space or community facilities.</p> <p>7.3 Within rural locations development will be managed carefully to ensure that it contributes positively to the rural economy and the viability and sustainability of rural communities, whilst ensuring the distinctive character of the Vale of Glamorgan is protected. In this regard, Policy MD 1 still seeks to emphasise the importance of protecting the countryside from unacceptable and unjustified new development. <u>For the purposes of the LDP, countryside is defined as that area of land lying outside the settlement boundaries of the main towns and villages identified in the LDP settlement hierarchy that has not been developed for employment use or allocated for</u></p>	
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			<p><u>development in the Plan. Proposals affecting green wedges, special landscape areas and the Glamorgan Heritage Coast will be considered against policies MG18, MG17 and MG24 respectively.</u></p> <p><u>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.</u></p> <p><u>¹ TAN15 Development Advice Map (DAM) is available to view on the following link: http://data.wales.gov.uk/apps/floodmapping/</u></p>	
MAC82	HS13/AP14 HS18/AP2 HS18/AP6	Policies MD2 & MD3 (see also HS13/AP14)	<p>Merge and amend Policies MD2 - PLACE MAKING and MD3 - DESIGN OF NEW DEVELOPMENT and their reasoned justifications as follows:</p> <p><u>POLICY MD2 - PLACE MAKING DESIGN OF NEW DEVELOPMENT</u></p> <p>DEVELOPMENT WILL BE FAVOURED WHERE IT CONTRIBUTES <u>IN ORDER TO CREATE</u> CREATING HIGH QUALITY, HEALTHY, SUSTAINABLE AND LOCALLY DISTINCT PLACES. IN PARTICULAR DEVELOPMENT PROPOSALS SHOULD:</p> <ol style="list-style-type: none"> <u>1.</u> BE OF A HIGH STANDARD OF DESIGN THAT POSITIVELY CONTRIBUTES TO THE CONTEXT AND CHARACTER OF THE SURROUNDING NATURAL AND BUILT ENVIRONMENT <u>AND PROTECTS EXISTING FEATURES OF TOWNSCAPE OR LANDSCAPE INTEREST;</u> <u>2.</u> RESPOND APPROPRIATELY TO THE LOCAL CONTEXT AND CHARACTER OF NEIGHBOURING BUILDINGS <u>AND USES</u> IN TERMS OF <u>USE</u>, TYPE, FORM, SCALE, MIX, AND DENSITY; <u>3.</u> IDENTIFY OPPORTUNITIES TO <u>WHERE APPROPRIATE,</u> PROVIDE NEW OR ENHANCED AREAS OF PUBLIC REALM PARTICULARLY IN KEY LOCATIONS SUCH AS TOWN CENTRES, MAJOR ROUTES AND JUNCTIONS; 	

		<p><u>4. PROMOTE THE CREATION OF HEALTHY AND ACTIVE ENVIRONMENTS AND REDUCE THE OPPORTUNITY FOR CRIME AND ANTI SOCIAL BEHAVIOUR.</u> IN THE CASE OF RETAIL CENTRES, <u>DEVELOPMENTS SHOULD</u> PROVIDE ACTIVE STREET FRONTAGES TO CREATE ATTRACTIVE AND SAFE URBAN ENVIRONMENTS;</p> <p><u>5.</u> PROVIDE A SAFE AND ACCESSIBLE ENVIRONMENT <u>FOR ALL USERS</u>, GIVING PRIORITY TO PEDESTRIANS, CYCLISTS AND PUBLIC TRANSPORT USERS;</p> <p><u>6.</u> THEY WOULD HAVE NO UNACCEPTABLE IMPACT ON HIGHWAY SAFETY AND WOULD NOT <u>NOR</u> CAUSE OR EXACERBATE EXISTING TRAFFIC CONGESTION <u>TO AN UNACCEPTABLE DEGREE</u>;</p> <p><u>7.</u> WHERE APPROPRIATE, CONSERVE AND ENHANCE THE QUALITY OF, AND ACCESS TO, EXISTING OPEN SPACES AND COMMUNITY FACILITIES;</p> <p><u>8.</u> SAFEGUARD EXISTING PUBLIC AND RESIDENTIAL AMENITY, PARTICULARLY WITH REGARD TO PRIVACY, OVERLOOKING, SECURITY, NOISE AND DISTURBANCE;</p> <p><u>9.</u> THEY PROVIDE PUBLIC OPEN SPACE, AND PRIVATE AMENITY SPACE <u>AND CAR PARKING</u> IN ACCORDANCE WITH THE COUNCIL'S STANDARDS;</p> <p><u>10.</u> INCORPORATE SENSITIVE LANDSCAPING, INCLUDING THE RETENTION AND ENHANCEMENT <u>WHERE APPROPRIATE</u> OF EXISTING <u>LANDSCAPE</u> FEATURES AND BIODIVERSITY INTERESTS; AND</p> <p><u>11. PROVIDE ADEQUATE FACILITIES AND SPACE FOR THE COLLECTION, COMPOSTING AND RECYCLING OF WASTE MATERIALS AND EXPLORE OPPORTUNITIES TO INCORPORATE RE-USED OR RECYCLABLE MATERIALS OR PRODUCTS INTO NEW BUILDINGS OR STRUCTURES;</u> AND</p> <p><u>12. MITIGATE THE CAUSES OF CLIMATE CHANGE BY MINIMISING CARBON AND OTHER GREENHOUSE GAS EMISSIONS ASSOCIATED WITH THEIR DESIGN, CONSTRUCTION, USE AND</u></p>	
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EVENTUAL DEMOLITION, AND INCLUDE FEATURES THAT PROVIDE EFFECTIVE ADAPTATION TO, AND RESILIENCE AGAINST, THE CURRENT AND PREDICTED FUTURE EFFECTS OF CLIMATE CHANGE.

~~MAKE A POSITIVE CONTRIBUTION TOWARDS TACKLING THE CAUSES OF AND ADAPTING TO THE IMPACTS OF CLIMATE CHANGE BY PROMOTING RENEWABLE AND LOW CARBON ENERGY USE.~~

7.4 **Policy MD 2 sets out the key principles that developers should consider in respect of design, amenity and access which together contribute to attractive, safe and accessible environments.** Safeguarding the local character of the Vale of Glamorgan's towns and villages is reliant on securing high quality design that is of the appropriate scale and form in the right location. Equally, the layout and design of new development is essential for improving resident's quality of life, creating a sense of place and ensuring a healthy and safe environment.

7.5 **All development proposals will be required to fully consider the context and character within which the development proposal is located so as to ensure that it contributes positively to the local setting including important views and vistas. Issues associated with safeguarding residential amenity should also be addressed during the design process especially where mixed use developments are proposed. Solutions to problems such as overlooking and noise can often be overcome by good design.** All new buildings should respond positively to and respect their surroundings and contribute towards healthy and vibrant communities, reducing the fear of crime and creating a sense of place. In this regard developments must be of an appropriate scale, density and design for their location and make a positive contribution to the local environment. **Further guidance will be provided in the Householder Design Guide Supplementary Planning Guidance.**

7.6 Key locations, such as town centres and main routes/junctions that serve new developments, present opportunities for enhancing public realm and reinforcing a sense of place through the use of sensitive landscaping and public art. In all shopping centres, the Council will require well designed shop fronts which will enhance the area and add to its local distinctiveness. ~~Supplementary Planning Guidance will be developed to replace the Council's existing shop front guidance.~~

		<p><u>7.XX All new development should be highly accessible. Walking and cycling have an important role to play in the management of movement across the area, particularly reducing the number of short trips taken by car. Developers will be required to ensure that new developments encourage walking and cycling by giving careful consideration to location, design, access arrangements, travel ‘desire lines’ through a development, and integration with existing and potential off-site links. Providing safe and convenient walking and cycling environments will help tackle health problems associated with physical inactivity and social exclusion factors arising from car dependency, poor access to services and public transport facilities.</u></p> <p><u>7.XX The provision of car parking is a major influence on the choice of means of transport and the pattern of development. The Council will seek to restrict developments that generate a high level of trips (e.g. offices, shops and leisure uses) to locations well served by public transport. Moreover, provision for parking will be reduced in line with improvements to public transport accessibility. The Council’s standards are set out in the Parking Standards Supplementary Planning Guidance.</u></p> <p><u>7.XX As well as ensuring healthy and active environments consideration should also be given to the impact on the health and wellbeing of future users in the design of buildings, use of materials and access to light and quiet areas. The provision of features or the shared use of community facilities for health care needs which enable people to retain their independence and remain in the local community will be favoured where considered appropriate.</u></p> <p><u>7.XX The Welsh Government promotes the widespread adoption of travel plans by businesses, schools, hospitals, tourist attractions, major residential developments and other significant travel-generating uses. These assist with the efficient management of the highway network and promote alternative modes of transport. The need for a travel plan will be identified early on as part of the pre-application process or scoping discussions with the Council, and will be the subject of Supplementary Planning Guidance.</u></p> <p><u>7.7 To meet the goal of achieving sustainable development, proposals need to make appropriate provision for reducing and recycling waste in accordance with the waste hierarchy. Encouraging energy conservation and generation from renewable sources is one measure by which</u></p>	
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the planning system can make a positive contribution towards reducing the impact of new development on climate change. The design of new developments must address the need to reduce energy consumption and maximise opportunities for low carbon energy generation. **Developers should consider measures to help reduce effects related to climate change, for example by incorporating green space to provide shading and sustainable drainage systems to reduce run-off, incorporating renewable energy generation into the fabric of buildings or designs which prevent overheating to avoid the need for artificial cooling of buildings.** Energy assessments²⁶ will be required for development proposals of 10 units or more and commercial developments of a 1,000 square metres or more, which demonstrate how renewable and low carbon energy requirements have and will be taken into account in the design and development process.

7.8 **It is a statutory requirement that certain applications for planning permission and listed building consent are accompanied by a design and access statement (DAS)**¹. Where required, a Design and Access Statement should explain how proposals can contribute positively to reducing the fear of crime and creating a sense of place. The level of detail in the statement should be proportionate to the complexity of the proposal but should contain sufficient detail to explain how the development addresses any factors relevant to the scale and type of development proposed.

7.9 Larger residential and commercial schemes present an opportunity to deliver developments that create a sense of place, provide an accessible and healthy environment, and reinforce or enhance existing urban areas. In order to ensure the creation of high quality public spaces, the Council may require promoters of allocated and unallocated sites to prepare a master plan. As part of the master planning exercise developers will be required to demonstrate that they have had regard to all of the requirements of Policy MD 2.

²⁶ TAN 22 Planning for Sustainable Buildings, page 31 (June 2010)

¹ The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)

POLICY MD 3 – DESIGN OF NEW DEVELOPMENT

DEVELOPMENT PROPOSALS WILL BE PERMITTED WHERE:

		<p> 1. THEY ARE OF A HIGH STANDARD OF DESIGN THAT POSITIVELY CONTRIBUTES TO THE CONTEXT AND CHARACTER OF THE SURROUNDING NATURAL AND BUILT ENVIRONMENT; 2. THEY RESPOND APPROPRIATELY TO THE LOCAL CONTEXT AND CHARACTER OF NEIGHBOURING BUILDINGS IN TERMS OF TYPE, FORM, SCALE, MIX, AND DENSITY; 3. EXISTING FEATURES OF TOWNSCAPE OR BIODIVERSITY INTEREST ARE PRESERVED OR ENHANCED; 4. THERE WOULD BE NO UNACCEPTABLE IMPACT ON THE AMENITIES OF NEIGHBOURING OCCUPIERS; 5. THE DEVELOPMENT WOULD BE COMPATIBLE WITH OTHER USES IN THE LOCALITY; 6. THEY PROMOTE THE CREATION OF HEALTHY AND ACTIVE ENVIRONMENTS AND REDUCE THE OPPORTUNITY FOR CRIME AND ANTI SOCIAL BEHAVIOUR; 7. THEY PROVIDE A SAFE AND ACCESSIBLE ENVIRONMENT FOR ALL USERS, GIVING PRIORITY TO PEDESTRIANS, CYCLISTS AND PUBLIC TRANSPORT USERS; 8. THEY MINIMISE THE CAUSES OF CLIMATE CHANGE AND INCORPORATE RENEWABLE AND LOW CARBON ENERGY USE FEATURES; 9. THEY WOULD HAVE NO UNACCEPTABLE IMPACT ON HIGHWAY SAFETY AND WOULD NOT CAUSE OR EXACERBATE EXISTING TRAFFIC CONGESTION; 10. THEY PROVIDE PUBLIC OPEN SPACE AND PRIVATE AMENITY SPACE IN ACCORDANCE WITH THE COUNCIL'S STANDARDS; 11. CAR PARKING WOULD BE PROVIDED IN ACCORDANCE WITH THE COUNCIL'S SUPPLEMENTARY PLANNING GUIDANCE; AND 12. THEY DEMONSTRATE THE EFFICIENT USE OF WATER. </p> <p> 7.10 — Policy MD 3 sets out the key principles that developers should consider in respect of design, amenity and access which together contribute to attractive, safe and accessible environments. </p> <p> 7.11 — All development proposals will be required to fully consider the context and character within which the development proposal is located so as to ensure that it contributes positively to the local setting including important views and vistas. Issues associated with safeguarding residential amenity should also be addressed during the design process especially where mixed use developments are proposed. Solutions to problems such as overlooking and noise can often be overcome by good design. In addition, where appropriate, proposals will need to demonstrate that there is sufficient </p>	
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			<p>capacity in local waste water treatment facilities prior to occupation.</p> <p>7.12 All new development should be highly accessible. Walking and cycling have an important role to play in the management of movement across the area, particularly reducing the number of short trips taken by car. Developers will be required to ensure that new developments encourage walking and cycling by giving careful consideration to location, design, access arrangements, travel 'desire lines' through a development, and integration with existing and potential off-site links. Providing safe and convenient walking and cycling environments will help tackle health problems associated with physical inactivity and social exclusion factors arising from car dependency, poor access to services and public transport facilities.</p> <p>7.13 The provision of car parking is a major influence on the choice of means of transport and the pattern of development. The Council will seek to restrict developments that generate a high level of trips (e.g. offices, shops and leisure uses) to locations well served by public transport. Moreover, provision for parking will be reduced in line with improvements to public transport accessibility.</p> <p>7.14 As well as ensuring healthy and active environments consideration should also be given to the impact on the health and wellbeing of future users in the design of buildings, use of materials and access to light and quiet areas. The provision of features or the shared use of community facilities for health care needs which enable people to retain their independence and remain in the local community will be favoured where considered appropriate.</p> <p>7.15 The Welsh Government promotes the widespread adoption of travel plans by businesses, schools, hospitals, tourist attractions, major residential developments and other significant travel-generating uses. These assist with the efficient management of the highway network and promote alternative modes of transport. The need for a travel plan will be identified early on as part of the pre-application process or scoping discussions with the Council, and will be the subject of Supplementary Planning Guidance.</p>	
MAC83	HS18/AP6	New Policy MD2A	<p>Insert new Policy MD2A – PROVISION FOR OPEN SPACE and new reasoned justification as follows:</p> <p><u>POLICY MD2A – PROVISION FOR OPEN SPACE</u></p>	

WHERE THERE IS AN IDENTIFIED NEED FOR PUBLIC OPEN SPACE, NEW RESIDENTIAL DEVELOPMENT WITH A NET GAIN OF 5 OR MORE DWELLINGS WILL BE REQUIRED TO PROVIDE PUBLIC OPEN SPACE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- I. OUTDOOR SPORTS PROVISION 1.6 HECTARES PER 1,000 POPULATION
- II. CHILDREN'S EQUIPPED PLAY SPACE 0.25 HECTARES PER 1,000 POPULATION.
- III. INFORMAL PLAY SPACE 0.55 HECTARES PER 1,000 POPULATION

WHERE THERE IS AN IDENTIFIED NEED FOR PUBLIC OPEN SPACE PROVISION, MAJOR NEW COMMERCIAL DEVELOPMENTS, WHERE FLOORSPACE TO BE CREATED EXCEEDS 1000 M² OR THE SITE IS 1 HECTARE OR MORE, WILL BE REQUIRED TO PROVIDE PUBLIC OPEN SPACE AT A RATIO OF 16 M² PER FULL TIME EQUIVALENT EMPLOYEE.

IN ORDER TO CREATE SUSTAINABLE PLACES AREAS OF OPEN SPACE WILL USUALLY BE REQUIRED TO BE PROVIDED ON-SITE AS PART OF NEW DEVELOPMENT PROPOSALS. WHERE IT IS NOT PRACTICAL OR DESIRABLE TO MAKE PROVISION ON-SITE, APPROPRIATE OFF-SITE PROVISION OR FINANCIAL CONTRIBUTIONS FOR IMPROVEMENTS TO EXISTING FACILITIES WILL BE REQUIRED IN LIEU OF ON SITE PUBLIC OPEN SPACE.

7.XX Planning Policy Wales (PPW)^{xx} directs that the development plan should contain clear policies for the provision, protection and enhancement of sport, recreation and leisure facilities. Standards of provision should be set so that local deficiencies can be identified and met through the planning process. Policy MD2A outlines the Council's standards for open space provision as part of new developments and supports Policies MD2 and MD4.

7.XX The latest evidence of need for open space in the Vale of Glamorgan is contained in the Open Space Background Paper that supports the LDP. Where local deficiencies of provision have been identified, new residential development in the Vale of Glamorgan will be expected to provide new children's play space and informal recreation space and both commercial and

residential developments will be expected to provide new outdoor sport facilities in accordance with the identified standards. In setting standards, the Council has adopted the widely accepted Fields in Trust (FIT) benchmark open space standards⁹⁹ as referenced in TAN 16: Sport, Recreation and Open Space⁹⁹.

7.XX The application of these standards will ensure that in areas of deficiency, new development will provide open space for future residents and employees and will not place an additional burden on existing levels of provision. The standards will be applied to all new residential development including, new build residential developments, redevelopment schemes, conversions and mixed-use developments containing housing and sheltered housing with a net gain of 5 or more dwellings. The policy applies to all proposals for commercial development where the new floorspace to be created exceeds 1000 m² or the site area is more than 1 hectare. Where the proposal relates to a change of use to commercial activity, the policy will be applied where the intensification of use would generate additional demand for open space, for example change of use from a B8 storage use to a B1 Office use where the number of employees significantly increases. For the purpose of this policy commercial development is taken to mean employment, retail, leisure and other uses that provide a degree of employment, in recognition of the fact that such uses generate demand for open space and recreational activities by employees i.e. before, after and during recreational breaks.

7.XX New open space will normally be required to be provided on-site in order to serve those new residents and employees that will generate the increased demand. Where it is not possible to provide additional facilities on-site, for example due to the constrained nature of the site or the nature of the development proposed, off-site provision or financial contributions towards improving or maintaining existing facilities or access to existing facilities within the vicinity may be appropriate. Any alternative off-site provision agreed must be suitably located within easy, safe walking distance of the proposed development. The Council will work with developers to agree the most appropriate way of meeting the accepted standards and maintaining a satisfactory level and balance of provision should such circumstances arise. Where adequate open space exists in the vicinity of a development but has poor accessibility, improved access links may be sought as an alternative to open space provision.

			<p><u>7.XX The future maintenance of open space is essential to ensuring that high quality, safe facilities are available for local users. The Council will secure appropriate future maintenance arrangements through planning conditions or obligations in a section 106 agreement to ensure that all open space provided is appropriately maintained.</u></p> <p><u>7.XX The above policy relates to recreational public open space requirements, and does not override the need for other areas of incidental green space throughout development proposals. In the interest of good design and to improve the urban realm, all new developments will be required to include appropriate levels of green space and landscaping for public amenity. Furthermore, in the case of residential developments, appropriate provision must be made for private amenity space such as gardens, roof terraces and balconies, to meet the immediate needs of residents for storage, clothes drying and incidental private enjoyment of their property. Further details on Amenity Space provision is provided in Supplementary Planning Guidance.</u></p> <p><u>7.XX Further details on the application of the open space standards will be provided in the Planning Obligations Supplementary Planning Guidance.</u></p> <p><u>⁹⁹Fields in Trust: Planning and Design for Outdoor Sport and Play (2008)</u> <u>⁹⁹Technical Advice Note 16: Sport, Recreation and Open Space (Welsh Government 2009)</u></p>	
MAC84	HS4/AP4&5	Policy MD4	<p>Amend Policy MD4 – COMMUNITY INFRASTRUCTURE AND PLANNING OBLIGATIONS and reasoned justification as follows:</p> <p>POLICY MD4 - 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>	

		<p>1. AFFORDABLE HOUSING; 2. EDUCATIONAL FACILITIES; 3. TRANSPORT INFRASTRUCTURE AND SERVICES FOR PEDESTRIANS, CYCLISTS, PUBLIC TRANSPORT AND VEHICULAR TRAFFIC; 4. PUBLIC OPEN SPACE, PUBLIC ART, LEISURE, SPORT AND RECREATIONAL FACILITIES; 5. COMMUNITY FACILITIES; 6. HEALTHCARE FACILITIES; 7. SERVICE AND UTILITIES INFRASTRUCTURE; 8. ENVIRONMENTAL PROTECTION AND ENHANCEMENT SUCH AS NATURE CONSERVATION, FLOOD PREVENTION, TOWN CENTRE REGENERATION, POLLUTION MANAGEMENT OR HISTORIC RENOVATION; 9. RECYCLING AND WASTE FACILITIES; AND 10. EMPLOYMENT OPPORTUNITIES AND COMPLEMENTARY FACILITIES INCLUDING TRAINING.</p> <p>7.16 The quality, accessibility and range of community infrastructure available to meet the needs of new developments is vital to the creation of sustainable communities. Policy MD 4 seeks to ensure that all new developments in the Vale of Glamorgan are supported by appropriate services and facilities to meet their needs and the needs of the existing community, to create safe, sustainable, liveable, healthy and mixed communities. This may be through improvements to existing facilities or the provision of new infrastructure. Community infrastructure will be secured either through planning obligations contained within a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), or through levy receipts under the Community Infrastructure Levy Regulations 2010 (as amended). The Infrastructure Plan accompanying this LDP sets out what infrastructure is required to deliver the LDP Strategy and specific development allocations, and identifies how these will be delivered throughout the Plan period.</p> <p><u>7.17 Community infrastructure will be secured either through planning obligations contained within a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), or in due course through levy receipts under the Community Infrastructure Levy Regulations 2010 (as amended). The Council is currently working towards introducing a Community Infrastructure Levy (CIL) for the Vale of Glamorgan shortly after adoption of the LDP. It intends to prepare a draft charging schedule in 2016 with a view to adopting CIL by</u></p>	
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2017. In advance of adopting CIL the Council will continue to secure necessary infrastructure through Section 106 Planning Obligations. Once CIL is in place, the use of Planning Obligations will be scaled back to include those matters not covered by CIL and affordable housing.

Planning Obligations

7.17 In accordance with the advice contained in Planning Policy Wales, Circular 13/97 on 'Planning Obligations' and Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) (the CIL Regulations), the type and value of Planning Obligations sought in connection with a planning permission will be considered on a site by site basis having regard to the policy and legislative tests. As of 6th April 2010, a planning obligation may only legally constitute a reason for granting planning permission if it is: necessary to make the development acceptable in planning terms; directly related to the development and fairly and reasonably related in scale and kind to the development. Each application will be considered in respect of the need for planning obligations based on the type of development proposed, the local circumstances and needs arising from the development and what it is reasonable to expect the developer to provide in light of the relevant national and local planning policies. Details of the types of infrastructure which may be required are set out in Policy MD 4 and further information will be provided in Supplementary Planning Guidance on Planning Obligations. In most cases, the Council will encourage developers to provide facilities and infrastructure on site to serve the future occupiers of the development. Where this is the case, these 'in-kind' contributions will be taken into account when calculating the amount of any off-site contributions. Where a development is considered to meet all its needs on site and mitigate its impacts through sufficient in-kind contributions, it is unlikely that any additional financial contributions will be sought.

7.18 Where they satisfy the policy tests, (i.e. are necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise and reasonable in all other respects), the Council will use planning conditions rather than Planning Obligations to secure the necessary community infrastructure required as a result of the development (Planning Policy Wales and Circular **16/2014 'The Use of Conditions for Development Management'** ~~11/95 'Use of conditions in planning permissions' refers~~).

		<p>7.19 Planning Policy Wales explains that unacceptable development should never be allowed because of unrelated benefits and acceptable development should never be refused simply because an applicant is unwilling to offer such benefits. Section 106 agreements are voluntary and require the cooperation of the developer in order to be delivered. However, where a developer fails to show they can adequately mitigate the impacts of their development, either through planning obligations or other measures, it is likely that the application will be refused.</p> <p>Community Infrastructure Levy</p> <p>7.20 The Community Infrastructure Levy Regulations 2010 came into force on 6th April 2010 in England and Wales and introduced powers for Local Planning Authorities to establish a Community Infrastructure Levy (CIL) to fund infrastructure required to support the development of the area. Section 216 of the Planning Act 2008, as amended by Regulation 63 of the CIL Regulations define 'Infrastructure' for the purpose of CIL as including roads and other transport facilities; flood defences; schools and other educational facilities; medical facilities; sporting and recreational facilities as well as open spaces. The scope of this definition currently excludes affordable housing. However, if it is included at a later date Policy MD 4 caters for either scenario.</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. However, S106 agreements and planning conditions will still be used to secure on-site infrastructure such as open space and affordable housing. The CIL schedule for the Vale of Glamorgan will be subject to independent examination prior to adoption. Following its adoption, in considering the need for planning obligations, the Council will need to consider the level of CIL liability on the development and to what extent the community infrastructure needs of the development will be met through implementation of CIL.</p> <p>Development Viability</p> <p>7.22 Where a developer contends that the Section 106 requirements are too onerous in addition to the CIL</p>	
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liability and will potentially make the scheme unviable, they will be expected to submit a breakdown of the development costs and anticipated profits based on properly sourced evidence. Developers must take account of the necessary planning obligation requirements at an early stage to ensure these are reflected in the land value assumptions. The Council may seek independent verification of these details before considering whether to reduce the number and / or value of planning obligations sought. Any subsequent reduction on this basis is only likely to be justified where there is planning merit and / or public interest in the site being developed e.g. the reuse of a listed building or the regeneration of an urban area. Where the reductions are justified on the basis of unusual market circumstances, such as an unpredicted drop in house prices, the Council will usually require developers to agree timely review points in their Section 106 agreement to take account of any subsequent up-turn in the market which make additional planning obligations feasible.

7.23 The Council accepts that it may not always be possible for developers to satisfy all the planning obligation requirements. Where this is proven to be the case, the Council will need to consider what the planning obligation priorities will be for that particular development, having regard to the site location and the local needs in the vicinity. This will be considered on a site by site basis **having regard to the statutory tests**. The Welsh Government has advised that, in such circumstances, affordable housing should be the priority once sufficient infrastructure to enable the scheme to proceed (such as education facilities to meet the additional pupil demand) has been made available²⁷.

Prioritising Community Infrastructure

7.24 **The above list in Policy MD 4 is not a prioritised list and where it is necessary to prioritise planning obligations the Council will do so on a site by site basis, having regard to the specifics of the development at that time and in light of the statutory tests. However, in considering how planning obligations will be prioritised, the Council will consider the specific needs arising from the development, using the following categories:**

Essential Infrastructure required to enable the development of the site (LDP Objectives 1, 2, 3, 4 & 8 refer) e.g. Transport infrastructure and services for pedestrians, cyclists, public transport and vehicular traffic; service and utilities infrastructure; ecological mitigation (where a protected species is affected by the development) and flood prevention.

			<p><u>Necessary Infrastructure which includes:</u></p> <ul style="list-style-type: none"> • <u>Infrastructure required to mitigate the impacts of the proposed development on local services and to provide for the needs generated by the development, where they cannot be met by existing facilities (LDP Objectives 1, 3 & 5 refer) e.g. educational facilities; community facilities; healthcare facilities; public open space and recreational facilities.</u> • <u>The delivery of affordable housing to meet local need (LDP Objectives 1 & 7 refer).</u> • <u>Infrastructure required to satisfy the Council’s aim of delivering high quality developments that bring environmental and other benefits to the Vale of Glamorgan (LDP Objectives 1, 4, 6, 9 & 10 refer) e.g. public art; environmental protection and enhancement; town centre regeneration; pollution management; historic renovation; recycling and waste facilities.</u> <p><u>This categorisation should only be relevant where the developer has demonstrated that the development cannot deliver all of the Council’s planning obligation requirements because of viability constraints. The Council has undertaken a viability assessment of the Plan’s planning obligation and affordable housing requirements and in most circumstances developers will be expected to meet all the requirements set out in Policy MD4.</u></p> <p><small>²⁷ Welsh Government: Delivering Affordable Housing using Section 106 Agreements, 2008 & Guidance Update 2010)</small></p>	
MAC85	HS12/AP3 CC10	Policy MD5 Policy MD6	<p>Amend Policy MD5 – DEVELOPMENT IN KEY, SERVICE CENTRE AND PRIMARY SETTLEMENTS and reasoned justification and delete Policy MD6 – DEVELOPMENT WITHIN IN MINOR RURAL SETTLEMENTS and reasoned justification as follows:</p> <p>POLICY MD5 - DEVELOPMENT WITHIN KEY, SERVICE CENTRE AND PRIMARY SETTLEMENTS BOUNDARIES</p> <p>SETTLEMENT BOUNDARIES HAVE BEEN DEFINED AROUND <u>ALL</u> THE KEY SETTLEMENTS OF BARRY, THE SERVICE CENTRE SETTLEMENTS OF COWBRIDGE, LLANTWIT MAJOR AND PENARTH AND THE PRIMARY SETTLEMENTS OF DINAS POWYS, LLANDOUGH (PENARTH), RHOOSE, SULLY, WENVOE AND ST. ATHAN. <u>WITHIN THE LDP SETTLEMENT HIERARCHY.</u> NEW DEVELOPMENT WITHIN THESE</p>	

		<p>SETTLEMENTS WILL BE PERMITTED WHERE THE PROPOSED DEVELOPMENT:</p> <ol style="list-style-type: none"> 1. MAKES EFFICIENT USE OF LAND OR BUILDINGS; 2. WOULD NOT PREJUDICE THE DELIVERY OF AN ALLOCATED DEVELOPMENT SITE; 3. IS OF A SCALE, AND FORM THAT IS COMMENSURATE WITH THE SURROUNDING AREA <u>FORM, LAYOUT AND CHARACTER THAT IS SYMPATHETIC TO AND RESPECTS ITS IMMEDIATE SETTING AND THE WIDER SURROUNDINGS</u> AND DOES NOT UNACCEPTABLY IMPACT UPON THE CHARACTER AND APPEARANCE OF THE LOCALITY; <u>4. THE PROPOSAL WOULD NOT RESULT IN THE LOSS OF NATURAL OR BUILT FEATURES THAT INDIVIDUALLY OR CUMULATIVELY CONTRIBUTE TO THE CHARACTER OF THE SETTLEMENT OR ITS SETTING;</u> 4 <u>5.</u> WOULD NOT RESULT IN THE UNACCEPTABLE LOSS OF PUBLIC OPEN SPACE, COMMUNITY OR TOURISM BUILDINGS OR FACILITIES; 5 <u>6.</u> HAS NO UNACCEPTABLE IMPACT ON THE AMENITY AND CHARACTER OF THE LOCALITY BY WAY OF NOISE, TRAFFIC CONGESTION AND PARKING; AND 6 <u>7.</u> MAKES APPROPRIATE PROVISION FOR COMMUNITY INFRASTRUCTURE TO MEET THE NEEDS OF FUTURE OCCUPIERS. <p>FAVOURABLE CONSIDERATION WILL BE GIVEN, OTHER THAN WITHIN AREAS IDENTIFIED AS GREEN WEDGES, TO SMALL SCALE AFFORDABLE HOUSING DEVELOPMENT WHICH CONSTITUTES THE "ROUNDING OFF" OF THE EDGE OF SETTLEMENT BOUNDARIES WHERE IT CAN BE SHOWN TO BE CONSISTENT WITH THE PROVISIONS OF POLICIES MD 2 AND MD 3.</p> <p>7.24 Settlement boundaries have been drawn around the key, service centre and primary settlements of the Vale of Glamorgan <u>identified in the LDP hierarchy which are considered capable of accommodating additional development during the Plan period.</u> The boundaries define the</p>	
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settlements within which new development will be permitted encouraging the re-use of land and buildings and preventing the spread of new development into the open countryside. Accordingly to protect the identity of these settlements, to ensure the efficient use of land and to protect the countryside from urbanisation and incremental loss, ~~with the exception of affordable housing,~~ development will only be permitted outside of the identified settlement boundaries where it consists of ~~either~~ a small-scale 'rounding off' of the settlement boundary, or for affordable housing under Policy MD 11 and where such development would respond appropriately to the local context and accord with Policies MD 2 and MD 3. Small scale 'rounding off' is defined, for the purpose of this Plan, as development which constitutes no more than five dwellings, where the site lies within or immediately adjacent to the settlement boundary and conforms to a logical site boundary.

7.25 It is recognised that these larger settlements are likely to contain unallocated or "windfall" sites (either previously developed or infill sites) which could accommodate new development over and above those sites that have been allocated in Policy MG 2 and which can make an important contribution to the housing land bank and the objectives of the LDP. Such developments will be expected to accord with Policy MG 7 in respect of housing density and achieving best use of available land.

7.26 Where proposals involve the loss of open space, community or tourist facilities the Council will require robust evidence that demonstrates the facilities are no longer required **or such a loss would not have a detrimental impact upon local service provision. For the purposes of the Policy, Community Facilities are as defined in the Glossary of Terms at Appendix 1. Development proposals will therefore need to be supported by evidence which demonstrates that community buildings or facilities are either no longer required for their original purpose or, in the case of commercial enterprises, no longer economically viable. Statements of justification could include evidence that alternative provision is available within close proximity to the proposal site, the use of which is preferable to that which would be lost and satisfies local needs.**

7.27 The inclusion of land within a settlement boundary, however, does not automatically imply its suitability to accommodate development and Policy MD 5 provides a framework for the development of such sites ensuring that where they are promoted, they are appropriate to their surroundings ~~and do not impact upon the deliverability of allocated sites by way of access or infrastructure provision.~~

The Council would resist the development of a site that would prejudice the delivery of an allocated development site, for example by blocking vehicular access through to an allocated site, introducing a use that would adversely affect amenity on an allocated site; or undermining its delivery by placing pressure on existing infrastructure needed to serve a proposed allocation.

POLICY MD 6 - DEVELOPMENT WITHIN MINOR RURAL SETTLEMENTS

NEW DEVELOPMENT IN MINOR RURAL SETTLEMENTS WILL BE PERMITTED WHERE:

1. THE DEVELOPMENT SITE HAS A DISTINCT PHYSICAL OR VISUAL RELATIONSHIP WITH THE EXISTING SETTLEMENT;
2. THE PROPOSAL IS OF A SCALE, FORM, LAYOUT AND CHARACTER THAT IS SYMPATHETIC TO AND RESPECTS ITS IMMEDIATE SETTING AND THE WIDER SURROUNDINGS;
3. THE PROPOSAL WOULD NOT, EITHER SINGULARLY OR CUMULATIVELY, HAVE AN UNACCEPTABLE IMPACT ON THE CHARACTER AND / OR APPEARANCE OF THE SETTLEMENT;
4. 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;
5. THE PROPOSAL WOULD NOT RESULT IN THE LOSS OF NATURAL OR BUILT FEATURES THAT INDIVIDUALLY OR CUMULATIVELY CONTRIBUTE TO THE CHARACTER OF THE SETTLEMENT OR ITS SETTING;
6. THE PROPOSAL WOULD NOT RESULT IN THE UNACCEPTABLE LOSS OF COMMUNITY OR TOURISM BUILDINGS OR FACILITIES;
7. MAKES APPROPRIATE PROVISION FOR COMMUNITY INFRASTRUCTURE TO MEET THE

NEEDS OF FUTURE OCCUPIERS; AND

~~8. DEVELOPMENT IS SHOWN TO BE CONSISTENT WITH OTHER POLICIES OF THE PLAN, ESPECIALLY MD 2 AND MD 3~~

~~PROPOSALS FOR AFFORDABLE HOUSING WILL BE CONSIDERED IN ACCORDANCE WITH POLICIES MD 1, MD 3 AND MD 7.~~

~~7.28 Minor rural settlements have been identified as a part of the Council's LDP settlement hierarchy. These settlements comprise the smaller rural villages throughout the Vale of Glamorgan that are frequently located close to the strategic road network or larger towns and villages. They generally offer a limited range of services and facilities ranging from local businesses and small employment sites to places of worship, community halls and post boxes but are nonetheless important in supporting and maintaining sustainable rural communities. Policy MD6 provides opportunities for new development where it reinforces the role and functions of the minor rural settlements and maintains their character and attractiveness, including consideration of Policy MD 7 in respect of housing density.~~

~~7.29 In order to enable new development that can help sustain rural communities, supporting existing services and providing new employment, settlement boundaries have not been defined around minor rural settlements. New development however must always be of an appropriate scale, form and design that is sympathetic to and respects the existing character of the village and the range of services and facilities that are available. This will generally comprise infilling or limited small scale extensions to the minor rural settlements, in particular where they meet the need for local affordable housing.~~

~~7.30 New development proposals should therefore demonstrate a distinct physical or visual relationship with the structures that comprise the existing settlement. For example, new development should share an existing property boundary or be closely related to existing buildings so as to maintain and strengthen the settlement form. A strong visual relationship is also important and proposals for new buildings that are divorced or unrelated to the existing properties or settlement or which represent an incongruous or large scale extension of the built form into the open countryside will not be permitted.~~

			<p>However in the case of affordable housing, the Council may consider relaxing the application of criterion (i) in order to secure affordable housing in areas of identified need. Therefore, such proposals may be acceptable subject to conforming to the remaining criteria of Policies MD 1, MD 3 and MD 11.</p> <p>7.31 Similarly, new development that would result in unacceptable loss of formal or informal public open space, private gardens or paddocks that provide for local amenity or which contribute to the character or the setting of a settlement will not be acceptable.</p> <p>7.32 Development in minor rural settlements which proposes the reuse or loss of a community building or facility will only be permitted where it can be demonstrated that such a loss would not have a detrimental impact upon local service provision. For the purposes of the Policy, Community Facilities are as defined in the Glossary of Terms at Appendix 1. Development proposals will therefore need to be supported by evidence which demonstrates that community buildings or facilities are either no longer required for their original purpose or, in the case of commercial enterprises, no longer economically viable. Such evidence could include corroboration that a building has been vacant or actively marketed for a continuous period of 12 months or more or that alternative provision is available within close proximity to the proposal site the use of which is preferable to that which would be lost.</p> <p>7.33 Development proposals within or adjacent to minor rural settlements will be required to be consistent with the guidance contained within the Council's Design in the Landscape SPG²⁸ and where applicable should be accompanied by a design and access statement that demonstrates how the proposal has been designed to remove or reduce any unacceptable impact on the settlement.</p> <p>²⁸Design in the Landscape Supplementary Planning Guidance, Vale of Glamorgan Council (2006)</p>	
MAC86	HS1/AP10 HS1/AP12	Policy MD8	<p>Amend Policy MD8 and insert new paragraph 7.38 to read as follows:</p> <p>POLICY MD8 - 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:</p>	

1. POLLUTION OF LAND, SURFACE WATER, GROUND WATER AND THE AIR;
2. LAND CONTAMINATION;
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.

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

			<u>can comply with the justification and assessment requirements of TAN15 (2004 – Section 6, 7 and Appendix 1)”.</u>	
MAC87	HS14/AP2	Policy MD9	<p>Amend Policy MD9 – Historic Environment and reasoned justification as follows:</p> <p>POLICY MD9 - HISTORIC ENVIRONMENT</p> <p>DEVELOPMENT PROPOSALS MUST PROTECT THE QUALITIES OF THE BUILT AND HISTORIC ENVIRONMENT OF THE VALE OF GLAMORGAN, SPECIFICALLY:</p> <ol style="list-style-type: none"> 1. WITHIN CONSERVATION AREAS, DEVELOPMENT PROPOSALS MUST PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA; 2. FOR LISTED AND LOCALLY LISTED BUILDINGS, DEVELOPMENT PROPOSALS MUST PRESERVE OR ENHANCE THE BUILDING, ITS SETTING AND ANY FEATURES OF SIGNIFICANCE IT POSSESSES; 3. WITHIN DESIGNATED LANDSCAPES, HISTORIC PARKS AND GARDENS, AND BATTLEFIELDS, DEVELOPMENT PROPOSALS MUST RESPECT THE SPECIAL HISTORIC CHARACTER AND QUALITY OF THESE AREAS, THEIR SETTINGS OR HISTORIC VIEWS OR VISTAS; 4. <u>FOR SITES OF ARCHAEOLOGICAL INTEREST, DEVELOPMENT PROPOSALS MUST PRESERVE OR ENHANCE ARCHAEOLOGICAL REMAINS AND WHERE APPROPRIATE THEIR SETTINGS.</u> <p>7.40 The historic environment is a significant, but finite, resource. With sensitivity and imagination, it can be a stimulus to creative new architecture and design, a basis for regeneration and make a powerful contribution to people’s quality of life.</p> <p>7.41 The historic environment embraces many features: buildings, structures, monuments, remains, archaeological sites, gardens, parks, landscapes and their settings. Appendix 10 provides details of Listed Buildings, Conservation Areas, Local Listed County Treasures, Parks and Gardens of Special Historic Interest in Wales, and Landscapes of Outstanding Interest in Wales <u>and Scheduled Monuments.</u> National legislation²⁹ and planning policy^{30,31,32,33}, indicates that all of these facets of the historic environment should be protected. The preservation and enhancement of the historic environment, including the settings of historic assets, is a key aspect of the Council’s wider</p>	

responsibilities, and will constitute a material consideration of significant weight when determining applications affecting such assets.

7.42 In the Vale of Glamorgan there are 39 Conservation Areas which make a significant contribution to the attractiveness of the Vale, having been designated not on the basis of individual buildings but because of the overall quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of buildings and open spaces. The Council has prepared detailed appraisals for each of its designated conservation areas, which define their special character and guidelines for development and enhancement schemes, and have been adopted by the Council as Supplementary Planning Guidance in support of the policies of the LDP.

7.43 The Vale of Glamorgan has in excess of 740 Listed Buildings, whose special architectural or historic interest is protected by the need to obtain Listed Building Consent under the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990. The setting of such buildings, however, is often critical to the character of the building, and can be restricted to its immediate site or extend to a much wider area. It is therefore essential that any development proposals demonstrate that they have had regard to the need to preserve or enhance the building and its setting.

7.44 In partnership with the wider Community, the Council has identified buildings and structures within the Vale of Glamorgan considered as having special local architectural or historic interest. These 'County Treasures' are of significance to the local community and contribute to the environmental and cultural heritage of the County. Although not of national importance required to merit statutory listing, their local value deserves preservation and regard must therefore be given to the need for development proposals to protect such assets from insensitive development which individually and cumulatively can harm local character. Further advice on development affecting locally listed County Treasures has been prepared and is set out in a Supplementary Planning Guidance document³³.

7.45 The Vale of Glamorgan has considerable archaeological and historical interest. Glamorgan-Gwent Archaeological Trust curates the authority's Historic Environment Record. Archaeological features can have a considerable bearing on the feasibility of development proposals. Where archaeological remains are known or understood to be present, an archaeological field evaluation should be undertaken at the earliest opportunity and submitted

			<p><u>as part of planning application. Where a development proposal affects an important archaeological site or its setting, there will be a presumption in favour of physical preservation of the remains, regardless of whether or not the site is a Scheduled Monument. Where development is permitted, remains should be preserved and sensitively incorporated into the development scheme or removed for preservation off site, where appropriate, in accordance with advice from Glamorgan-Gwent Archaeological Trust.</u></p> <p>7.456 Policy MD 9 seeks to ensure that the unique built and historic environment of the Vale of Glamorgan is protected and enhanced. Facilities to enhance and increase the public enjoyment of these historic environments will be encouraged provided that the facilities do not conflict with their conservation.</p> <p>²⁹ Planning (Listed Buildings and Conservation Areas) Act, 1990 <u>and Historic Environment (Wales) Act 2016</u></p> <p>³⁰ Planning Policy Wales (2012) Section 6</p> <p>³¹ WO Circular 61/96</p> <p>³² WO Circular 1/98</p> <p>³³ <u>WO Circular 60/96</u></p>	
MAC88	HS14/AP5&6	Policy MD10	<p>Delete Policy MD10 – PROMOTING BIODIVERSITY and reasoned justification and replace with new Policy MD10 – PROMOTING BIODIVERSITY and reasoned justification as follows:</p> <p>POLICY MD10 - PROMOTING BIODIVERSITY³⁴</p> <p>DEVELOPMENT PROPOSALS WILL BE REQUIRED TO POSITIVELY CONTRIBUTE TO BIODIVERSITY INTERESTS WITHIN THE VALE OF GLAMORGAN BY:</p> <p>1. MAINTAINING AND ENHANCING EXISTING IMPORTANT BIODIVERSITY FEATURES SUCH AS WOODLAND, TREES, HEDGEROWS, WETLAND, WATERCOURSES, PONDS, GREEN LANES, GEOLOGICAL FEATURES AND HABITATS; AND</p> <p>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</p>	

~~DEVELOPMENT ON BIODIVERSITY CANNOT BE ADDRESSED ON SITE, DEVELOPERS WILL BE REQUIRED TO PROVIDE ALTERNATIVE OFF-SITE COMPENSATION TO MAINTAIN NET BIODIVERSITY INTEREST; AND BY~~

- ~~3. DEMONSTRATING HOW THEY MAINTAIN AND ENHANCE FEATURES OF IMPORTANCE FOR ECOLOGICAL CONNECTIVITY, INCLUDING WILDLIFE CORRIDORS AND 'STEPPING STONES' AND OTHER GREEN INFRASTRUCTURE THAT ENABLES MIGRATION, DISPERSAL AND/OR GENETIC INTERCHANGE.~~

~~WHERE PROPOSALS HAVE A NEGATIVE IMPACT ON SITES SHOWN TO BE IMPORTANT FOR BIODIVERSITY, DEVELOPERS WILL BE REQUIRED TO DEMONSTRATE THAT THE DEVELOPMENT COULD NOT BE LOCATED ELSEWHERE AND THAT THE NEED FOR THE DEVELOPMENT OUTWEIGHS THE BIODIVERSITY INTERESTS OF THE SITE.~~

~~7.46 Development proposals will be required to ensure that areas of biodiversity interest are not unacceptably affected by development. Proposals will be required to ensure that biodiversity interest is maintained and enhanced to achieve overall net gain. Impact on biodiversity at individual sites must be considered in the context of ecological connectivity across the whole Vale safeguarding existing and generating new ecological corridors e.g. retention of tree lines and hedgerows.~~

~~³³ County Treasures Supplementary Planning Guidance March 2009~~

~~³⁴ Technical Advice Note 5 Nature Conservation and Planning (September 2009)~~

~~7.47 If biodiversity is to be successfully protected and enhanced then it is essential that the appropriate information on the potential ecological impacts of development is available for those determining planning applications. It is important that a biodiversity impact survey and report is undertaken at the earliest possible stage of the development process. The Council has produced Supplementary Planning Guidance "Biodiversity and Development" which contains advice for developers on the Council's approach to biodiversity issues as well as a checklist of the requirements for a biodiversity impact survey and report.~~

~~7.48 Biodiversity interests include sites of European, National, Regional and local importance, such as~~

Special Areas of Conservation (SAC), Special Protection Areas (SPA), Sites of Special Scientific Interest (SSSI), Regionally Important Geological Sites (RIGS) and Sites of Importance for Nature Conservation (SINCSs). These sites are identified on the Constraints Map, with the exception of identified SINCs under Policy MG19 which are shown on the Proposals Map and listed at Appendix 9. Priority habitats are those which are identified as in most need of conservation, comprising collectively those as listed in Section 42 of the Natural Environment and Rural Communities Act 2006 and those identified listed in the Local Biodiversity Action Plan for the Vale of Glamorgan, and those sites which meet the criteria for SINCs.

7.49 Any development proposals that are likely to affect protected species and/or internationally and nationally designated nature conservation sites will be determined in accordance with national policy set out in Planning Policy Wales and Technical Advice Note 5: Nature Conservation and Planning (2009). In accordance with The Conservation of Habitats and Species regulations 2010, any development proposal that has the potential for an adverse effect on the integrity of a European site will require a Project Level Assessment to be prepared to the satisfaction of Natural Resources Wales and the local authority.

7.50 In the case of locally identified sites, e.g. SINCS, where mitigation measures cannot resolve any significant unacceptable effects on habitats and species in an appropriate manner, the use of compensatory measures (such as translocation) will only be considered if the habitat(s) and/or species in question cannot be maintained in their present location. In determining development proposals that adversely impact on locally identified sites, the same overriding need justification principles will be applied as for European or National sites i.e. the need for the development must outweigh the biodiversity interest of the site and that development could not be located elsewhere and, compensation/mitigation will be required. However, for locally identified sites their emphasis will reflect the scale of the development proposal and the local status of the site.

7.51 Where development results in a negative effect on biodiversity, developers will need to provide information to allow a full assessment of their proposal, to include how negative effects will be avoided and mitigated for. In cases where avoidance and mitigation cannot ensure 'no net loss', on or off site compensation will be required to maintain net biodiversity interest and further guidance on this issue is contained within the Council's Biodiversity Supplementary Planning Guidance.

~~7.52 Planning conditions and obligations will be used to ensure that any measures identified are fully resourced and implemented. This may include the preparation and implementation of a management plan to secure the future of any habitats created or retained, for example tackling issues such as plant failure, unauthorised public access and future monitoring to establish appropriate remedial measures that may be necessary.~~

MD10 – PROMOTING BIODIVERSITY

NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO CONSERVE AND WHERE APPROPRIATE ENHANCE BIODIVERSITY INTERESTS UNLESS IT CAN BE DEMONSTRATED THAT:

1. **THE NEED FOR THE DEVELOPMENT CLEARLY OUTWEIGHS THE BIODIVERSITY VALUE OF THE SITE; AND**
2. **THE IMPACTS OF THE DEVELOPMENT CAN BE SATISFACTORILY MITIGATED AND ACCEPTABLY MANAGED THROUGH APPROPRIATE FUTURE MANAGEMENT REGIMES.**

7.XX The biodiversity value of a proposed development site should be established at the earliest opportunity. Biodiversity value of sites should be assessed in national and local contexts. By virtue of their designation, internationally and nationally designated sites have the highest conservation value. Other sites such as SINC's or those sites that support a priority habitat or species should be assessed individually, but would likely be of lower conservation value.

7.XX However, the biodiversity value of local sites may be increased by having any of the attributes below.

- **Diversity**
- **Rarity**
- **Naturalness**
- **Size**
- **Typicalness**
- **Fragility**
- **Irreplaceability .**

			<p><u>7.XX Other features that may increase the importance of a site are where the site is acts as a 'stepping stone', provides habitat connectivity or acts as a buffer zone to a designated site. Sites with one or more of these attributes will be important for biodiversity value.</u></p> <p><u>7.XX Where a site has biodiversity value, and where the development will be likely to have an adverse impact on biodiversity, the need for development must be weighed against the biodiversity value of the proposed development site. Where a development will have an adverse impact on the biodiversity value of a site, the development must demonstrate that the need for the development clearly outweighs the biodiversity value of the site.</u></p> <p><u>7.XX Developers must demonstrate what measures have been taken to avoid an adverse impact on biodiversity and what mitigation measures will be undertaken to minimise the impact on biodiversity. Where reasonable avoidance measures and mitigation are not sufficient in minimising an adverse impact, any residual impact should be addressed by appropriate and proportionate compensation measures. Compensation should ideally be located as close as possible to the original site and be on a like-for-like basis. Mitigation measures and compensation sites should be chosen so as to maintain biodiversity features or resources.</u></p> <p><u>7.XX It is nearly always possible to provide biodiversity enhancement on development sites. Levels of enhancement should be commensurate with the level of adverse impact and the scale of development. Mitigation features that can be included could include: small animal underpasses, bird boxes on new build, vegetated dark flight corridors, ponds, hedgerows, native species in planting schemes, newt-friendly drainage. These features not only mitigate and enhance, but also significantly contribute towards sustainability and natural resource planning; ensuring that new developments in the Vale are "future-proof" allowing for migration and colonisation in response to climate change.</u></p>	
MAC89	HS6/AP11	Policy MD11	<p>Amend Policy MD11 – AFFORDABLE HOUSING IN RURAL AREAS and reasoned justification as follows:</p> <p>POLICY MD11 - AFFORDABLE HOUSING <u>DEVELOPMENTS OUTSIDE SETTLEMENT BOUNDARIES IN RURAL AREAS</u>³⁵</p>	

SMALL SCALE AFFORDABLE HOUSING DEVELOPMENTS WILL BE PERMITTED **OUTSIDE SETTLEMENT BOUNDARIES** WHERE **THEY HAVE** ~~IT HAS~~ A DISTINCT PHYSICAL OR VISUAL RELATIONSHIP WITH AN EXISTING SETTLEMENT AND WHERE IT IS DEMONSTRATED THAT:

1. THE PROPOSAL MEETS AN IDENTIFIED LOCAL NEED WHICH CANNOT BE SATISFIED WITHIN IDENTIFIED SETTLEMENT BOUNDARIES;
2. THE NUMBER OF DWELLINGS IS IN PROPORTION TO THE SIZE OF THE SETTLEMENT;
3. THE PROPOSED DWELLING(S) WILL BE ~~CONSTRUCTED TO~~ **OF A SCALE SIZE, TENURE AND DESIGN WHICH IS COMMENSURATE WITH THE AFFORDABLE HOUSING NEED;**
4. IN CASES WHERE THE DWELLING IS TO BE PROVIDED BY EITHER A PRIVATE LANDLORD OR THE INTENDED OCCUPIER, SECURE MECHANISMS ARE IN PLACE TO ENSURE THE PROPERTY SHALL REMAIN AFFORDABLE IN PERPETUITY; **AND**
5. THE DEVELOPMENT HAS REASONABLE ACCESS TO THE AVAILABILITY AND PROXIMITY OF LOCAL COMMUNITY SERVICES AND FACILITIES; ~~AND~~
6. ~~THE DEVELOPMENT COMPLIES WITH POLICIES MD 2 AND MD 3.~~

7.53 In seeking to deliver sustainable communities, the LDP Strategy directs new housing to settlements **within the settlement hierarchy** which possess or have good access to a wide range of services and facilities (**Policy MD 5 refers**). However, there may be instances where housing need arises outside existing residential settlement boundaries or within villages that are not included within the settlement hierarchy. **Policy MD11 makes provision to allow affordable housing in these areas outside of those settlements with settlement boundaries identified in the LDP settlement hierarchy.** Such proposals will be considered as “exceptions” to the general housing policies of the Plan, although development will still need to have reasonable access to local community services and facilities in nearby settlements **and meet the specified criteria and other relevant policies of the Plan.**

		<p>7.54 Given the small nature of many minor rural settlements, The integration of new development within the existing settlement pattern is imperative so as not to adversely impact upon their rural character or setting. Accordingly, any affordable housing scheme will need to be of a scale proportionate to the size of the existing settlement, and generally comply with Policies MD 1, 2, and 3, in order to ensure the appropriate integration of new affordable housing within the existing smaller settlements of the Vale of Glamorgan. <u>Small scale for the purpose of Policy MD11 will generally mean 10 or fewer dwellings, however, in or adjoining some of the larger settlements, proposals for more than 10 dwellings may be acceptable if required to meet specific need and where the number of dwellings is proportionate to the size of the settlement and satisfies all the other criteria against which a housing development would be judged.</u></p> <p>7.55 In general, the Council will require the affordable housing to be delivered by a Registered Social Landlord (RSL) or the community itself, for example via a community land trust. For developments proposed by a private developer the Council will require the dwelling(s) to remain affordable in perpetuity. This will be secured through a planning condition or legal agreement. This will require the resale of the property to be capped at an affordable level linked to local average incomes. In doing so this will ensure that the dwelling is of a design and scale which is affordable to the wider community. The only exception to this will be in instances where the mortgagee is in possession.</p> <p>7.56 In cases where a private developer proposes to develop and manage the affordable housing without the involvement of a RSL, a Section 106 agreement will be used to ensure that the homes are only occupied by people in local housing need, both initially and on successive changes of occupier. It will be for the Council to provide the definition of these in<u>For the purpose of this Policy 'local housing need' refers to households with a local connection to the area who require affordable housing. The Council operates a Local Lettings Policy for rural affordable housing schemes to ensure they meet local housing need. Priority (1) will be given to those applicants with a local connection to the area (usually the village(s) within a few miles of the development site or within the community council area). Local connection will be defined as follows: existing resident in the areas for the last 12 months or 3 out of the last 5 years; a person or household with parents or close family living in the area; permanently employed (or moving to be permanently employed) in the area; retiring from tied accommodation in the area. When allocating properties, if there are insufficient applicants with a local connection then priority</u></p>	
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			<p><u>(2) will next be given to applicants from the adjacent community council areas, in particular local villages. If insufficient applications are received from Priority 1 and 2, then priority will be given to applicants with an extended family connection to the area. In the unlikely event that there are insufficient applicants taking into account the above priority, then applicants from the electoral ward will be next in line to be considered, followed by applicants from the rest of the rural Vale. Should applicants in these areas also be exhausted, then lettings can be extended to applicants residing elsewhere in the Vale of Glamorgan.</u></p> <p>³⁶Technical Advice Note 6 Planning for Sustainable Rural Communities (July 2010)</p> <p>7.57 Dwelling size should reflect the reasonable living requirements of the applicant. Where potential occupants have yet to be identified, dwellings should be provided that meet the requirements outlined in the Council's Rural Housing Needs Study³⁶. In this regard, the Council may control future permitted development rights to ensure that properties are not extended or altered in any way to increase values beyond an affordable level. The Council will consider the suitability of any future adaptations or extensions where required by an occupant with disabilities or to accommodate appropriate extensions for family growth.</p>	
MAC90	HS18/AP3	Policy MD12	<p>Amend Policy MD12 – CONVERSION AND RENOVATION OF RURAL BUILDINGS and reasoned justification as follows:</p> <p>POLICY MD12 - CONVERSION AND RENOVATION OF RURAL BUILDINGS</p> <p>PROPOSALS FOR THE CONVERSION OR RENOVATION OF EXISTING RURAL BUILDINGS FOR RURAL ENTERPRISE, TOURISM, COMMUNITY OR RESIDENTIAL USE WILL BE ACCEPTABLE WHERE:</p> <p>1. THE PROPOSAL IS FOR THE REUSE OF A SURPLUS RURAL BUILDING;</p> <p>2. CONVERSION OF AN EXISTING RURAL BUILDING WOULD NOT GIVE RISE TO THE NEED FOR A REPLACEMENT BUILDING; AND</p> <p>3. REUSE CAN BE ACHIEVED WITHOUT SUBSTANTIAL RECONSTRUCTION, EXTENSION OR ALTERATION THAT UNACCEPTABLY AFFECTS ALTERING THE APPEARANCE AND RURAL</p>	

		<p>CHARACTER OF THE BUILDING OR ITS SETTING;</p> <p>PROPOSALS FOR CONVERSIONS TO 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 <u>IS</u> DEMONSTRATED THAT:</p> <p>4. THERE ARE NO VIABLE ALTERNATIVE USES; AND</p> <p><u>3.4 THE BUILDING HAS BEEN APPROPRIATELY MARKETED FOR OTHER ALTERNATIVE USES SUCH AS FARM DIVERSIFICATION, BUSINESS, COMMUNITY, TOURISM, OR RECREATIONAL USES AND IT HAS BEEN DEMONSTRATED THAT SUCH ALTERNATIVE USES ARE NOT VIABLE; AND</u></p> <p>45. THE <u>LOCATION OF THE BUILDING</u> SITE IS SUSTAINABLE IN TERMS OF ACCESS TO LOCAL SERVICES, PUBLIC TRANSPORT AND COMMUNITY FACILITIES.</p> <p>7.58 With changes in farming practice, many rural buildings are no longer needed. In the rural Vale some of these buildings add greatly to the character of the countryside and to local distinctiveness. Where possible the Council wishes to see rural buildings, particularly those of architectural or historic interest, retained. The Council's preference is for these buildings to be developed for alternative uses that contribute positively to Vale of Glamorgan's rural economy <u>in line with national policy.</u></p> <p>7.59 Policy MD 12 distinguishes Many of the Vale of Glamorgan's rural buildings as being are either traditional stone or brick built barns of architectural merit (generally predating 1914). <u>However, there are also a number of Mmodern rural</u> buildings the other hand which are often prefabricated and utilitarian in style. For both traditional and modern rural buildings, the Council will favour reuses which can make a positive contribution to the rural economy, such as rural enterprises, farm and craft shops, small scale commercial and light industrial enterprises, or tourism and recreation facilities. <u>In order to ensure that conversions make positive contribution to the rural economy, Criterion 3 requires proposals for residential use to be supported by appropriate marketing evidence to demonstrate that the building has been marketed for other alternative uses for at least 12 months. Information from the agent or applicant regarding demand for alternative uses could</u></p>	
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take the form of a marketing report or correspondence from the relevant property agent. The type of information could include the following:

- The length of time the rural building has not been used for agricultural purposes;
- The types of uses which the rural building has been marketed for, what the marketing strategy involved and its duration; and
- The amount of interest in the rural building during the marketing period – this should detail the number of queries, the type of uses sought, and if known, the reason for not pursuing any initial enquiries.

~~In the case of agricultural and forestry buildings less than 10 years old, it will also need to be demonstrated that the original need for the building was genuine and that it is no longer required for agricultural or forestry purposes. Additionally, in more isolated rural locations where residential development would otherwise not be acceptable, proposals for visitor accommodation will be limited to the conversion of suitable rural buildings and occupancy conditions will be imposed to prevent long term residential occupation.~~

7.60 Notwithstanding these preferences, the most common proposals in the Vale of Glamorgan are for the conversion of traditional rural buildings to residential use. Such proposals can lead to a dispersed pattern of dwellings settlement which generates new and longer trips to settlements and services and also places additional pressure on the Council to provide essential services and facilities often in isolated locations. ~~The Council will therefore only favour the re-use and conversion of traditional rural buildings to residential where it is demonstrated through appropriate marketing of the buildings for alternative business, community, tourism or recreational uses for a period of no less than 12 months, and where this would safeguard a building of architectural or historical interest and is accessible by public transport and local services and facilities. Conversion of modern buildings to residential will not normally be permitted.~~ Criterion 4 therefore states that residential use will only be acceptable in locations which are sustainable and would not result in the occupiers being overly reliant on the private motor vehicle. In more isolated rural locations where residential development would otherwise not be acceptable, proposals for residential conversions will be limited to tourist accommodation and occupancy conditions will be imposed to prevent long term residential occupation.

			<p>7.61 The conversion of both traditional and modern rural buildings must be sympathetic to their location and not require any extensions or alterations which would materially alter the character of the building including its setting in the rural landscape. For traditional rural buildings, separate guidance is contained in the Council's SPG "The Conversion of Rural Buildings". Any major remodelling of either the building itself or its setting in a manner which would not maintain or enhance its existing rural character is unlikely to be considered favourably.</p>	
MAC91	HS18/AP4	Paragraphs 7.62 & 7.65 (Policy MD13)	<p>Amend paragraphs 7.62 and 7.65 of reasoned justifications to Policy MD13 - DWELLINGS IN THE COUNTRYSIDE as follows:</p> <p>7.62 <u>For the purposes of the LDP, countryside is defined as that area of land lying outside the settlement boundaries of the main towns and villages identified in the LDP settlement hierarchy that has not been developed for employment use or allocated for development in the Plan.</u> 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.</p> <p>7.65 Additional guidance in respect of this issue will be provided in a 'Dwellings in the Countryside Supplementary Planning Guidance'. <u>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,</u></p>	

			<p><u>relevant LDP policies will also apply such as Policies MD 2 Design of New Development and MD 11 Affordable Housing. 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)."</u></p>	
MAC92	HS18/AP2	Policy MD14	<p>Amend Policy MD14 TOURISM AND LEISURE to reflect deletion of MD3 as follows:</p> <p>POLICY MD 14 - TOURISM AND LEISURE</p> <p>PROPOSALS FOR THE DEVELOPMENT OF NEW OR ENHANCED TOURISM AND LEISURE FACILITIES WILL BE PERMITTED WHERE THE PROPOSAL:</p> <ol style="list-style-type: none"> 1. IS LOCATED WITHIN THE KEY SETTLEMENT, THE SERVICE CENTRE SETTLEMENTS, PRIMARY SETTLEMENTS AND MINOR RURAL SETTLEMENTS; OR 2. FORMS PART OF A RURAL ENTERPRISE OR FARM DIVERSIFICATION SCHEME; OR 3. INVOLVES THE CONVERSION OF AN EXISTING RURAL BUILDING IN ACCORDANCE WITH POLICY MD 12; OR 4. INVOLVES SUSTAINABLE LOW IMPACT TOURISM AND LEISURE PROPOSALS IN THE COUNTRYSIDE; AND 5. THE DEVELOPMENT COMPLIES WITH POLICIES MD 2 AND MD 3. <p>PROPOSALS THAT WOULD RESULT IN THE LOSS OF EXISTING TOURISM AND LEISURE FACILITIES WILL BE RESISTED UNLESS IT CAN BE DEMONSTRATED THAT THERE IS A SUFFICIENT SUPPLY OF FACILITIES WITHIN THE AREA TO SATISFY DEMAND AND/OR THE FACILITY HAS BEEN MARKETED AND PROVEN TO BE NO LONGER ECONOMICALLY VIABLE.</p> <p>7.66 The Vale of Glamorgan is an area rich in attractive landscape, seascape and townscape. The Council</p>	

			<p>considers that the provision of appropriately located and well-designed tourism facilities present a significant opportunity to bring new investment into the Vale of Glamorgan.</p> <p>7.67 The provision of new and enhanced tourism facilities in the Vale of Glamorgan is a key element of both the Council's Tourism Strategy and the LDP. Proposals for new tourism accommodation such as hotels, bed and breakfast establishments, camping or caravan sites will be favoured where the development is located in settlements identified in the settlement hierarchy or where they promote rural enterprise and / or diversification. Low impact tourism would include interpretation centres, footpaths, and other developments such as camping sites where the impacts on the locality are often small-scale and seasonal. Equestrian activities are popular within the Vale of Glamorgan and can contribute to tourism and leisure facilities as well as the rural economy. The design and location of new or enhanced facilities will be assessed in accordance with Policy MD2 Policies MD 2 and MD 3. In addition, sustainable tourism proposals will generally be supported provided they are of an appropriate scale and design to their surroundings.</p> <p>7.68 Fundamental to the development of a robust tourism industry is the requirement to retain existing tourism facilities. Evidence suggests that the tourism industry in Barry and Penarth has been in decline for a number of years, with many facilities being lost to alternative uses. Proposals for the redevelopment of existing tourism facilities for alternative uses will only be permitted where it is demonstrated that the facility is no longer economically viable, or there is surplus supply of the same type of use within Vale of Glamorgan. The Council will require proposals to be supported by evidence that retention of the facility is no longer economically viable or required for tourism purposes. As part of this process the Council will require applicants to demonstrate that the facility has been actively marketed for a period of 12 months at a realistic price.</p>	
MAC93	HS5/AP9	Policy MD15	<p>Amend Policy MD15 – NEW EMPLOYMENT PROPOSALS and reasoned justification as follows:</p> <p>POLICY MD15 – NEW EMPLOYMENT PROPOSALS</p> <p>ON EXISTING AND ALLOCATED EMPLOYMENT AREAS DEVELOPMENT PROPOSALS WHICH PROVIDE FOR OR ASSIST IN THE CREATION OF NEW EMPLOYMENT OPPORTUNITIES INCLUDING THE EXPANSION OF EXISTING BUSINESSES AND UPGRADING, IMPROVEMENT OR REDEVELOPMENT OF</p>	

~~EXISTING PREMISES WILL BE SUPPORTED.~~

~~PROPOSALS FOR NEW EMPLOYMENT USES OUTSIDE OF THE DEFINED EMPLOYMENT AREAS IDENTIFIED IN POLICY MG 9 WILL BE PERMITTED WHERE:~~

~~1. IT IS SEQUENTIALLY DEMONSTRATED THAT THE REQUIREMENTS OF THE BUSINESS CANNOT BE MET ON AN EXISTING EMPLOYMENT SITE, ON-SITE EXPANSION OR RELOCATION TO AN EXISTING OR ALLOCATED EMPLOYMENT SITE; OR~~

~~2. THE PROPOSAL IS FOR AN AGRICULTURE, FORESTRY OR RURAL ENTERPRISE WHERE A NEED FOR A RURAL LOCATION IS JUSTIFIED; OR~~

~~3. WHERE IT IS CLEARLY DEMONSTRATED THAT THE NATURE OF THE BUSINESS NECESSITATES A LOCATION AWAY FROM EXISTING RESIDENTIAL AND OR EMPLOYMENT AREAS IN ORDER TO MITIGATE IMPACT ON AMENITY.~~

~~4. THE DEVELOPMENT COMPLIES WITH POLICIES MD1, MD2 AND MD3.~~

POLICY MD15 - NEW EMPLOYMENT PROPOSALS

ON EXISTING AND ALLOCATED EMPLOYMENT SITES DEVELOPMENT PROPOSALS FOR B1, B2 AND B8 EMPLOYMENT USES, AND COMPLIMENTARY ANCILLARY USES WILL BE SUPPORTED.

ELSEWHERE PROPOSALS FOR NEW EMPLOYMENT USES WILL BE PERMITTED WHERE:

1. IT IS LOCATED WITHIN OR ADJACENT TO AN EXISTING SETTLEMENT BOUNDARY, WHERE THE SCALE AND TYPE OF EMPLOYMENT USE IS COMPLIMENTARY TO ITS LOCATION AND NEIGHBOURING USES; OR

2. WHERE THE PROPOSAL IS FOR AN AGRICULTURE, FORESTRY OR RURAL ENTERPRISE WHERE A NEED FOR A RURAL LOCATION IS JUSTIFIED; OR

		<p>3. <u>WHERE IT IS CLEARLY DEMONSTRATED THAT THE NATURE OF THE BUSINESS NECESSITATES A LOCATION AWAY FROM EXISTING SETTLEMENTS AND/OR EMPLOYMENT AREAS IN ORDER TO MITIGATE IMPACT ON AMENITY.</u></p> <p>7.69 Strategic Policy 5 identifies the employment land requirements, and a hierarchy of employment sites of both regional and local importance, which the Council consider will provide for flexibility of choice, to meet the Vale's employment needs over the Plan period. The sites are well located to existing employment base and are primarily the areas where new employment development has taken place. <u>Existing employment sites are those sites already in use for B1, B2 and B8 uses and are shown on the LDP Proposals Map.</u></p> <p>7.70 Additionally, the Council wish to encourage the continued use of existing employment sites and premises to meet the needs of local businesses and to enable new business to develop. Accordingly, Policy MD 15 supports redevelopment and enhancement of existing employment premises and sites that facilitate the expansion of business and to provide additional new premises. In addition the Policy supports rural enterprises which support the rural economy and improve opportunities for rural communities to live and work in close proximity.</p> <p>7.70 <u>Accordingly, Policy MD15 supports proposals for new B1, B2 and B8 employment uses, including complementary ancillary uses where appropriate, on existing and allocated employment sites in order to support economic growth and the long term viability of existing employment areas.</u></p> <p>7.71 In this respect, the Council's preference is for the expansion of existing sites or premises or relocation to an existing or allocated employment site prior to development on an entirely new site. Depending on the scale and nature of the proposal, the Council may also require the applicant to provide evidence that consideration has been given to alternative locations outside of the Vale of Glamorgan.</p> <p><u>7.71 The Plan also recognises that there are occasions where it may not be appropriate for new employment proposals to be accommodated on existing employment sites, such as homeworking and small scale business. Policy MD15 therefore supports opportunities that enable new business to develop on non-allocated sites within or adjacent to existing</u></p>	
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			<p><u>settlements.</u></p> <p>7.72 The Council however recognise that there are industries that due to the nature of their activities need to be located away from established general employment areas and some distance from residential areas so as to avoid negative impacts. A number of existing employment sites are located away from residential properties, including Atlantic Trading Estate the Operational Port at Barry Docks and Llandow Industrial Estate, and available land within these areas should be investigated in the first instance. <u>Other industries may specifically require a rural location, i.e. rural diversification, agriculture or forestry and Policy MD15 supports these.</u></p> <p>7.73 In all cases <u>In accordance with the sequential test advocated in TAN 23, outside of employment sites and settlement boundaries, with the exception of rural development permitted by Criterion 2,</u> the Council will need to be satisfied that a sequential approach has been given to the identification of the site and all potential options have been explored which demonstrates that the proposed location is <u>justified and is the only appropriate option when considering the potential benefits of the proposal and</u> to meeting the needs of the business proposed.</p>	
MAC94	HS5/AP10	Policy MD16	<p>Amend Policy MD16 – PROTECTION OF EMPLOYMENT LAND AND PREMISES and paragraphs 7.74 to 7.75 of the reasoned justification as follows:</p> <p>POLICY MD16 – PROTECTION OF EMPLOYMENT LAND AND PREMISES</p> <p>ON STRATEGIC EMPLOYMENT ALLOCATIONS (POLICY MG 9 REFERS) PROPOSALS FOR NON EMPLOYMENT USES, OTHER THAN MINOR ANCILLARY USES, WILL NOT BE PERMITTED.</p> <p>PROPOSALS WHICH WOULD RESULT IN A LOSS OR REDEVELOPMENT OF EXISTING LOCAL EMPLOYMENT SITES OR PREMISES WILL ONLY BE PERMITTED WHERE:</p> <p>1. IT IS DEMONSTRATED THAT THE SITE / PREMISES IS NO LONGER SUITABLE OR REASONABLY CAPABLE OF BEING REDEVELOPED FOR EMPLOYMENT PURPOSES; OR</p> <p>2. THERE IS SIGNIFICANT COMMUNITY BENEFIT WHICH OUTWEIGHS THE IMPACT OF LOSING</p>	

THE EMPLOYMENT SITE/PREMISES; AND

~~3. THE PROPOSAL WOULD NOT PREJUDICE EXISTING OR NEIGHBOURING EMPLOYMENT USES AND IN THE CASE OF ANCILLARY OR SUI GENERIS PROPOSALS THESE WOULD NOT SINGULARLY OR CUMULATIVELY LEAD TO A MATERIAL CHANGE IN THE NATURE OF THE EMPLOYMENT SITE.~~

~~WHERE PROPOSALS INVOLVE THE REDEVELOPMENT OF AN EXISTING OR ALLOCATED EMPLOYMENT SITE FOR OTHER USES THE COUNCIL WILL SEEK THE PROVISION OF EQUIVALENT ON-SITE EMPLOYMENT USES AND/OR PREMISES~~

POLICY MD16 – PROTECTION OF ALLOCATED EMPLOYMENT SITES

ON STRATEGIC AND LOCAL EMPLOYMENT ALLOCATIONS (POLICY MG9 REFERS) PROPOSALS FOR NON B-CLASS EMPLOYMENT USES, OTHER THAN MINOR ANCILLARY USES, WILL NOT BE PERMITTED. PROPOSALS FOR WASTE MANAGEMENT FACILITIES AT THE SITES IDENTIFIED IN POLICY MG9 WILL BE FAVOURED.

7.74 The maintenance of a land bank of sites, particularly where growth sectors can be accommodated, is vital to the success of the areas' economic development initiatives and investment. Therefore, proposals for the alternative uses of "major employment" **on the strategic and local employment site** allocations identified in Policy MG9 for non-employment purposes will not be permitted in order to protect their status as regionally and locally important employment sites.

~~7.75 Existing local employment sites and premises provide valuable opportunities for employment close to where people live and support the local economy. As such the loss of employment uses can negatively impact on access to local jobs and the competitiveness of the local area. The Council's Employment Land and Premises Study (2013) highlights a relative scarcity of a range and choice of available and developable land, alongside an identified demand for small business start-up and grow on space within the Vale of Glamorgan.~~

7.75 Small, ancillary uses which fall outside the B-Class uses, such as cafés, crèches and training

			<p><u>facilities which generate employment opportunities and support the wider function of employment sites may be appropriate where this would not affect the integrity of these sites, or unacceptably reduce employment land supply. Similarly, and subject to the waste policies of this Plan, the local employment sites identified in Policy MG9 are considered suitable locations to accommodate waste facilities.</u></p>	
MAC95	HS5/AP10	New Policy MD16A	<p>Include new policy provisionally numbered Policy 16A - PROTECTION OF EXISTING EMPLOYMENT SITES AND PREMISES after paragraph 7.75 and amend paragraphs 7.76 to 7.78 of reasoned justification as follows:</p> <p><u>POLICY MD16A – PROTECTION OF EXISTING EMPLOYMENT SITES AND PREMISES</u></p> <p><u>THE FOLLOWING SITES ARE IDENTIFIED WITHIN THE PLAN AS EXISTING EMPLOYMENT SITES:</u></p> <ol style="list-style-type: none"> 1. <u>BARRY DOCKS</u> 2. <u>THE CHEMICAL COMPLEX, BARRY</u> 3. <u>ATLANTIC TRADING ESTATE, BARRY</u> 4. <u>PALMERSTON TRADING ESTATE, BARRY</u> 5. <u>SULLY MOORS ROAD INDUSTRIAL ESTATE, BARRY</u> 6. <u>TY VERLON INDUSTRIAL ESTATE, BARRY</u> 7. <u>CARDIFF ROAD BUSINESS PARK, BARRY</u> 8. <u>VALE ENTERPRISE CENTRE, BARRY</u> 9. <u>ST HILARY COURT, CULVERHOUSE CROSS</u> 10. <u>LLANDOUGH TRADING ESTATE, LLANDOUGH (PENARTH)</u> 11. <u>WEST POINT INDUSTRIAL ESTATE, LLANDOUGH (PENARTH)</u> 12. <u>CARDIFF AIRPORT / AIRPORT BUSINESS PARK, RHOOSE</u> 13. <u>MOD ST ATHAN</u> 14. <u>ABERTHAW POWER STATION</u> 15. <u>ABERTHAW CEMENT WORKS</u> 16. <u>HERITAGE BUSINESS PARK, LLANTWIT MAJOR</u> 17. <u>LLANDOW TRADING ESTATE</u> 18. <u>VALE BUSINESS PARK, LLANDOW</u> 19. <u>DYFFRYN BUSINESS PARK, LLANDOW</u> 	

- 20. WEST WINDS INDUSTRIAL ESTATE, LLANGAN
- 21. RENISHAW, LAND SOUTH OF JUNCTION 34, M4

AT EXISTING EMPLOYMENT SITES AND PREMISES PROPOSALS FOR NON B1, B2 AND B8 EMPLOYMENT USES WILL ONLY BE PERMITTED WHERE:

1. THE PROPOSAL IS FOR AN ANCILLARY OR SUI GENERIS USES THAT WOULD NOT SINGULARLY OR CUMULATIVELY LEAD TO A MATERIAL CHANGE IN THE NATURE OF THE EMPLOYMENT SITE; OR
2. THE EXISTING EMPLOYMENT USE HAS UNACCEPTABLE ADVERSE IMPACTS ON AMENITY OR THE ENVIRONMENT; OR
3. LAND OF EQUAL OR BETTER QUALITY IS MADE AVAILABLE FOR EMPLOYMENT USES ELSEWHERE; OR
4. IT IS DEMONSTRATED THAT THE SITE OR PREMISES IS NO LONGER SUITABLE OR VIABLE FOR EMPLOYMENT PURPOSES; AND
5. THE PROPOSAL WOULD NOT PREJUDICE EXISTING OR NEIGHBOURING EMPLOYMENT USES, HAVE AN UNACCEPTABLE IMPACT ON AMENITY OR THE ENVIRONMENT AND WOULD NOT LEAD TO A MATERIAL CHANGE IN THE NATURE OF THE EMPLOYMENT SITE.

~~7.76 Policy MD 16 seeks to protect the loss of local employment sites and premises to non-employment use, unless it is clearly demonstrated that there are exceptional circumstances affecting the continuation or delivery of employment uses. Where non-B class employment uses are proposed, the Council will require proposals to be supported by evidence that retention of the premises or site for employment purposes is no longer required or economically viable. Such information should include local employment forecasts, site feasibility or viability studies and evidence of active marketing of the site for employment uses for a minimum of 12 months. Developers shall also be required to demonstrate clear economic benefits attributed to any proposed development.~~

7.76 Existing local employment sites and premises have been identified in Policy MD16A and on the Proposals Map. These provide valuable opportunities for employment close to where people live and support economic growth and the local economy. As such the loss of employment uses can negatively impact on access to local jobs and the competitiveness of the local area. The Council's Employment Land and Premises Study (2013) highlights a relative scarcity of a range and choice of available and developable land, alongside an identified demand from small business start-ups and "grow on" space within the Vale of Glamorgan.

~~7.77 Small, ancillary uses which fall outside the B-Class uses, such as cafés, crèches and training facilities which generate employment opportunities and support the wider function of employment sites may be appropriate where this would not affect the integrity of these sites, or unacceptably reduce employment land supply. Similarly, and subject to the waste policies of this Plan, employment sites are considered suitable to accommodate waste facilities.~~

~~7.78 In considering alternative uses on existing employment sites, the Council will seek to ensure that an adequate range of sites and premises — in terms of location, size and potential use — is maintained within the Plan area. Consequently, where proposals involve the redevelopment of an existing local employment site for other uses, this must retain an equivalent amount of jobs on site; and in the case of a vacant or underused employment site, the council will require employment uses to be incorporated within the scheme.~~

7.77 Policy MD16A seeks to protect the loss of existing employment sites and premises to non-employment use, unless it is clearly demonstrated that the site is no longer suitable or viable for employment uses; or the existing employment use has unacceptable adverse impacts on amenity or the environment; or land of equal or better quality is made available for employment uses elsewhere. Where proposals involve the loss of an existing employment site or premises the Council will require them to be supported by appropriate evidence supporting their justification under the Policy. The type of evidence required will vary depending on the use and individual circumstances but may include details of why the land or premises is no longer in use and evidence to show that appropriate and reasonable efforts have been made to market it for sale or lease for its existing use.

			<p>7.78 <u>Information from the agent or applicant regarding demand (in relation to Criterion 4) could take the form of a marketing report or correspondence from the relevant property agent. The type of information could include the following:</u></p> <ul style="list-style-type: none"> • <u>Details of existing occupiers, if any;</u> • <u>If appropriate, the length of time a property or site has been vacant;</u> • <u>The type of use which the property/site has been marketed for, and what the marketing strategy involved and its duration;</u> • <u>The amount of interest in the site during the marketing period - this should detail the number of queries, the type of use sought, and if known, the reason for not pursuing the initial query; and,</u> • <u>Whether the relocation of existing occupiers to other suitable accommodation will be facilitated.</u> 	
MAC96	HS5/AP10	Policy MD17	<p>Amend Policy MD17 – RURAL ENTERPRISE and reasoned justification to read:</p> <p>POLICY MD 17 - RURAL ENTERPRISE</p> <p>PROPOSALS FOR THE DEVELOPMENT OF SMALL SCALE EMPLOYMENT USES THAT PROMOTE RURAL ENTERPRISE WILL BE PERMITTED WHERE THE PROPOSAL:</p> <ol style="list-style-type: none"> 1. IS LOCATED WITHIN A MINOR RURAL SETTLEMENT; OR 2. IS PART OF A FARM DIVERSIFICATION SCHEME; AND / OR 3. INVOLVES THE CONVERSION OF AN EXISTING RURAL BUILDING IN ACCORDANCE WITH POLICY MD-8 MD12. <p>PROPOSALS THAT WOULD RESULT IN THE LOSS OF EXISTING SMALL SCALE EMPLOYMENT USES WILL BE ASSESSED IN ACCORDANCE WITH POLICY MD16<u>A</u>.</p>	

			<p>7.79 The findings of the Employment Study indicate that many of the traditional sectors of rural employment such as agriculture and forestry in the Vale of Glamorgan are in decline. The Council recognises that in order to breathe new life into the rural economy it is necessary to maximise the opportunities for small scale, sustainable employment to take place outside the larger settlements of the Vale of Glamorgan. The promotion of economic development which promotes rural enterprise and diversification in the rural Vale is therefore an essential element of the Strategy.</p> <p>7.80 The development of new small scale employment uses within the Minor Rural settlements will be supported where the proposed use accords with the requirements of Policies MD1 and MD3 MD2. Proposals for rural enterprise in association with a farm diversification scheme or the conversion of a rural building will be considered in accordance with Policy MD12 and National Planning Guidance³⁷.</p>	
MAC97	HS16/AP6	Policy MD18	<p>Amend Policy MD18 – GYPSY AND TRAVELLER ACCOMMODATION and reasoned justification as follows:</p> <p>POLICY MD18 - GYPSY AND TRAVELLER ACCOMMODATION</p> <p>PROPOSALS FOR ADDITIONAL GYPSY AND TRAVELLER ACCOMMODATION WILL BE PERMITTED PROVIDING THAT:</p> <ol style="list-style-type: none"> 1. IT IS DEMONSTRATED THAT <u>THERE IS A LOCAL NEED FOR THE ACCOMMODATION;</u> THE ACCOMMODATION REQUIREMENTS OF THE APPLICANT CANNOT BE MET ON THE SITE ALLOCATED BY POLICY MG 5; 2. <u>THERE IS REASONABLE ACCESS FROM</u> THE SITE IS WELL LOCATED FOR <u>TO DAY TO DAY SERVICES, FACILITIES AND EMPLOYMENT, INCLUDING</u> SCHOOLS, MEDICAL FACILITIES, SHOPS AND OTHER LOCAL SERVICES AND COMMUNITY FACILITIES; 3. THE SIZE OF THE SITE AND THE NUMBER OF PITCHES ARE APPROPRIATE TO ITS LOCATION AND ACCOMMODATION NEEDS OF THE APPLICANT; 4. ADEQUATE ON SITE SERVICES FOR WATER SUPPLY, DRAINAGE, SEWAGE, POWER AND WASTE 	

DISPOSAL ARE AVAILABLE OR CAN BE PROVIDED WITHOUT CAUSING ANY UNACCEPTABLE ENVIRONMENTAL IMPACT; AND

5. THE EXISTING HIGHWAY NETWORK IS ADEQUATE TO SERVE THE SITE AND A SATISFACTORY MEANS OF ACCESS CAN BE PROVIDED, INCLUDING PROVISION FOR PARKING, TURNING, SERVICING AND EMERGENCY VEHICLES.

THERE WILL BE A PREFERENCE FOR ACCOMMODATION NEEDS TO BE MET ON ANY OF THE FOLLOWING:

- **ALLOCATED GYPSY AND TRAVELLER SITES;**
- **EXISTING GYPSY AND TRAVELLER SITES OR ON APPROPRIATE EXTENSIONS TO THOSE SITES;**
OR
- **SITES WITHIN EXISTING SETTLEMENTS.**

~~7.81 The LDP through Policy MG 5 allocates land at Sully for the development of a new Gypsy and Traveller site, in order to meet the identified needs of the Gypsy and Traveller community in the Vale of Glamorgan³⁸.~~

~~7.82 In addition, national guidance recognises the need for a criteria based Policy in order to assess proposed private or other sites, in order to meet future or unexpected demand. Policies must be fair, reasonable, realistic and effective in delivering sites. Accordingly, Policy MD18 sets out the criteria for new gypsy and traveller accommodation with a need for the Council to be satisfied that there is an overriding demonstrable need for the proposal which cannot be met through existing and proposed provision within the Vale of Glamorgan.~~

7.81 National guidance recognises the need for a criteria based Policy in order to assess proposed private or other gypsy and traveller sites, in order to meet future or unexpected demand. Policies must be fair, reasonable, realistic and effective in delivering sites. Accordingly, Policy MD18 sets out the criteria for new gypsy and traveller accommodation with a need for the Council to be satisfied that there is a demonstrable need for the accommodation in the proposed location.

			<p>7.83 7.82 Where the proposal is considered to be justified on the basis of individual need, planning permission will be restricted to the applicant and their dependent resident family. In addition, the sustainability of the site in terms of access to essential services and facilities will also be an important factor in determining the suitability of the proposals. The Council considers that proposals for Gypsy and Traveller accommodation should not be treated any differently to general housing market housing within the Plan. Accordingly, proposals in isolated rural locations will be resisted unless it can be demonstrated that there is an overriding need for the location.</p> <p>7.84 7.83 The Council may impose planning conditions to control business uses and associated buildings on the site to ensure that they remain ancillary to residential use. In this regard and where relevant, planning applications should be accompanied by details of any proposals for the storage of plant and equipment associated with the business activities of those living on the site.</p>	
<p>MAC98</p>	<p>HS18/AP9</p>	<p>Policy MD19</p>	<p>Amend policy MD19 – LOW CARBON AND RENEWABLE ENERGY GENERATION and reasoned justification as follows:</p> <p>POLICY MD19 – LOW CARBON AND RENEWABLE ENERGY GENERATION³⁹</p> <p>PROPOSALS FOR THE GENERATION OF LOW CARBON AND RENEWABLE ENERGY WILL BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT THERE IS NO UNACCEPTABLE IMPACT ON THE INTERESTS OF:</p> <ul style="list-style-type: none"> ● <u>BEST AND MOST VERSATILE AGRICULTURAL LAND</u>; AGRICULTURE; ● <u>AVIATION SAFEGUARDING</u>; ● ELECTRICAL, RADIO OR OTHER COMMUNICATION SYSTEMS; ● LANDSCAPE IMPORTANCE; ● NATURAL AND CULTURAL HERITAGE; ● NATURE CONSERVATION; ● RESIDENTIAL AMENITY; <u>AND</u> ● SOIL CONSERVATION; AND ● WILDLIFE; 	

IN ASSESSING SUCH PROPOSALS, THE CUMULATIVE IMPACTS OF RENEWABLE ENERGY SCHEMES WILL BE AN IMPORTANT CONSIDERATION. **WHERE NECESSARY, PROPOSALS SHOULD BE INFORMED BY A LANDSCAPE AND VISUAL IMPACT ASSESSMENT.**

FAVOURABLE CONSIDERATION WILL BE GIVEN TO PROPOSALS THAT PROVIDE OPPORTUNITIES FOR RENEWABLE AND LOW CARBON ENERGY AND / OR HEAT GENERATION TO BE UTILISED WITHIN THE LOCAL COMMUNITY.

7.85 The Council's Renewable Energy Assessment (2013 **2016**) has assessed the potential renewable energy capacity within the Vale of Glamorgan. This ~~and~~ identified significant opportunities for a range of small-scale renewable energy proposals, particularly from **standalone solar photovoltaic developments, small clusters of wind energy potential, biomass, and** from micro generation schemes including Building Integrated Renewables [BIR] ~~and biomass schemes~~. **For wind energy potential** these generally relate to schemes within the 'micro' (up to 50kw) and **up to the** 'sub local authority' (up to 5MW) scales defined under national planning policy. **For solar energy, potential has been identified for schemes within the 'local authority-wide' scale (i.e. for schemes up to 50 MW).** **Accordingly, Local Search Areas for solar energy have been identified on the Proposals Map as identified in policy MG27.**

7.86 Policy MD19 seeks to favour low carbon and renewable energy schemes, where appropriate. These technologies include onshore wind, landfill gas, energy crops, efficient energy from waste processes, anaerobic digestion, sewage gas, hydropower, biomass, solar energy, combined heat and power and buildings with integrated renewable sources e.g. solar power.

³⁹Technical Advice Note 8: Planning for Renewable Energy (July 2005)

7.87 Although there are significant opportunities for small scale **and 'sub-local authority' scale** renewables within the Vale of Glamorgan there may be occasions where larger scale schemes are technically viable and appropriate in planning terms; however such schemes will require careful consideration. These are likely to relate to 'local authority-wide' scale schemes (i.e. schemes from 5MW to 25MW for onshore wind and ~~from~~ 5MW to 50MW for all other technologies). These could include proposals for individual

wind turbines or other wind energy schemes where unacceptable impacts on aviation safeguarding and all other constraints can be overcome. Other larger scale schemes where there is potential and a high level of interest includes proposals for standalone solar farms arrays. ~~Within the Vale individual solar farm proposals have generally ranged from 5 to 10MW.~~ These schemes are likely to be located within the open countryside and may result in the loss of landscape features (such as trees and hedges) and may require site levelling. In assessing 'local-authority wide' scale schemes, the cumulative impact of proposals (when compared with other existing **or permitted schemes** ~~and proposed developments~~) is likely to be a particularly important consideration.

7.88 At all scales, careful consideration will need to be given to likely adverse effects that may arise from the proposal. In terms of mitigation, schemes need to be well designed, reflect local circumstances and demonstrate how any environmental, social, resource and economic impacts have been minimised through careful site selection, design, construction, operation and other measures. In this respect, in considering the impact on the interests of those features and constraints listed in policy MD19, renewable energy proposals will also need to have due regard to the requirements of policies MD8 (Environmental Protection), MD10 (Promoting Biodiversity) and MG17 (Special Landscape Areas) where relevant.

7.89 In **areas of high landscape value such as** Special Landscape Areas, individual wind turbines or solar farms may be acceptable where they are sited to reduce environmental impacts. Over time the cumulative effects of these structures may have unacceptable impacts on the visual quality of the wider area. Accordingly proposers of wind turbines or other structures with significant landscape impacts will normally be required to undertake a full Landscape **and Visual** Impact Assessment to demonstrate how they have considered these impacts, including **any** cumulative landscape impacts with ~~any~~ existing or **permitted** ~~proposed~~ developments.

7.90 Where development proposals involve the use of energy and / or heat from renewable or low carbon generation favourable consideration will be given. This could relate to the establishment of a district heat network or proposals to supply high energy users in the community (e.g. swimming pools, hospitals, care homes or other commercial or domestic users). This approach is in line with criteria relating to climate change mitigation and adaptation within Policies MD2 and MD3. **Further guidance regarding the identification and assessment of such renewable energy opportunities will be provided through**

			<u>new Supplementary Planning Guidance on Renewable Energy.</u>	
MAC99	HS13/AP17	New Policy MD20	<p>Insert new Policy MD20 – ASSESSMENT OF WASTE MANAGEMENT PROPOSALS and reasoned justification following paragraph 7.90 of the draft plan to read:</p> <p><u>POLICY MD20 – ASSESSMENT OF WASTE MANAGEMENT PROPOSALS</u></p> <p><u>DEVELOPMENT PROPOSALS FOR WASTE MANAGEMENT FACILITIES WILL BE PERMITTED WHERE:</u></p> <ol style="list-style-type: none"> <u>1. THE PROPOSAL IS SUPPORTED BY AN APPROPRIATE WASTE PLANNING ASSESSMENT;</u> <u>2. THE PROPOSAL HAS REGARD TO THE WASTE HIERARCHY, PROXIMITY PRINCIPLE AND THE REQUIREMENTS OF THE WASTE FRAMEWORK DIRECTIVE;</u> <u>3. IT IS DEMONSTRATED THAT THE DEVELOPMENT WOULD NOT RESULT IN UNACCEPTABLE HARM TO HEALTH, THE ENVIRONMENT OR TO THE AMENITY OF NEIGHBOURING LAND USES; AND</u> <u>4. WHERE THE PRINCIPAL ROAD NETWORK HAS ADEQUATE CAPACITY, OR IMPROVEMENTS TO ENSURE ADEQUATE CAPACITY CAN BE READILY AND ECONOMICALLY PROVIDED, TO ACCOMMODATE THE TRANSPORT MOVEMENTS ASSOCIATED WITH THE PROPOSAL.</u> <p><u>PROPOSALS FOR WASTE MANAGEMENT FACILITIES THAT ACCORD WITH THE LOCATIONS SET OUT IN POLICY SP8 WILL BE FAVOURED.</u></p> <p><u>7.91 It is anticipated that applications will come forward within the Plan period for new waste management facilities. Applications are likely to include waste disposal, processing, recycling and transfer of waste.</u></p> <p><u>7.92 Strategic Policy SP8 identifies the Council’s preferred locations for the provision of new waste facilities, at Atlantic Trading Estate, Barry Docks, Llandow Trading Estate and the allocated B2</u></p>	

and B8 employment sites identified in Policy MG9. Policy SP8 also permits open air waste management facilities, such as civic amenity sites and windrow composting, on existing B2 and B8 employment sites, operational mineral working sites or within or adjoining farm complexes where these do not conflict with existing or proposed neighbouring uses.

7.93 Policy MD20 sets out criteria against which all applications for the treatment, processing, storage and distribution of waste will be assessed, including those relating to new waste management facilities and extensions to existing operations.

7.94 In accordance with national policy, all applications for waste management facilities will be required to be accompanied by a Waste Planning Assessment (WPA). The information contained within the WPA should be both appropriate and proportionate to the nature and scale of the development proposed, and contains all relevant information. Further details regarding Waste Planning Assessments are contained in Annex B of TAN 21 (2014).

7.95 As part of the Waste Planning Assessment, proposals should demonstrate that the treatment process reflects the priority order of the waste hierarchy as far as possible. Consideration of the hierarchy will be set against the wider social, economic and environmental considerations which are relevant to the proposal. In accordance with national policy, regard will also be given to how proposals have considered and comply with the 'Nearest Appropriate Installation' and 'Self-Sufficiency' principles.

7.96 Proposals for waste management facilities will need to demonstrate that they will not result in unacceptable harm to people, land, infrastructure and the natural environment. Proposals for waste management facilities will be required to provide evidence on how the requirements of Policy MD20 have been addressed, alongside the Plan's other relevant policies, such as Policy MD8 (Environmental Protection). In assessing such proposals, consultation will be undertaken with Natural Resources Wales and conditions will be attached to any permissions and/or legal agreements sought to ensure adequate environmental safeguards and controls.

7.97 Policy MD20 requires proposals to have adequate highway capacity to accommodate the transport movements associated with the development. The impact on the highway will therefore

			<u>need to be established and where applicable, developers may be required to undertake a Transport Assessment depending on the scale of development proposed.</u>	
MAC100	HS2&3 4,6,7,8,9,10	Paragraphs 8.1 to 8.5	<p>Amend paragraphs 8.1 through 8.5 to remove references to site phasing as follows:</p> <p>8.1 Local Development Plan Wales (2005) paragraph 1.21 states the importance of ensuring that all proposals within the Local Development Plan (LDP) are ‘realistic and likely to be implemented within the plan period’ in the interest of avoiding blight. In this respect, all proposals included as land use allocations within the LDP should have sufficient evidence to demonstrate that they can be delivered within the Plan period.</p> <p>8.2 The relevant Policies in respect of specific land use proposals (e.g. housing, retail, employment) each set out details of site-specific allocations, including information on location, size, proposed use and number of units or size of development. <u>Further details regarding the identified site constraints and infrastructure requirements for the residential and employment allocations are provided at Appendices 5 and 6 of the LDP.</u> They also provide an indication of when proposals will be implemented and who will be responsible for their implementation.</p> <p>8.3 In addition, the phasing of specific sites aims to reflect local circumstances and seeks to ensure that a range and choice of sites are available throughout the Plan period. The Plan estimates the likely completion of development in terms of three Plan phases:</p> <ul style="list-style-type: none"> ● Phase 1 – 2011 to 2016: generally sites are included in this phase if planning permission has been granted; and / or if the site has been identified as being a priority within the specific settlement to which it relates; or if the site contributes to the delivery of key infrastructure; ● Phase 2 – 2016 to 2021: sites are included in this phase where funding is likely to be available within the relevant timeframe and / or they have been identified as a priority over phase 3 sites; and ● Phase 3 – 2021 to 2026: reflects the longer-term land supply and includes all other sites. <p>8.4 The phasing of development sites has also had regard to the principle of prioritising brownfield over</p>	

			<p>greenfield development sites. As a consequence brownfield sites are favoured for early development during the plan period, a good example being Barry Waterfront. This, in turn will have implications for the phasing of other greenfield sites in and around settlements.</p> <p>8.5 It should be noted that the phasing of development identified within the Plan is indicative. Should individual circumstances relating to particular developments change, it may be acceptable for that development to come forward early or be phased to later during the life of the Plan. In certain cases, the phasing of a development may also reflect the fact that site specific infrastructure is required and provided before the commencement of a certain phase of development or beneficial use of any part of the site. For example, investment in new highway infrastructure may be required to allow appropriate access to a site before that site is brought into its intended use.</p>	
MAC101	FC	Paragraph 8.11	<p>Replace paragraph 8.11 with new paragraph as follows:</p> <p>8.11 Dŵr Cymru Welsh Water have advised that although their Draft Water Resources Plan to 2035 considers Welsh Government population forecasts, the implications of employment related development are more difficult to forecast given the potential and varying range of commercial uses. In this respect, they have advised that the South East Wales Conjunctive Use System (SEWCUS) water resource zone is one of two which covers the Vale of Glamorgan and is an area forecast as having a shortfall in supply from around 2020. As the majority of allocated employment sites lie within this area, DCWW have advised that there should be on-going engagement regarding future development proposals and any potential issues.</p> <p><u>8.11 Dŵr Cymru Welsh Water (DCWW) has advised that although their Final Water Resources Plan to 2040 considers Welsh Government population forecasts, the implications of employment related development are more difficult to forecast given the potential and varying range of commercial uses. In this respect, they have advised that the South East Wales Conjunctive Use System (SEWCUS) water resource zone is one of two which covers the Vale of Glamorgan and is an area forecast as having a small shortfall of supply from around 2039. DCWW has advised that there should be on-going engagement regarding future development proposals and any potential issues.</u></p>	

			Section 9 Measuring Success	
MAC102	HS23/AP1 HS2&3 4,6,7,8,9,10	Monitoring Framework Introduction	<p>Amend Section 9 Measuring Success introduction section as follows:</p> <p>9.1 Monitoring is a key aspect of the Welsh Government’s ‘Plan, Monitor and Manage’ approach to the planning system and also ensures the successful delivery of the LDP. Accordingly, the Council is required by the Welsh Government to produce an Annual Monitoring Report (AMR) to be submitted to the Welsh Government by 31st October each year following the adoption of the LDP.</p> <p>9.2 The purpose of the AMR is to enable the Council to assess the performance of the Vale of Glamorgan LDP in respect of progress of development proposals within the plan and the implementation of policies.</p> <p>9.3 The AMR can assist the Council to -</p> <ul style="list-style-type: none"> • Identify areas of success • Identify where certain policies are not being successful in delivering their intended objective; • Identify gaps in the evidence base, perhaps through a change in the economy , which need to be addressed and reflected in the LDP; and • Identify what actions will be taken to address the issues identified to ensure the implementation of the LDP, including any revisions that need to be made to the LDP <p>9.4 In addition to annual monitoring, the Plan shall be the subject of a full review every 4 years which will provide the opportunity for the Council to review the progress in implementing the policies and make modifications where appropriate. The review shall also enable the Council to ensure that the LDP is kept up to date in respect of changes in national planning policy and associated documents such as the Vale of Glamorgan Community Strategy.</p> <p>Monitoring Framework</p>	

			<p>9.5 In order to enable the effective delivery of the LDP the Council has developed a set of targets and indicators against which the performance of the policies and development proposals can be measured. Targets have been set for levels of development either annually or at interim years during the LDP period. The target for the whole of the Plan is to achieve the implementation of the LDP strategy.</p> <p>9.6 LDP Regulation 37 prescribes two core indicators which must be included in the Annual Monitoring Report:</p> <ul style="list-style-type: none"> • The housing land supply taken from the current Housing Land Availability Study; • The number <u>(if any)</u> of net additional affordable and general market dwellings built in the LPA's area; <u>both in the period in respect of which the report is made in the period since the LDP was first accepted or approved.</u> <p><u>9.7</u> Other suggested <u>core</u> output indicators are laid aid <u>set</u> out in the LDP Manual (<u>Edition 2, 2015</u>) and where relevant these are <u>set out below and</u> reflected in the <u>monitoring</u> framework. as set out below:</p> <ul style="list-style-type: none"> • <u>Total housing units permitted on allocated sites as a percentage of overall housing provision;</u> • <u>Employment land permitted (ha) on allocated sites as a percentage of all employment allocations;</u> • <u>Amount of major retail, office and leisure development (sq. m.) permitted within and outside established own and district centre boundaries and</u> • <u>The extent of primary land – won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN).</u> 	
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Policy Target	Core Indicator
PT4 Protecting and enhancing the built, natural and coastal environment.	Number of developments permitted in C1 and C2 floodplain areas contrary to national planning policy (TAN 15 tests).
PT21 Maintain a 5 year supply of housing land for development throughout the plan period.	Maintain a 5 year supply of housing land for development throughout the plan period.
PT22 By 2026 provide a minimum 2,914 new affordable dwellings through the planning system as secured by condition or S106.	Annual number of additional affordable dwellings provided in accordance with LDP requirements.
PT25 To support the delivery of local employment opportunities.	Annual take up of employment land in hectares on Local Employment Sites.
PT29 Maintain a sufficient capacity to cater for the Vale of Glamorgan's waste (to be confirmed at a regional level in accordance with TAN21).	Amount of vacant units/land within use class B2 sites, which is suitable to accommodate a local waste facility.
PT30 To maintain a minimum 10 year and maximum 20 year land bank of permitted aggregate reserves.	Aggregates landbank for the Vale of Glamorgan Council in years.
PT31 No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.

				<table border="1"> <tr> <td></td> <td>Annual number of new residential development completed on previously developed land.</td> </tr> <tr> <td></td> <td>Density of housing development permitted on allocated development Plan sites.</td> </tr> <tr> <td></td> <td>Amount of Greenfield lost to development (ha) which is not allocated in the development Plan or does not meet the requirements of the relevant Local Development Plan Policies by way of a departure application to the Plan.</td> </tr> </table>		Annual number of new residential development completed on previously developed land.		Density of housing development permitted on allocated development Plan sites.		Amount of Greenfield lost to development (ha) which is not allocated in the development Plan or does not meet the requirements of the relevant Local Development Plan Policies by way of a departure application to the Plan.		
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	Density of housing development permitted on allocated development Plan sites.											
	Amount of Greenfield lost to development (ha) which is not allocated in the development Plan or does not meet the requirements of the relevant Local Development Plan Policies by way of a departure application to the Plan.											
			<p>Contextual Indicators</p> <p>9.7 Contextual indicators are not a statutory requirement for LDP monitoring, but are important as they describe the background against which LDP policies operate. These include socio-economic and environmental issues which can have in themselves a direct bearing on the effectiveness of the LDP. For instance the wider economic climate and impacts on employment and housing growth, or potential changes in environmental legislation relating to pollution control would be regarded as Contextual Indicators.</p> <p>9.8 Whilst spatial in nature, these indicators are broader in scope than traditional indicators of land use allocation and take-up and therefore they both reflect the objectives of the new planning system, and specifically the objective of achieving sustainable development.</p> <table border="1"> <tr> <td>Demography</td> <td>Population and Structure; Household Composition; Migration.</td> </tr> <tr> <td>Economy</td> <td>Economic Activity; Average house prices; average household income.</td> </tr> </table>	Demography	Population and Structure; Household Composition; Migration.	Economy	Economic Activity; Average house prices; average household income.					
Demography	Population and Structure; Household Composition; Migration.											
Economy	Economic Activity; Average house prices; average household income.											

Social	Deprivation; Crime; Health and Well Being.
Environmental	Natural and Built Environmental Assets; Air Quality
Travel & Transport	Passenger Transport Usage, Travel Behaviour, Commuting Date

~~9.9~~ Key sources will be those published by the Welsh Government such as Annual Local Area Summary Statistics and latest editions of the Welsh Index of Multiple Deprivation. Wherever possible this data shall be supplemented by local specific data such as that on air quality collected by the Council.

Local Indicators

9.8 The monitoring framework also includes a range of local indicators which supplement the core indicators referred to above. The local indicators relate to the Vale of Glamorgan context and refer to the specific requirements of individual policies and proposals contained within the LDP. They are also based on the availability and quality of local data. Both the core and local indicators are linked to the LDP objectives and are considered to be important in monitoring the effectiveness of the LDP strategy and policies.

Monitoring Indicators and Trigger Points

~~9.910~~ The monitoring framework of the LDP includes a set of indicators and targets which are set against trigger points to indicate if one part of the plan is not achieving the desired outcomes. Trigger points have been included to assess the level to which a Policy has diverged from the monitoring target to such an extent that it could identify that the Policy is failing to be implemented or needs to be amended. **Many of the indicators include biannual targets or refer to appropriate target dates for specific developments / facilities to assess the performance of the Plan.** The interim target date of 2021 has been used as the trigger point for assessment; this is 4 years from the anticipated adoption date of the LDP and corresponds with the requirement to undertake a full review of the plan every 4 years.

9.104 The following options will be used in order to assess the severity of the situation associated when a target is reviewed and recommends an appropriate response.

Continue Monitoring (Green)

Where indicators are suggesting the LDP Policies are being implemented effectively and there is no cause for review.

Training Required (Blue)

Where indicators are suggesting that LDP Policies are not being implemented as intended and further officer or Member training is required.

Supplementary Planning Guidance Required and Development Briefs (Purple)

Indicators may suggest the need for further guidance to be provided in addition to those already identified in the Plan. Additionally, should sites not be coming forward as envisaged; the Council will actively engage with developers / landowners to bring forward Development Briefs on key sites to help commence the development process

Policy Research (Yellow)

Where indicators are suggesting the LDP Policies are not being effective as they should further research and investigation is required. This may also include the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate may be required.

Policy Review (Amber)

Where indicators are suggesting the LDP Policies are failing to implement the strategy a formal review of the Policy is required. Further investigation and research may be required before a decision to formally review is confirmed.

Plan Review (Red)

Where indicators are suggesting the LDP strategy is failing and a formal review of the Plan is required. This option to fully review the Plan will need to be fully investigated and undertaken following serious consideration.

9.112 The monitoring indicators are categorised below by **LDP objectives and strategic policy**, are linked to relevant LDP policies / **SA objectives**. Where interim / target dates are included in the framework

			<p>they relate to the 1st April of that year and the publication of the AMR. However, the survey data upon which the information relates may have been collected and analysed at other points during the previous year.</p> <p>9.123 As part of the AMR process, the Council will also include a progress update on <u>the implementation of allocated sites implementation</u>. This will highlight what activity has taken place on the site, the preparation of studies or the progression of development. If a site is not being progressed in accordance with the proposed site phasing or target dates identified in the monitoring framework, this will be interpreted as a trigger and appropriate action will be taken by the Council if needed.</p> <p>9.134 The term 'major development' used in the framework is defined as per the Town and Country Planning (General Development Procedure) Order 1995 as: the winning and working of minerals or the use of land for mineral-working deposits; waste development; the provision of 10 or more houses (or on a site over 0.5 hectares); development of 1,000 square metres or more; or development of an area of 1 hectare or more.</p> <p>9.145 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.</p>	
MAC103	HS23/AP1	Monitoring Framework	Delete existing Monitoring Framework Policy Targets Table of Section (please see Appendix A for details of deletions)	
Replace the Monitoring Framework Table of Section 9 Measuring Success as follows:				
SUSTAINABLE COMMUNITIES				
Objective 1: To sustain and further the development of sustainable communities within the Vale of Glamorgan, providing opportunities for living, learning, working and socialising for all.				
MAC104	HS23/AP1	Monitoring Framework	Include new Objective 1 indicator (Ref 1.1) relating to housing as follows:	

		Objective 1 Ref 1.1	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies / SA Objectives</u>	<u>Data Source</u>		
			1.1	<u>CORE: Total number of housing units permitted on allocated sites as a percentage of overall housing provision.</u>	<u>82% of housing units permitted on allocated sites as a percentage of overall housing provision.</u>	<u>10% or more reduction in the targets over 2 consecutive years.</u>	<u>Strategic Policies: SP1, SP2, SP3, SP4.</u> <u>Managing Growth / Development Policies: MG1, MG2, MG3, MG4, MD2, MD4, MD5, MD7.</u> <u>SA Objectives: 1, 3, 4, 8, 10, 12.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Annual Vale of Glamorgan Joint Housing Land Availability Study.</u> <u>Annual Vale of Glamorgan Employment Land Survey.</u> <u>Vale of Glamorgan Housing Land Supply Trajectory.</u>		
MAC105	HS23/AP1	Monitoring Framework Objective 1	Include new Objective 1 indicator (Ref 1.2) relating to housing on allocated sites as follows:							
			<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies / SA Objectives</u>	<u>Data Source</u>		

		Ref 1.2	1.2	<u>LOCAL: Total number of housing units completed on MG2 allocated sites.</u>	<u>Build 1,770 dwellings on MG2 allocated sites by 2018.</u> <u>Build 3,246 dwellings on MG2 allocated sites by 2020.</u> <u>Build 5,321 dwellings on MG2 allocated sites by 2022.</u> <u>Build 7,172 dwellings on MG2 allocated sites by 2024.</u> <u>Build 8,525 dwellings on MG2 allocated sites by 2026.</u>	<u>10% or more reduction in the targets over 2 consecutive years.</u>	<u>Strategic Policies: SP1, SP2, SP3, SP4.</u> <u>Managing Growth Policies: MG1, MG2, MG3, MG4, MD2, MD4, MD7.</u> <u>SA objectives: 1, 3, 4, 8, 10, 12.</u>	<u>Vale of Glamorgan Annual Joint Housing Land Availability Study.</u> <u>Vale of Glamorgan Planning Applications Register.</u>	
MAC106	HS23/AP1	Monitoring Framework Objective 1 Ref 1.3	Include new Objective 1 indicator (ref 1.3) relating to employment land as follows:						
			<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies / SA Objectives</u>	<u>Data Source</u>	
			<u>1.3</u>	<u>CORE:</u>	<u>To secure</u>	<u>10% or more</u>	<u>Strategic</u>	<u>Vale of</u>	

				<p><u>Employment land permitted (ha) on allocated sites as percentage of all employment allocations.</u></p>	<p><u>planning permissions on 9.8% (36.3 Ha) of employment land by 2018.</u></p> <p><u>To secure planning permissions on 20% (73.6 Ha) of employment land by 2020.</u></p> <p><u>To secure planning permissions on 44% (163 Ha) of employment land by 2022.</u></p> <p><u>To secure planning permissions on 68% (251 Ha) of employment land by 2024.</u></p> <p><u>To secure planning permissions on 92% (340.5 Ha) of employment</u></p>	<p><u>reduction in the targets over 2 consecutive years.</u></p>	<p><u>Policies: SP1, SP2, SP5.</u></p> <p><u>Managing Growth / Development Policies: MG3, MG9, MG10, MG11, MD15, MD16, MD16A.</u></p> <p><u>SA Objectives: 4, 10, 13.</u></p>	<p><u>Glamorgan Planning Applications Register.</u></p> <p><u>Annual Vale of Glamorgan Employment Land Survey.</u></p>	
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land by 2026.

CLIMATE CHANGE

Objective 2: To ensure that development within the Vale of Glamorgan makes a positive contribution towards reducing the impact of and mitigating the adverse effects of climate change.

MAC107	HS23/AP1	Monitoring Framework Objective 2 Ref 2.1	Include new Objective 2 indicator (Ref 2.1) relating to flooding as follows:								
			<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>2.1</u>	<u>LOCAL: Amount of Development (by TAN15 category) permitted in C1 floodplain areas not meeting all TAN 15 tests.</u>	<u>No planning permissions granted within C1 floodplain areas not meeting all TAN 15 tests.</u>
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>						
<u>2.1</u>	<u>LOCAL: Amount of Development (by TAN15 category) permitted in C1 floodplain areas not meeting all TAN 15 tests.</u>	<u>No planning permissions granted within C1 floodplain areas not meeting all TAN 15 tests.</u>	<u>1 or more developments permitted within C1 floodplain areas not meeting all TAN 15 tests.</u>	<u>Managing Development Policies: MD1, MD4, MD8.</u> <u>SA Objectives: 6.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Refer to Development Management Sustainable Development Indicator 4.</u>						

MAC108	HS23/AP1	Monitoring Framework Objective 2 Ref 2.2	Include new Objective 2 indicator (Ref 2.2) relating to flooding as follows:								
			<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>2.2</u>	<u>LOCAL:</u>	<u>No planning</u>
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>						
<u>2.2</u>	<u>LOCAL:</u>	<u>No planning</u>	<u>1 or more</u>	<u>Managing</u>	<u>Vale of Glamorgan</u>						

				<u>Amount of Development (by TAN 15 category) permitted in C2 floodplain areas not meeting all TAN 15 tests.</u>	<u>permissions granted for vulnerable developments within C2 floodplain areas not meeting all TAN 15 tests.</u>	<u>vulnerable developments permitted within C2 floodplain areas not meeting all TAN 15 tests.</u>	<u>Development Policies: MD1, MD4, MD8.</u> <u>SA Objectives: 6.</u>	<u>Planning Applications Register.</u> <u>Refer to Development Management Sustainable Development Indicator 4.</u>											
MAC109	HS23/AP1	Monitoring Framework Objective 2 Ref 2.3	Include new Objective 2 indicator (Ref 2.3) relating to renewable energy output as follows:	<table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>2.3</u></td> <td><u>LOCAL: Total energy output capacity granted planning permission (MW) on standalone renewable energy developments greater than 1 MW.</u></td> <td> <u>To meet 10.6% (56.68 GWh) of energy needs in the authority through renewable energy resources by 2020.</u> <u>To meet 21.19% (113.36 GWh) of electricity needs in the authority</u> </td> <td><u>10% or more reduction in the target by 2020 / 2026.</u></td> <td> <u>Managing Growth / Development Policies: MG27, MD2, MD19.</u> <u>SA Objectives: 6.</u> </td> <td> <u>Vale of Glamorgan Planning Applications Register.</u> <u>Refer to Development Management Sustainable Development Indicators 2.</u> </td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>2.3</u>	<u>LOCAL: Total energy output capacity granted planning permission (MW) on standalone renewable energy developments greater than 1 MW.</u>	<u>To meet 10.6% (56.68 GWh) of energy needs in the authority through renewable energy resources by 2020.</u> <u>To meet 21.19% (113.36 GWh) of electricity needs in the authority</u>	<u>10% or more reduction in the target by 2020 / 2026.</u>	<u>Managing Growth / Development Policies: MG27, MD2, MD19.</u> <u>SA Objectives: 6.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Refer to Development Management Sustainable Development Indicators 2.</u>			
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>														
<u>2.3</u>	<u>LOCAL: Total energy output capacity granted planning permission (MW) on standalone renewable energy developments greater than 1 MW.</u>	<u>To meet 10.6% (56.68 GWh) of energy needs in the authority through renewable energy resources by 2020.</u> <u>To meet 21.19% (113.36 GWh) of electricity needs in the authority</u>	<u>10% or more reduction in the target by 2020 / 2026.</u>	<u>Managing Growth / Development Policies: MG27, MD2, MD19.</u> <u>SA Objectives: 6.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Refer to Development Management Sustainable Development Indicators 2.</u>														

				<p><u>through renewable energy resources by 2026.</u></p> <p><u>To meet 0.74% (11.28 GWh) of heat needs in the authority through renewable energy resources by 2020.</u></p> <p><u>To meet 1.48% (22.56 GWh) of heat needs in the authority through renewable energy resources by 2026.</u></p>				
MAC110	HS23/AP1	Monitoring Framework Objective 2	Include new Objective 2 indicator (Ref 2.4) relating to Supplementary Planning Guidance as follows:					
			<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA</u>	<u>Data Source</u>

		Ref 2.4					Objectives	
			2.4	<u>LOCAL:</u> <u>Preparation of Supplementary Planning Guidance relating to Renewable Energy.</u>	<u>To prepare Renewable Energy Supplementary Planning Guidance within one year of the Plan's adoption.</u>	<u>Failure to prepare Supplementary Planning Guidance on renewable energy within one year of the Plan's adoption.</u>	<u>Managing Growth / Development Policies:</u> <u>MG27, MD2, MD19.</u> <u>SA Objectives:</u> <u>6.</u>	<u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u>

TRANSPORT

Objective 3: To reduce the need for Vale of Glamorgan residents to travel to meet their daily needs and enabling them greater access to sustainable forms of transport.

MAC111	HS23/AP1	Monitoring Framework Objective 3 Ref 3.1	Include new Objective 3 indicator (Ref 3.1) relating to local transport schemes as follows:					
			<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>
			<u>3.1</u>	<u>LOCAL:</u> <u>Number of local transport schemes delivered to assist in the delivery of schemes identified in Policies SP7 and MG16.</u>	<u>To deliver the following local transport schemes by 2020:</u> 1. <u>A4050 Port Road to Cardiff Airport Bus Priority Measures.</u> 2. <u>Barry Island Link Road.</u>	<u>Less than 6 schemes delivered by 2020.</u>	<u>Strategic Policies:</u> <u>SP1, SP2, SP7.</u> <u>Managing Growth / Development Policies:</u> <u>MG2, MG3, MG10, MG16, MD1, MD2, MD4.</u>	<u>Local Transport Plan Monitoring Report.</u> <u>Infrastructure/CIL/S106 monitoring.</u>

					<p>3. <u>Gileston Old Mill B4265 Improvements</u></p> <p>4. <u>Improvements to the A4226 between Weycock Cross and Sycamore Cross, A48 (Five Mile Lane).</u></p> <p>5. <u>Cross Common Road Junction improvements</u></p> <p>6. <u>North of A48 Bonvilston Road improvements</u></p> <p><u>To deliver all of the transport schemes listed in policies SP7 and MG16 by 2026.</u></p>		<p><u>SA Objectives: 6, 10, 12, 13, 15.</u></p>		
MAC112	HS23/AP1	Monitoring Framework	Include new Objective 3 indicator (Ref 3.2) relating to Travel Plans as follows:						
			<u>Ref.</u>	<u>Indicator – Core /</u>	<u>Monitoring</u>	<u>Trigger Point</u>	<u>Relevant</u>	<u>Data Source</u>	

		Objective 3 Ref 3.2	<table border="1"> <thead> <tr> <th><u>No.</u></th> <th><u>Local</u></th> <th><u>Target</u></th> <th></th> <th><u>Policies /SA Objectives</u></th> <th></th> </tr> </thead> <tbody> <tr> <td><u>3.2</u></td> <td><u>LOCAL: Number of major planning applications to be accompanied by a travel plan, above the relevant Transport Assessment thresholds identified in TAN18 (Annex D refers)¹.</u></td> <td><u>All relevant planning applications to be accompanied by a travel plan.</u></td> <td><u>1 or more relevant planning applications not accompanied by a Travel Plan or secured by condition.</u></td> <td> <u>Strategic Policies: SP1, SP2, SP3, SP5, SP7, SP11.</u> <u>Managing Growth /Development Policies: MG2, MG3, MG6, MG7, MG8, MG9, MG10, MG11, MG16, MG26, MD1, MD2, MD4, MD14.</u> <u>SA Objectives: 6, 10, 12, 13, 15.</u> </td> <td><u>Vale of Glamorgan Planning Applications Register.</u></td> </tr> </tbody> </table>	<u>No.</u>	<u>Local</u>	<u>Target</u>		<u>Policies /SA Objectives</u>		<u>3.2</u>	<u>LOCAL: Number of major planning applications to be accompanied by a travel plan, above the relevant Transport Assessment thresholds identified in TAN18 (Annex D refers)¹.</u>	<u>All relevant planning applications to be accompanied by a travel plan.</u>	<u>1 or more relevant planning applications not accompanied by a Travel Plan or secured by condition.</u>	<u>Strategic Policies: SP1, SP2, SP3, SP5, SP7, SP11.</u> <u>Managing Growth /Development Policies: MG2, MG3, MG6, MG7, MG8, MG9, MG10, MG11, MG16, MG26, MD1, MD2, MD4, MD14.</u> <u>SA Objectives: 6, 10, 12, 13, 15.</u>	<u>Vale of Glamorgan Planning Applications Register.</u>	
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¹ USE /THRESHOLD: Food retail > 1,000 m ² gross floor area; Non-food retail > 1,000 m ² gross floor area; Cinemas and conference facilities > 1,000 m ² gross floor area; Leisure facilities > 1,000 m ² gross floor area; Business > 2,500 m ² gross floor area; Industry > 5,000 m ² gross floor area; Distribution and warehousing > 10,000 m ² gross floor area; Hospitals > 2,500 m ² gross floor area; Higher and further education > 2,500 m ² gross floor area; Schools All new schools (see D5 below); Stadia > 1,500 seats Housing > 100 dwellings; Hotels > 1,000 m ² gross floor area																
MAC113	HS23/AP1	Monitoring	Include new Objective 3 indicator (Ref 3.3) relating to Supplementary Planning Guidance on Travel Plans as													

		Framework Objective 3 Ref 3.3	follows:															
				<table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>3.3</u></td> <td><u>LOCAL: Preparation of Supplementary Planning Guidance relating to Travel Plans.</u></td> <td><u>To produce Travel Plan Supplementary Planning Guidance by 2019.</u></td> <td><u>Failure to prepare Travel Plan Supplementary Planning Guidance by 2019.</u></td> <td> <u>Strategic Policies: SP1, SP2, SP3, SP5, SP7, SP11.</u> <u>Managing Growth / Development Policies: MG2, MG3, MG6, MG7, MG8, MG9, MG10, MG11, MG16, MG26, MD1, MD2, MD4, MD14.</u> <u>SA Objectives: 6, 10, 12, 13, 15.</u> </td> <td> <u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u> </td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>3.3</u>	<u>LOCAL: Preparation of Supplementary Planning Guidance relating to Travel Plans.</u>	<u>To produce Travel Plan Supplementary Planning Guidance by 2019.</u>	<u>Failure to prepare Travel Plan Supplementary Planning Guidance by 2019.</u>	<u>Strategic Policies: SP1, SP2, SP3, SP5, SP7, SP11.</u> <u>Managing Growth / Development Policies: MG2, MG3, MG6, MG7, MG8, MG9, MG10, MG11, MG16, MG26, MD1, MD2, MD4, MD14.</u> <u>SA Objectives: 6, 10, 12, 13, 15.</u>	<u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u>		
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>													
<u>3.3</u>	<u>LOCAL: Preparation of Supplementary Planning Guidance relating to Travel Plans.</u>	<u>To produce Travel Plan Supplementary Planning Guidance by 2019.</u>	<u>Failure to prepare Travel Plan Supplementary Planning Guidance by 2019.</u>	<u>Strategic Policies: SP1, SP2, SP3, SP5, SP7, SP11.</u> <u>Managing Growth / Development Policies: MG2, MG3, MG6, MG7, MG8, MG9, MG10, MG11, MG16, MG26, MD1, MD2, MD4, MD14.</u> <u>SA Objectives: 6, 10, 12, 13, 15.</u>	<u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u>													
MAC114	HS23/AP1	Monitoring Framework	Include new Objective 3 indicator (Ref 3.4) relating to Supplementary Planning Guidance on Parking Standards as follows:															

		Objective 3 Ref 3.4	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	
			3.4	<u>LOCAL: Preparation of Supplementary Planning Guidance relating to Parking Standards.</u>	<u>To produce Parking Standards Supplementary Planning Guidance within one year of the Plan's adoption.</u>	<u>Failure to prepare Supplementary Planning Guidance within one year of the Plan's adoption.</u>	<u>Strategic Policies: SP7.</u> <u>Managing Growth / Development Policies MD2, MD5.</u> <u>SA Objectives: 10, 12.</u>	<u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u>	

BUILT AND NATURAL ENVIRONMENT

Objective 4: To protect and enhance the Vale of Glamorgan's historic, built, and natural environment.

MAC115	HS23/AP1	Monitoring Framework Objective 4 Ref 4.1	Include new Objective 4 indicator (Ref 4.1) relating to planning application advice as follows:						
			<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	
			4.1	<u>LOCAL: Number of planning applications approved contrary to advice from Cadw, Natural</u>	<u>No planning applications approved where there is an objection from Cadw, NRW or the Council's</u>	<u>1 or more planning applications approved where there is an objection from Cadw, NRW or</u>	<u>Strategic Policies: SP1, SP10</u> <u>Managing Growth / Development</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>County</u>	

				<u>Resources Wales (NRW) or the Council's Conservation Officer.</u>	<u>Conservation officer.</u>	<u>the Council's Conservation officer.</u>	<u>Policies: MD1, MD2, MD5, MD7, MD8, MD9, MD10, MD12.</u> <u>SA Objectives: 3, 9, 11.</u>	<u>Treasures Register.</u>		
MAC116	HS23/AP1	Monitoring Framework Objective 4 Ref 4.2	Include new Objective 4 indicator (Ref 4.2) relating to Special Landscape Areas as follows:							
			<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>		
			<u>4.2</u>	<u>LOCAL: Number of planning applications approved in a Special Landscape Area not in accordance with Policy MG17.</u>	<u>No planning applications approved contrary to Policy MG17 unless the development is in accordance with other policies within the Plan.</u>	<u>1 or more planning applications approved contrary to Policy MG17 unless the development is in accordance with other policies within the Plan.</u>	<u>Strategic Policies: SP1, SP10.</u> <u>Managing Growth / Development Policies: MG17, MD1, MD2, MD11, MD12, MD13, MD14, MD15, MD17, MD19.</u> <u>SA Objectives:</u>	<u>Vale of Glamorgan Planning Applications Register.</u>		

		Framework Objective 4 Ref 4.4	<table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>4.4</u></td> <td><u>LOCAL: Number of planning applications approved which would result in the loss (ha) of a Site of Special Scientific Interest or a Site of Importance for Nature Conservation.</u></td> <td><u>No planning permissions granted unless they are in accordance with other policies within the Plan.</u></td> <td><u>1 or more planning permissions granted unless in accordance with other policies within the Plan.</u></td> <td><u>Strategic Policies: SP1, SP10.</u> <u>Managing Growth / Development Policies: MG19, MG19A, MG19B, MD1, MD2, MD10.</u> <u>SA Objectives: 3, 9.</u></td> <td><u>Vale of Glamorgan Planning Applications Register.</u></td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>4.4</u>	<u>LOCAL: Number of planning applications approved which would result in the loss (ha) of a Site of Special Scientific Interest or a Site of Importance for Nature Conservation.</u>	<u>No planning permissions granted unless they are in accordance with other policies within the Plan.</u>	<u>1 or more planning permissions granted unless in accordance with other policies within the Plan.</u>	<u>Strategic Policies: SP1, SP10.</u> <u>Managing Growth / Development Policies: MG19, MG19A, MG19B, MD1, MD2, MD10.</u> <u>SA Objectives: 3, 9.</u>	<u>Vale of Glamorgan Planning Applications Register.</u>	
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>											
<u>4.4</u>	<u>LOCAL: Number of planning applications approved which would result in the loss (ha) of a Site of Special Scientific Interest or a Site of Importance for Nature Conservation.</u>	<u>No planning permissions granted unless they are in accordance with other policies within the Plan.</u>	<u>1 or more planning permissions granted unless in accordance with other policies within the Plan.</u>	<u>Strategic Policies: SP1, SP10.</u> <u>Managing Growth / Development Policies: MG19, MG19A, MG19B, MD1, MD2, MD10.</u> <u>SA Objectives: 3, 9.</u>	<u>Vale of Glamorgan Planning Applications Register.</u>											
MAC119	HS23/AP1	Monitoring Framework Objective 4 Ref 4.5	<p>Include new Objective 4 indicator (Ref 4.5) relating to public open space as follows:</p> <table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>4.5</u></td> <td><u>LOCAL: Amount of public open space gained through</u></td> <td><u>Net increase in open space.</u></td> <td><u>No net bi-annual increase in open space.</u></td> <td><u>Strategic Policies: SP1, SP10.</u></td> <td><u>Vale of Glamorgan Planning Applications</u></td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>4.5</u>	<u>LOCAL: Amount of public open space gained through</u>	<u>Net increase in open space.</u>	<u>No net bi-annual increase in open space.</u>	<u>Strategic Policies: SP1, SP10.</u>	<u>Vale of Glamorgan Planning Applications</u>	
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>											
<u>4.5</u>	<u>LOCAL: Amount of public open space gained through</u>	<u>Net increase in open space.</u>	<u>No net bi-annual increase in open space.</u>	<u>Strategic Policies: SP1, SP10.</u>	<u>Vale of Glamorgan Planning Applications</u>											

			<u>development.</u> <u>(Ha).</u>			<u>Managing Growth / Development Policies:</u> <u>MG2, MG3, MG10, MG25, MD1, MD2, MD2A, MD4, MD5.</u> <u>SA Objectives:</u> <u>2, 3, 4, 5, 9, 15.</u>	<u>Register.</u> <u>Vale of Glamorgan S106 database.</u> <u>DM Sustainable Development Indicator 6.</u>													
MAC120	HS23/AP1	Monitoring Framework Objective 4 Ref 4.6	Include new Objective 4 indicator (Ref 4.6) relating to Supplementary Planning Guidance on Householder Design Guidance as follows:																	
			<table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>4.6</u></td> <td><u>LOCAL: Preparation of Supplementary Planning Guidance relating to Householder Design Guidance.</u></td> <td><u>To produce Householder Design Guidance Supplementary Planning Guidance within one year of the Plan's adoption.</u></td> <td><u>Failure to prepare Supplementary Planning Guidance within one year of the Plan's adoption.</u></td> <td> <u>Strategic Policies: SP1, SP10.</u> <u>Managing Growth / Development Policies: MD2, MD5, MD9, MD10, MD11, MD13.</u> </td> <td> <u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u> </td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>4.6</u>	<u>LOCAL: Preparation of Supplementary Planning Guidance relating to Householder Design Guidance.</u>	<u>To produce Householder Design Guidance Supplementary Planning Guidance within one year of the Plan's adoption.</u>	<u>Failure to prepare Supplementary Planning Guidance within one year of the Plan's adoption.</u>	<u>Strategic Policies: SP1, SP10.</u> <u>Managing Growth / Development Policies: MD2, MD5, MD9, MD10, MD11, MD13.</u>	<u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u>					
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>															
<u>4.6</u>	<u>LOCAL: Preparation of Supplementary Planning Guidance relating to Householder Design Guidance.</u>	<u>To produce Householder Design Guidance Supplementary Planning Guidance within one year of the Plan's adoption.</u>	<u>Failure to prepare Supplementary Planning Guidance within one year of the Plan's adoption.</u>	<u>Strategic Policies: SP1, SP10.</u> <u>Managing Growth / Development Policies: MD2, MD5, MD9, MD10, MD11, MD13.</u>	<u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u>															

								<u>SA Objectives:</u> <u>1, 3, 9, 10.</u>	
MAC121	HS23/AP1	Monitoring Framework Objective 4 Ref 4.7	Include new Objective 4 indicator (Ref 4.7) relating to Supplementary Planning Guidance on Biodiversity and Development as follows:						
				<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>
				<u>4.7</u>	<u>LOCAL: Preparation of Supplementary Planning Guidance relating to Biodiversity and Development.</u>	<u>To produce Biodiversity and Development Supplementary Planning Guidance within one year of the Plan’s adoption.</u>	<u>Failure to prepare Supplementary Planning Guidance within one year of the Plan’s adoption.</u>	<u>Strategic Policies: SP1, SP10.</u> <u>Managing Growth / Development Policies: MG19, MG19A, MG19B, MD1, MD2, MD10.</u> <u>SA Objectives: 3, 9.</u>	<u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u>
MAC122	HS23/AP1	Monitoring Framework	Include new Objective 4 indicator (Ref 4.8) relating to Supplementary Planning Guidance on the Conservation and Renovation of Rural Buildings as follows:						

		Objective 4 Ref 4.8	<table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>4.8</u></td> <td><u>LOCAL: Preparation of Supplementary Planning Guidance relating to Conservation and Renovation of Rural Buildings.</u></td> <td><u>To produce Conservation and Renovation of Rural Buildings Supplementary Planning Guidance within one year of the Plan’s adoption.</u></td> <td><u>Failure to prepare Supplementary Planning Guidance within one year of the Plan’s adoption.</u></td> <td> <u>Strategic Policies: SP1, SP10.</u> <u>Managing Growth / Development Policies: MG1, MD1, MD2, MD9, MD12, MD14, MD17.</u> <u>SA Objectives: 1, 8, 9, 10, 11, 15.</u> </td> <td> <u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u> </td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>4.8</u>	<u>LOCAL: Preparation of Supplementary Planning Guidance relating to Conservation and Renovation of Rural Buildings.</u>	<u>To produce Conservation and Renovation of Rural Buildings Supplementary Planning Guidance within one year of the Plan’s adoption.</u>	<u>Failure to prepare Supplementary Planning Guidance within one year of the Plan’s adoption.</u>	<u>Strategic Policies: SP1, SP10.</u> <u>Managing Growth / Development Policies: MG1, MD1, MD2, MD9, MD12, MD14, MD17.</u> <u>SA Objectives: 1, 8, 9, 10, 11, 15.</u>	<u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u>	
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>											
<u>4.8</u>	<u>LOCAL: Preparation of Supplementary Planning Guidance relating to Conservation and Renovation of Rural Buildings.</u>	<u>To produce Conservation and Renovation of Rural Buildings Supplementary Planning Guidance within one year of the Plan’s adoption.</u>	<u>Failure to prepare Supplementary Planning Guidance within one year of the Plan’s adoption.</u>	<u>Strategic Policies: SP1, SP10.</u> <u>Managing Growth / Development Policies: MG1, MD1, MD2, MD9, MD12, MD14, MD17.</u> <u>SA Objectives: 1, 8, 9, 10, 11, 15.</u>	<u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u>											
MAC123	HS23/AP1	Monitoring Framework Objective 4 Ref 4.9	<p>Include new Objective 4 indicator (Ref 4.9) relating to Supplementary Planning Guidance on Design in the Landscape as follows:</p> <table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>4.9</u></td> <td><u>LOCAL: Preparation of Supplementary</u></td> <td><u>To produce Design in the Landscape</u></td> <td><u>Failure to prepare Supplementary Planning</u></td> <td><u>Strategic Policies: SP1, SP10.</u></td> <td><u>Vale of Glamorgan Planning</u></td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>4.9</u>	<u>LOCAL: Preparation of Supplementary</u>	<u>To produce Design in the Landscape</u>	<u>Failure to prepare Supplementary Planning</u>	<u>Strategic Policies: SP1, SP10.</u>	<u>Vale of Glamorgan Planning</u>	
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>											
<u>4.9</u>	<u>LOCAL: Preparation of Supplementary</u>	<u>To produce Design in the Landscape</u>	<u>Failure to prepare Supplementary Planning</u>	<u>Strategic Policies: SP1, SP10.</u>	<u>Vale of Glamorgan Planning</u>											

				<u>Planning Guidance relating to Design in the Landscape.</u>	<u>Supplementary Planning Guidance within one year of the Plan's adoption.</u>	<u>Guidance within one year of the Plan's adoption.</u>	<u>Managing Growth / Development Policies: MG17, MG18, MG24, MD1, MD2, MD11, MD12, MD13, MD14, MD15, MD17, MD19.</u> <u>SA Objectives: 1, 9, 10.</u>	<u>Policy team.</u> <u>Cabinet Forward Work Programme.</u>	
MAC124	HS23/AP1	Monitoring Framework Objective 4 Ref 4.10	Include new Objective 4 indicator (Ref 4.10) relating to Supplementary Planning Guidance on Public Art as follows:						
				<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>
				<u>4.10</u>	<u>LOCAL: Preparation of Supplementary Planning Guidance relating to Public Art.</u>	<u>To produce Public Art Supplementary Planning Guidance within one year of the Plan's adoption.</u>	<u>Failure to prepare Supplementary Planning Guidance within one year of the Plan's adoption.</u>	<u>Strategic Policies: SP1, SP10.</u> <u>Managing Growth / Development Policies:</u>	<u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u>

								<u>MD2, MD4.</u>		
								<u>SA Objectives:</u> <u>4, 5, 9, 10.</u>		

MAC125	HS23/AP1	Monitoring Framework Objective 4 Ref 4.11	Include new Objective 4 indicator (Ref 4.11) relating to Supplementary Planning Guidance on Trees and Development as follows:							
			<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>		
			<u>4.11</u>	<u>LOCAL: Preparation of Supplementary Planning Guidance relating to Trees and Development.</u>	<u>To produce Trees and Development Supplementary Planning Guidance within one year of the Plan’s adoption.</u>	<u>Failure to prepare Supplementary Planning Guidance within one year of the Plan’s adoption.</u>	<u>Strategic Policies: SP1, SP10.</u> <u>Managing Growth / Development Policies: MD1, MD2, MD10.</u> <u>SA Objectives: 8, 9, 10.</u>	<u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u>		

COMMUNITY FACILITIES

Objective 5: To maintain enhance and promote community facilities and services in the Vale of Glamorgan.

MAC126	HS23/AP1	Monitoring	Include new Objective 5 indicator (Ref 5.1) relating to Education facilities associated with new development as							
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		Framework Objective 5 Ref 5.1	follows:															
				<table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>5.1</u></td> <td><u>LOCAL: Education facilities identified in Policy MG6, secured through S106/CIL in association with new development.</u></td> <td> <u>Deliver Policy MG6 (1) education facility by 2018.</u> <u>Deliver Policy MG6 (2) education facility by 2020.</u> <u>Deliver Policy MG6 (3) and Policy MG6 (6) education facilities by 2024.</u> <u>Deliver Policy MG6 (4) and Policy MG6 (5) education facilities by 2026.</u> </td> <td><u>Failure to deliver the new education facilities identified in Policy MG6 in accordance with the monitoring targets.</u></td> <td> <u>Strategic Policies: SP1, SP2.</u> <u>Managing Growth / Development Policies: MG2, MG3, MG6, MD1, MD2, MD4, MD5.</u> <u>SA Objectives: 2, 4, 5.</u> </td> <td> <u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan S106 database.</u> </td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>5.1</u>	<u>LOCAL: Education facilities identified in Policy MG6, secured through S106/CIL in association with new development.</u>	<u>Deliver Policy MG6 (1) education facility by 2018.</u> <u>Deliver Policy MG6 (2) education facility by 2020.</u> <u>Deliver Policy MG6 (3) and Policy MG6 (6) education facilities by 2024.</u> <u>Deliver Policy MG6 (4) and Policy MG6 (5) education facilities by 2026.</u>	<u>Failure to deliver the new education facilities identified in Policy MG6 in accordance with the monitoring targets.</u>	<u>Strategic Policies: SP1, SP2.</u> <u>Managing Growth / Development Policies: MG2, MG3, MG6, MD1, MD2, MD4, MD5.</u> <u>SA Objectives: 2, 4, 5.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan S106 database.</u>		
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>													
<u>5.1</u>	<u>LOCAL: Education facilities identified in Policy MG6, secured through S106/CIL in association with new development.</u>	<u>Deliver Policy MG6 (1) education facility by 2018.</u> <u>Deliver Policy MG6 (2) education facility by 2020.</u> <u>Deliver Policy MG6 (3) and Policy MG6 (6) education facilities by 2024.</u> <u>Deliver Policy MG6 (4) and Policy MG6 (5) education facilities by 2026.</u>	<u>Failure to deliver the new education facilities identified in Policy MG6 in accordance with the monitoring targets.</u>	<u>Strategic Policies: SP1, SP2.</u> <u>Managing Growth / Development Policies: MG2, MG3, MG6, MD1, MD2, MD4, MD5.</u> <u>SA Objectives: 2, 4, 5.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan S106 database.</u>													
MAC127	HS23/AP1	Monitoring	Include new Objective 5 indicator (Ref 5.2) relating to Community facilities associated with new development															

		Framework Objective 5 Ref 5.2	as follows:	<table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>5.2</u></td> <td><u>LOCAL: Community facilities identified in Policy MG7, secured through S106/CIL in association with new development.</u></td> <td> <u>Deliver Policy MG7 (1) community facility by 2018.</u> <u>Deliver Policy MG7 (3) community facility by 2020.</u> <u>Deliver Policy MG7 (2) community facility by 2024.</u> <u>Deliver Policy MG7 (4) community facility by 2026.</u> </td> <td><u>Failure to deliver the new community facilities identified in Policy MG7 in accordance with the monitoring target.</u></td> <td> <u>Strategic Policies: SP1, SP2, SP6, SP11.</u> <u>Managing Growth / Development: MG2, MG3, MG7, MG8, MG26, MD1, MD2, MD4, MD5, MD14.</u> <u>SA Objectives: 2, 4, 5.</u> </td> <td> <u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan S106 database.</u> </td> </tr> </tbody> </table>						<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>5.2</u>	<u>LOCAL: Community facilities identified in Policy MG7, secured through S106/CIL in association with new development.</u>	<u>Deliver Policy MG7 (1) community facility by 2018.</u> <u>Deliver Policy MG7 (3) community facility by 2020.</u> <u>Deliver Policy MG7 (2) community facility by 2024.</u> <u>Deliver Policy MG7 (4) community facility by 2026.</u>	<u>Failure to deliver the new community facilities identified in Policy MG7 in accordance with the monitoring target.</u>	<u>Strategic Policies: SP1, SP2, SP6, SP11.</u> <u>Managing Growth / Development: MG2, MG3, MG7, MG8, MG26, MD1, MD2, MD4, MD5, MD14.</u> <u>SA Objectives: 2, 4, 5.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan S106 database.</u>	
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>																	
<u>5.2</u>	<u>LOCAL: Community facilities identified in Policy MG7, secured through S106/CIL in association with new development.</u>	<u>Deliver Policy MG7 (1) community facility by 2018.</u> <u>Deliver Policy MG7 (3) community facility by 2020.</u> <u>Deliver Policy MG7 (2) community facility by 2024.</u> <u>Deliver Policy MG7 (4) community facility by 2026.</u>	<u>Failure to deliver the new community facilities identified in Policy MG7 in accordance with the monitoring target.</u>	<u>Strategic Policies: SP1, SP2, SP6, SP11.</u> <u>Managing Growth / Development: MG2, MG3, MG7, MG8, MG26, MD1, MD2, MD4, MD5, MD14.</u> <u>SA Objectives: 2, 4, 5.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan S106 database.</u>																	
MAC128	HS23/AP1	Monitoring Framework Objective 5 Ref 5.3	Include new Objective 5 indicator (Ref 5.3) relating to Public Open Space associated with new development as follows:	<table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> </tbody> </table>						<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA</u>	<u>Data Source</u>							
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA</u>	<u>Data Source</u>																	

					Objectives			
			5.3	<p><u>LOCAL: Public open space identified in Policy MG25, secured through S106/CIL in association with new development.</u></p>	<p><u>Deliver Policy MG25 (1) and Policy MG25 (4) public open space facilities by 2018.</u></p> <p><u>Deliver Policy MG25 (5) and Policy MG25 (8) public open space facilities by 2020.</u></p> <p><u>Deliver Policy MG25 (7) and Policy MG25 (11) public open space facilities by 2024.</u></p> <p><u>Deliver Policy MG25 (2), Policy MG25 (3) and Policy MG25 (6) public open space facilities by 2026.</u></p>	<p><u>Failure to deliver the new public open space facilities in accordance with the monitoring target.</u></p>	<p><u>Strategic Policies: SP1, SP2.</u></p> <p><u>Managing Growth / Development: MG2, MG3, MG25, MD1, MD2, MD2A, MD4, MD5.</u></p> <p><u>SA Objectives: 2, 4, 5, 8, 9, 10.</u></p>	<p><u>Vale of Glamorgan Planning Applications Register.</u></p> <p><u>Vale of Glamorgan S106 database.</u></p>

MAC129	HS23/AP1	Monitoring Framework Objective 5 Ref 5.4	<p>Include new Objective 5 indicator (Ref 5.4) relating to Community Facilities as follows:</p> <table border="1" data-bbox="618 268 1861 938"> <thead> <tr> <th data-bbox="618 268 730 379"><u>Ref. No.</u></th> <th data-bbox="730 268 965 379"><u>Indicator – Core / Local</u></th> <th data-bbox="965 268 1211 379"><u>Monitoring Target</u></th> <th data-bbox="1211 268 1435 379"><u>Trigger Point</u></th> <th data-bbox="1435 268 1659 379"><u>Relevant Policies /SA Objectives</u></th> <th data-bbox="1659 268 1861 379"><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="618 379 730 938"><u>5.4</u></td> <td data-bbox="730 379 965 938"><u>LOCAL: Number of community² facilities lost through development.</u></td> <td data-bbox="965 379 1211 938"><u>No loss of viable community facilities in areas of identified need³ unless it is in accordance with other policies within the Plan.</u></td> <td data-bbox="1211 379 1435 938"><u>The loss of 1 viable community facility in areas of identified need unless it is in accordance with other policies within the Plan.</u></td> <td data-bbox="1435 379 1659 938"> <u>Strategic Policies: SP1, SP11.</u> <u>Managing Growth / Development: MG2, MG7, MG8, MG26, MD1, MD2, MD2A, MD4, MD5, MD14.</u> <u>SA Objectives: 2, 4, 5.</u> </td> <td data-bbox="1659 379 1861 938"> <u>Vale of Glamorgan Planning Applications Register.</u> <u>CIL/S106 monitoring.</u> <u>Vale of Glamorgan Sustainable Settlements Survey.</u> </td> </tr> </tbody> </table> <p data-bbox="618 975 1912 1046">² Definition of Community Facilities: Facilities used by local communities for social, leisure, recreational and cultural purposes. Please refer to LDP Written Statement Appendix 1.</p> <p data-bbox="618 1046 1912 1118">³ Areas of Identified need: Please refer to LDP Community Facilities background paper (September 2013) and Planning Obligations SPG.</p>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>5.4</u>	<u>LOCAL: Number of community² facilities lost through development.</u>	<u>No loss of viable community facilities in areas of identified need³ unless it is in accordance with other policies within the Plan.</u>	<u>The loss of 1 viable community facility in areas of identified need unless it is in accordance with other policies within the Plan.</u>	<u>Strategic Policies: SP1, SP11.</u> <u>Managing Growth / Development: MG2, MG7, MG8, MG26, MD1, MD2, MD2A, MD4, MD5, MD14.</u> <u>SA Objectives: 2, 4, 5.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>CIL/S106 monitoring.</u> <u>Vale of Glamorgan Sustainable Settlements Survey.</u>	
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>											
<u>5.4</u>	<u>LOCAL: Number of community² facilities lost through development.</u>	<u>No loss of viable community facilities in areas of identified need³ unless it is in accordance with other policies within the Plan.</u>	<u>The loss of 1 viable community facility in areas of identified need unless it is in accordance with other policies within the Plan.</u>	<u>Strategic Policies: SP1, SP11.</u> <u>Managing Growth / Development: MG2, MG7, MG8, MG26, MD1, MD2, MD2A, MD4, MD5, MD14.</u> <u>SA Objectives: 2, 4, 5.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>CIL/S106 monitoring.</u> <u>Vale of Glamorgan Sustainable Settlements Survey.</u>											
MAC130	HS23/AP1	Monitoring Framework Objective 5 Ref 5.5	<p>Include new Objective 5 indicator (Ref 5.5) relating to Supplementary Planning Guidance on Planning Obligations as follows:</p> <table border="1" data-bbox="618 1270 1861 1378"> <thead> <tr> <th data-bbox="618 1270 730 1378"><u>Ref. No.</u></th> <th data-bbox="730 1270 965 1378"><u>Indicator – Core / Local</u></th> <th data-bbox="965 1270 1211 1378"><u>Monitoring Target</u></th> <th data-bbox="1211 1270 1435 1378"><u>Trigger Point</u></th> <th data-bbox="1435 1270 1659 1378"><u>Relevant Policies /SA Objectives</u></th> <th data-bbox="1659 1270 1861 1378"><u>Data Source</u></th> </tr> </thead> <tbody> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>							
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>											

			5.5	<u>LOCAL: Preparation of Supplementary Planning Guidance relating to Planning Obligations.</u>	<u>To produce Planning Obligations Supplementary Planning Guidance within one year of the Plan's adoption.</u>	<u>Failure to prepare Supplementary Planning Guidance within one year of the Plan's adoption.</u>	<u>Strategic Policies: SP1, SP2, SP4, SP5, SP7.</u> <u>Managing Growth / Development Policies: MG2, MG3, MG4, MG6, MG7, MG8, MG9, MG16, MG25, MD1, MD2, MD2A, MD4, MD5, MD10, MD11, MD15.</u> <u>SA Objectives: 1, 2, 4, 5, 9, 10, 12, 13.</u>	<u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u>	
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RETAIL

Objective 6: To reinforce the vitality, viability and attractiveness of the Vale of Glamorgan's town, district, local and neighbourhood shopping centres.

MAC131	HS23/AP1	Monitoring Framework	Include new Objective 6 indicator (Ref 6.1) relating to major retail and office development within town and district centres as follows:						
		Objective 6 Ref 6.1	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA</u>	<u>Data Source</u>	

						Objectives		
			6.1	<u>CORE: Amount of major retail, office and leisure development (sq.m) permitted within established town and district centre boundaries.</u>	<u>Annual amount of major retail floor space (sq.m) within town and district centres.</u>	<u>10% or more reduction in the annual amount of retail floorspace within town and district centres.</u>	<u>Strategic Policies: SP1, SP2, SP5, SP6, SP11.</u>	<u>Vale of Glamorgan Planning Applications Register.</u>
					<u>Annual amount of major office floor space (sq.m) within town and district centres.</u>	<u>10% or more reduction in the annual amount of office floorspace within town and district centres.</u>	<u>Managing Growth / Development Policies: MG2, MG3, MG7, MG9, MG10, MG11, MG12, MG13, MG14, MG26, MD1, MD4, MD14, MD15.</u>	
					<u>Annual amount of major leisure floor space (sq.m) within town and district centres.</u>	<u>10% or more reduction in the annual amount of leisure floorspace within town and district centres.</u>	<u>SA Objectives: 2, 4, 5, 13, 14, 15.</u>	
				<u>CORE: Amount of major retail, office and leisure</u>	<u>Annual amount of major retail floor space (sq.m) outside</u>	<u>1 or more planning applications approved for</u>		

				<u>development (sq.m) permitted outside established town and district centre boundaries.</u>	<u>town and district centres with planning permission.</u>	<u>major retail floorspace outside town and district centres unless the development is in accordance with other policies in the Plan.</u>			
					<u>Annual amount of major office floor space (sq.m) outside town and district centres with planning permission.</u>	<u>1 or more planning applications approved for major office floorspace outside town and district centres unless the development is in accordance with other policies in the Plan.</u>			
					<u>Annual amount of major leisure floor space (sq.m) outside town and district centres with</u>	<u>1 or more planning applications approved for major leisure floorspace</u>			

planning permission.

outside town and district centres unless the development is in accordance with other policies in the Plan.

MAC132

HS23/AP1

Monitoring Framework

Objective 6
Ref 6.2

Include new Objective 6 indicator (Ref 6.2) relating to non-A1 uses in primary and secondary frontages in town and district retail centres as follows:

<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>
<u>6.2</u>	<u>LOCAL: Number of applications approved annually for non-A1 uses in primary and secondary frontages of the town and district retail centres.</u>	<u>The level of non-A1 uses is 35% or less within primary frontages and 50% or less within secondary frontages in accordance with Policy MG14.</u>	<u>The level of non-A1 uses is above 35% within primary frontages and 50% within secondary frontages.</u>	<u>Strategic Policies: SP1, SP6.</u> <u>Managing Growth / Development Policies: MG12, MG14, MD1, MD5.</u> <u>SA objectives: 2, 4, 5, 14.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan Annual Retail Floorspace Survey.</u>

MAC133	HS23/AP1	Monitoring Framework Objective 6 Ref 6.3	<p>Include new Objective 6 indicator (Ref 6.3) relating to approval of non-A1 uses in local and neighbourhood retail centres as follows:</p> <table border="1" data-bbox="618 343 1861 938"> <thead> <tr> <th data-bbox="618 343 730 456"><u>Ref. No.</u></th> <th data-bbox="730 343 965 456"><u>Indicator – Core / Local</u></th> <th data-bbox="965 343 1211 456"><u>Monitoring Target</u></th> <th data-bbox="1211 343 1435 456"><u>Trigger Point</u></th> <th data-bbox="1435 343 1659 456"><u>Relevant Policies /SA Objectives</u></th> <th data-bbox="1659 343 1861 456"><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="618 456 730 938"><u>6.3</u></td> <td data-bbox="730 456 965 938"><u>LOCAL: Number of applications approved annually for non-A1 uses in local and neighbourhood retail centres.</u></td> <td data-bbox="965 456 1211 938"><u>The level of non-A1 uses in local and neighbourhood centres is 50% or less in accordance with Policy MG15.</u></td> <td data-bbox="1211 456 1435 938"><u>The level of non-A1 uses in local and neighbourhood centres is above 50%.</u></td> <td data-bbox="1435 456 1659 938"><u>Strategic Policies: SP1, SP6.</u> <u>Managing Growth Policies: MG12, MG15, MD1, MD5.</u> <u>SA objectives: 2, 4, 5, 14.</u></td> <td data-bbox="1659 456 1861 938"><u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan Annual Retail Floorspace Survey.</u></td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>6.3</u>	<u>LOCAL: Number of applications approved annually for non-A1 uses in local and neighbourhood retail centres.</u>	<u>The level of non-A1 uses in local and neighbourhood centres is 50% or less in accordance with Policy MG15.</u>	<u>The level of non-A1 uses in local and neighbourhood centres is above 50%.</u>	<u>Strategic Policies: SP1, SP6.</u> <u>Managing Growth Policies: MG12, MG15, MD1, MD5.</u> <u>SA objectives: 2, 4, 5, 14.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan Annual Retail Floorspace Survey.</u>	
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>											
<u>6.3</u>	<u>LOCAL: Number of applications approved annually for non-A1 uses in local and neighbourhood retail centres.</u>	<u>The level of non-A1 uses in local and neighbourhood centres is 50% or less in accordance with Policy MG15.</u>	<u>The level of non-A1 uses in local and neighbourhood centres is above 50%.</u>	<u>Strategic Policies: SP1, SP6.</u> <u>Managing Growth Policies: MG12, MG15, MD1, MD5.</u> <u>SA objectives: 2, 4, 5, 14.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan Annual Retail Floorspace Survey.</u>											
MAC134	HS23/AP1	Monitoring Framework Objective 6 Ref 6.4	<p>Include new Objective 6 indicator (Ref 6.4) relating to vacant retail units within the primary shopping frontages of town and district centres as follows:</p> <table border="1" data-bbox="618 1123 1861 1383"> <thead> <tr> <th data-bbox="618 1123 730 1236"><u>Ref. No.</u></th> <th data-bbox="730 1123 965 1236"><u>Indicator – Core / Local</u></th> <th data-bbox="965 1123 1211 1236"><u>Monitoring Target</u></th> <th data-bbox="1211 1123 1435 1236"><u>Trigger Point</u></th> <th data-bbox="1435 1123 1659 1236"><u>Relevant Policies /SA Objectives</u></th> <th data-bbox="1659 1123 1861 1236"><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="618 1236 730 1383"><u>6.4</u></td> <td data-bbox="730 1236 965 1383"><u>LOCAL: Percentage of vacant retail units within the</u></td> <td data-bbox="965 1236 1211 1383"><u>A decrease in the vacancy rates recorded for 2 consecutive</u></td> <td data-bbox="1211 1236 1435 1383"><u>An increase in the vacancy rates recorded for 2</u></td> <td data-bbox="1435 1236 1659 1383"><u>Strategic Policies: SP1, SP6.</u></td> <td data-bbox="1659 1236 1861 1383"><u>Vale of Glamorgan Planning Applications</u></td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>6.4</u>	<u>LOCAL: Percentage of vacant retail units within the</u>	<u>A decrease in the vacancy rates recorded for 2 consecutive</u>	<u>An increase in the vacancy rates recorded for 2</u>	<u>Strategic Policies: SP1, SP6.</u>	<u>Vale of Glamorgan Planning Applications</u>	
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>											
<u>6.4</u>	<u>LOCAL: Percentage of vacant retail units within the</u>	<u>A decrease in the vacancy rates recorded for 2 consecutive</u>	<u>An increase in the vacancy rates recorded for 2</u>	<u>Strategic Policies: SP1, SP6.</u>	<u>Vale of Glamorgan Planning Applications</u>											

			<p><u>primary shopping frontage of the town and district centre boundaries.</u></p> <p><u>years within town and district centres.</u></p> <p><u>consecutive years within town and district centres.</u></p> <p><u>Managing Growth: MG12, MG14, MD1, MD5.</u></p> <p><u>SA objectives: 2, 4, 5, 14.</u></p> <p><u>Register. Vale of Glamorgan Annual Retail Floorspace Survey.</u></p>												
MAC135	HS23/AP1	Monitoring Framework Objective 6 Ref 6.5	<p>Include new Objective 6 indicator (Ref 6.5) relating to vacant retail units within local and neighbourhood centres as follows:</p> <table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>6.5</u></td> <td><u>LOCAL: Percentage of vacant retail units within local and neighbourhood centre boundaries.</u></td> <td><u>A decrease in the vacancy rates recorded for 2 consecutive years within local and neighbourhood centres.</u></td> <td><u>An increase in the vacancy rates recorded for 2 consecutive years within local and neighbourhood centres.</u></td> <td> <u>Strategic Policies: SP1, SP6.</u> <u>Managing Growth: MG12, MG15, MD1, MD5.</u> <u>SA objectives: 2, 4, 5, 14.</u> </td> <td> <u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan Annual Retail Floorspace Survey.</u> </td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>6.5</u>	<u>LOCAL: Percentage of vacant retail units within local and neighbourhood centre boundaries.</u>	<u>A decrease in the vacancy rates recorded for 2 consecutive years within local and neighbourhood centres.</u>	<u>An increase in the vacancy rates recorded for 2 consecutive years within local and neighbourhood centres.</u>	<u>Strategic Policies: SP1, SP6.</u> <u>Managing Growth: MG12, MG15, MD1, MD5.</u> <u>SA objectives: 2, 4, 5, 14.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan Annual Retail Floorspace Survey.</u>
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>										
<u>6.5</u>	<u>LOCAL: Percentage of vacant retail units within local and neighbourhood centre boundaries.</u>	<u>A decrease in the vacancy rates recorded for 2 consecutive years within local and neighbourhood centres.</u>	<u>An increase in the vacancy rates recorded for 2 consecutive years within local and neighbourhood centres.</u>	<u>Strategic Policies: SP1, SP6.</u> <u>Managing Growth: MG12, MG15, MD1, MD5.</u> <u>SA objectives: 2, 4, 5, 14.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan Annual Retail Floorspace Survey.</u>										
HOUSING															
Objective 7: To provide the opportunity for people in the Vale of Glamorgan to meet their housing needs.															

MAC136	HS23/AP1	Monitoring Framework Objective 7 Ref 7.1	<p>Include new Objective 7 indicator (Ref 7.1) relating to housing land supply as follows:</p> <table border="1" data-bbox="618 268 1861 938"> <thead> <tr> <th data-bbox="618 268 730 344"><u>Ref. No.</u></th> <th data-bbox="730 268 958 344"><u>Indicator – Core / Local</u></th> <th data-bbox="958 268 1200 344"><u>Monitoring Target</u></th> <th data-bbox="1200 268 1420 344"><u>Trigger Point</u></th> <th data-bbox="1420 268 1666 344"><u>Relevant Policies /SA Objectives</u></th> <th data-bbox="1666 268 1861 344"><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="618 344 730 938"><u>7.1</u></td> <td data-bbox="730 344 958 938"><u>CORE: Housing land supply, taken from the current Housing Land Availability Study (TAN1).</u></td> <td data-bbox="958 344 1200 938"><u>Maintain a 5 year supply of housing land for development for each year of the plan following adoption.</u></td> <td data-bbox="1200 344 1420 938"><u>Less than a 5 year supply of housing land is recorded, in any given year following adoption of the Plan.</u></td> <td data-bbox="1420 344 1666 938"> <u>Strategic Policies: SP1, SP2, SP3, SP4.</u> <u>Managing Growth / Development Policies : MG1, MG2, MG3, MG4, MD1, MD5, MD7, MD11, MD12.</u> <u>SA Objectives: 1, 3, 4, 8, 10, 12.</u> </td> <td data-bbox="1666 344 1861 938"> <u>Vale of Glamorgan Annual Joint Housing Land Availability Study.</u> <u>Vale of Glamorgan Planning Applications Register.</u> </td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>7.1</u>	<u>CORE: Housing land supply, taken from the current Housing Land Availability Study (TAN1).</u>	<u>Maintain a 5 year supply of housing land for development for each year of the plan following adoption.</u>	<u>Less than a 5 year supply of housing land is recorded, in any given year following adoption of the Plan.</u>	<u>Strategic Policies: SP1, SP2, SP3, SP4.</u> <u>Managing Growth / Development Policies : MG1, MG2, MG3, MG4, MD1, MD5, MD7, MD11, MD12.</u> <u>SA Objectives: 1, 3, 4, 8, 10, 12.</u>	<u>Vale of Glamorgan Annual Joint Housing Land Availability Study.</u> <u>Vale of Glamorgan Planning Applications Register.</u>	
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>											
<u>7.1</u>	<u>CORE: Housing land supply, taken from the current Housing Land Availability Study (TAN1).</u>	<u>Maintain a 5 year supply of housing land for development for each year of the plan following adoption.</u>	<u>Less than a 5 year supply of housing land is recorded, in any given year following adoption of the Plan.</u>	<u>Strategic Policies: SP1, SP2, SP3, SP4.</u> <u>Managing Growth / Development Policies : MG1, MG2, MG3, MG4, MD1, MD5, MD7, MD11, MD12.</u> <u>SA Objectives: 1, 3, 4, 8, 10, 12.</u>	<u>Vale of Glamorgan Annual Joint Housing Land Availability Study.</u> <u>Vale of Glamorgan Planning Applications Register.</u>											
MAC137	HS23/AP1	Monitoring Framework Objective 7 Ref 7.2	<p>Include new Objective 7 indicator (Ref 7.2) relating to affordable housing as follows:</p> <table border="1" data-bbox="618 1086 1861 1382"> <thead> <tr> <th data-bbox="618 1086 730 1163"><u>Ref. No.</u></th> <th data-bbox="730 1086 958 1163"><u>Indicator – Core / Local</u></th> <th data-bbox="958 1086 1200 1163"><u>Monitoring Target</u></th> <th data-bbox="1200 1086 1420 1163"><u>Trigger Point</u></th> <th data-bbox="1420 1086 1666 1163"><u>Relevant Policies /SA Objectives</u></th> <th data-bbox="1666 1086 1861 1163"><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="618 1163 730 1382"><u>7.2</u></td> <td data-bbox="730 1163 958 1382"><u>CORE: Number of net additional affordable dwellings built.</u></td> <td data-bbox="958 1163 1200 1382"><u>Build 746 additional affordable dwellings by 2018.</u></td> <td data-bbox="1200 1163 1420 1382"><u>10% or more reduction in the affordable housing target over 2 consecutive</u></td> <td data-bbox="1420 1163 1666 1382"> <u>Strategic Policies: SP1, SP2, SP3, SP4.</u> <u>Managing Growth</u> </td> <td data-bbox="1666 1163 1861 1382"> <u>Vale of Glamorgan Annual Joint Housing Land Availability Study.</u> </td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>7.2</u>	<u>CORE: Number of net additional affordable dwellings built.</u>	<u>Build 746 additional affordable dwellings by 2018.</u>	<u>10% or more reduction in the affordable housing target over 2 consecutive</u>	<u>Strategic Policies: SP1, SP2, SP3, SP4.</u> <u>Managing Growth</u>	<u>Vale of Glamorgan Annual Joint Housing Land Availability Study.</u>	
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>											
<u>7.2</u>	<u>CORE: Number of net additional affordable dwellings built.</u>	<u>Build 746 additional affordable dwellings by 2018.</u>	<u>10% or more reduction in the affordable housing target over 2 consecutive</u>	<u>Strategic Policies: SP1, SP2, SP3, SP4.</u> <u>Managing Growth</u>	<u>Vale of Glamorgan Annual Joint Housing Land Availability Study.</u>											

					<p><u>Build 1,283 additional affordable dwellings by 2020.</u></p> <p><u>Build 1,993 additional affordable dwellings by 2022.</u></p> <p><u>Build 2,555 additional affordable dwellings by 2024.</u></p> <p><u>Build 2,933 additional affordable dwellings by 2026.</u></p>	years.	<p><u>/ Development Policies: MG1, MG2, MG3, MG4, MD1, MD4, MD5, MD7, MD11.</u></p> <p><u>SA Objectives: 1, 3, 4, 8, 10, 12.</u></p>	<p><u>Vale of Glamorgan Planning Applications Register.</u></p> <p><u>Sustainable Development Indicator 3.</u></p>	
MAC138	HS23/AP1	Monitoring Framework Objective 7 Ref 7.3	Include new Objective 7 indicator (Ref 7.3) relating to market housing as follows:						
			<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	
			<u>7.3</u>	<u>CORE: Number of net</u>	<u>Build 1,879 additional</u>	<u>10% or more reduction in</u>	<u>Strategic Policies:</u>	<u>Vale of Glamorgan</u>	

			<p><u>additional general market dwellings built.</u></p> <p><u>general market dwellings by 2018.</u></p> <p><u>Build 3,074 additional general market dwellings by 2020.</u></p> <p><u>Build 4,695 additional general market dwellings by 2022.</u></p> <p><u>Build 6,242 additional general market dwellings by 2024.</u></p> <p><u>Build 6,527 additional general market dwellings by 2026.</u></p>	<p><u>the general market housing target over 2 consecutive years.</u></p>	<p><u>SP1, SP2, SP3.</u></p> <p><u>Managing Growth / Development Policies: MG1, MG2, MG3, MD1, MD5, MD7, MD12, MD13.</u></p> <p><u>SA Objectives: 1, 3, 4, 8, 10, 12.</u></p>	<p><u>Annual Joint Housing Land Availability Study.</u></p> <p><u>Vale of Glamorgan Planning Applications Register.</u></p>		
MAC139	HS23/AP1	Monitoring Framework	Include new Objective 7 indicator (Ref 7.5) relating to Gypsy and Travellers as follows:					
			<u>Ref.</u>	<u>Indicator – Core</u>	<u>Monitoring</u>	<u>Trigger Point</u>	<u>Relevant</u>	<u>Data Source</u>

		Objective 7 Ref 7.4	<table border="1"> <thead> <tr> <th><u>No.</u></th> <th><u>/ Local</u></th> <th><u>Target</u></th> <th></th> <th><u>Policies /SA Objectives</u></th> <th></th> </tr> </thead> <tbody> <tr> <td><u>7.4</u></td> <td><u>LOCAL: Meeting the identified need for authorised local Gypsy and Traveller Accommodation.</u></td> <td><u>Provision of an authorised gypsy and traveller site for two pitches at 'Land to the East of Llangan' to meet the identified accommodation needs.</u></td> <td><u>Failure to deliver two authorised gypsy and traveller pitches by 2018.</u></td> <td><u>Strategic Policies: SP1.</u> <u>Managing Growth / Development Policies: MG5, MD18.</u> <u>SA Objectives: 1, 3, 4, 5, 8, 10, 12.</u></td> <td><u>Welsh Government Annual Gypsy and Traveller Site Survey.</u> <u>Vale of Glamorgan Gypsy and Traveller Accommodation Needs Assessment.</u></td> </tr> </tbody> </table>	<u>No.</u>	<u>/ Local</u>	<u>Target</u>		<u>Policies /SA Objectives</u>		<u>7.4</u>	<u>LOCAL: Meeting the identified need for authorised local Gypsy and Traveller Accommodation.</u>	<u>Provision of an authorised gypsy and traveller site for two pitches at 'Land to the East of Llangan' to meet the identified accommodation needs.</u>	<u>Failure to deliver two authorised gypsy and traveller pitches by 2018.</u>	<u>Strategic Policies: SP1.</u> <u>Managing Growth / Development Policies: MG5, MD18.</u> <u>SA Objectives: 1, 3, 4, 5, 8, 10, 12.</u>	<u>Welsh Government Annual Gypsy and Traveller Site Survey.</u> <u>Vale of Glamorgan Gypsy and Traveller Accommodation Needs Assessment.</u>	
<u>No.</u>	<u>/ Local</u>	<u>Target</u>		<u>Policies /SA Objectives</u>												
<u>7.4</u>	<u>LOCAL: Meeting the identified need for authorised local Gypsy and Traveller Accommodation.</u>	<u>Provision of an authorised gypsy and traveller site for two pitches at 'Land to the East of Llangan' to meet the identified accommodation needs.</u>	<u>Failure to deliver two authorised gypsy and traveller pitches by 2018.</u>	<u>Strategic Policies: SP1.</u> <u>Managing Growth / Development Policies: MG5, MD18.</u> <u>SA Objectives: 1, 3, 4, 5, 8, 10, 12.</u>	<u>Welsh Government Annual Gypsy and Traveller Site Survey.</u> <u>Vale of Glamorgan Gypsy and Traveller Accommodation Needs Assessment.</u>											
MAC140	HS23/AP1	Monitoring Framework Objective 7 Ref 7.5	<p>Include new Objective 7 indicator (Ref 7.6) relating to dwellings outside defined settlement boundaries as follows:</p> <table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>7.5</u></td> <td><u>LOCAL: Number of dwellings permitted annually outside the defined settlement</u></td> <td><u>No dwellings permitted outside the defined settlement boundaries that do not meet the requirements of</u></td> <td><u>1 or more dwellings permitted outside the defined settlement boundaries that do not</u></td> <td><u>Strategic Policies: SP1.</u> <u>Managing Growth / Development Policies: MG1,</u></td> <td><u>Vale of Glamorgan Planning Applications Register.</u></td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>7.5</u>	<u>LOCAL: Number of dwellings permitted annually outside the defined settlement</u>	<u>No dwellings permitted outside the defined settlement boundaries that do not meet the requirements of</u>	<u>1 or more dwellings permitted outside the defined settlement boundaries that do not</u>	<u>Strategic Policies: SP1.</u> <u>Managing Growth / Development Policies: MG1,</u>	<u>Vale of Glamorgan Planning Applications Register.</u>	
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>											
<u>7.5</u>	<u>LOCAL: Number of dwellings permitted annually outside the defined settlement</u>	<u>No dwellings permitted outside the defined settlement boundaries that do not meet the requirements of</u>	<u>1 or more dwellings permitted outside the defined settlement boundaries that do not</u>	<u>Strategic Policies: SP1.</u> <u>Managing Growth / Development Policies: MG1,</u>	<u>Vale of Glamorgan Planning Applications Register.</u>											

			<p><u>boundaries that do not meet the requirements of the LDP policies.</u></p>	<p><u>the LDP policies.</u></p>	<p><u>meet the requirements of the Plan in any year.</u></p>	<p><u>MD1, MD11, MD12, MD13.</u></p> <p><u>SA Objectives: 1, 3, 4, 5, 8, 10, 12.</u></p>										
MAC141	HS23/AP1	<p>Monitoring Framework</p> <p>Objective 7 Ref 7.6</p>	<p>Include new Objective 7 indicator (Ref 7.7) relating to dwellings on strategic housing sites as identified in Policies MG2 and MG3 as follows:</p> <table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>7.6</u></td> <td><u>LOCAL: Total number of dwellings completed on strategic housing sites as identified in site allocation policies MG2 and MG3.</u></td> <td> <p><u>Deliver Policy MG2 (4) by 2022.</u></p> <p><u>Deliver Policy MG2 (2) and Policy MG2 (6) by 2024.</u></p> <p><u>Deliver Policy MG2 (1), Policy MG3, Policy MG2 (3) Policy MG2 (5) and Policy MG2 (7) by 2026.</u></p> </td> <td> <p><u>10% or more reduction in the targets over 2 consecutive years.</u></p> </td> <td> <p><u>Strategic Policies: SP1, SP2, SP3, SP4.</u></p> <p><u>Managing Growth / Development Policies: MG1, MG2, MG3, MG4, MD1, MD4, MD7.</u></p> <p><u>SA Objectives: 1, 3, 4, 5, 8, 10, 12.</u></p> </td> <td> <p><u>Vale of Glamorgan Planning Applications Register.</u></p> <p><u>Vale of Glamorgan Annual Joint Housing Land Availability Study.</u></p> </td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>7.6</u>	<u>LOCAL: Total number of dwellings completed on strategic housing sites as identified in site allocation policies MG2 and MG3.</u>	<p><u>Deliver Policy MG2 (4) by 2022.</u></p> <p><u>Deliver Policy MG2 (2) and Policy MG2 (6) by 2024.</u></p> <p><u>Deliver Policy MG2 (1), Policy MG3, Policy MG2 (3) Policy MG2 (5) and Policy MG2 (7) by 2026.</u></p>	<p><u>10% or more reduction in the targets over 2 consecutive years.</u></p>	<p><u>Strategic Policies: SP1, SP2, SP3, SP4.</u></p> <p><u>Managing Growth / Development Policies: MG1, MG2, MG3, MG4, MD1, MD4, MD7.</u></p> <p><u>SA Objectives: 1, 3, 4, 5, 8, 10, 12.</u></p>	<p><u>Vale of Glamorgan Planning Applications Register.</u></p> <p><u>Vale of Glamorgan Annual Joint Housing Land Availability Study.</u></p>	
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>											
<u>7.6</u>	<u>LOCAL: Total number of dwellings completed on strategic housing sites as identified in site allocation policies MG2 and MG3.</u>	<p><u>Deliver Policy MG2 (4) by 2022.</u></p> <p><u>Deliver Policy MG2 (2) and Policy MG2 (6) by 2024.</u></p> <p><u>Deliver Policy MG2 (1), Policy MG3, Policy MG2 (3) Policy MG2 (5) and Policy MG2 (7) by 2026.</u></p>	<p><u>10% or more reduction in the targets over 2 consecutive years.</u></p>	<p><u>Strategic Policies: SP1, SP2, SP3, SP4.</u></p> <p><u>Managing Growth / Development Policies: MG1, MG2, MG3, MG4, MD1, MD4, MD7.</u></p> <p><u>SA Objectives: 1, 3, 4, 5, 8, 10, 12.</u></p>	<p><u>Vale of Glamorgan Planning Applications Register.</u></p> <p><u>Vale of Glamorgan Annual Joint Housing Land Availability Study.</u></p>											

MAC142	HS23/AP1	Monitoring Framework	Include new Objective 7 indicator (Ref 7.8) relating to Supplementary Planning Guidance on affordable housing as follows:																
		Objective 7 Ref 7.7		<table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>7.7</u></td> <td><u>LOCAL: Preparation of Supplementary Planning Guidance relating to Affordable Housing.</u></td> <td><u>To prepare Affordable Housing Supplementary Planning Guidance within one year of the Plan’s adoption.</u></td> <td><u>Failure to prepare Affordable Housing Supplementary Planning Guidance within one year of the Plan’s adoption.</u></td> <td> <u>Strategic Policies: SP1, SP4.</u> <u>Managing Growth / Development Policies: MG1, MG2, MG3, MG4, MD1, MD4, MD5, MD7, MD11.</u> <u>SA Objectives: 1, 3, 4, 8, 10, 12.</u> </td> <td> <u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u> </td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>7.7</u>	<u>LOCAL: Preparation of Supplementary Planning Guidance relating to Affordable Housing.</u>	<u>To prepare Affordable Housing Supplementary Planning Guidance within one year of the Plan’s adoption.</u>	<u>Failure to prepare Affordable Housing Supplementary Planning Guidance within one year of the Plan’s adoption.</u>	<u>Strategic Policies: SP1, SP4.</u> <u>Managing Growth / Development Policies: MG1, MG2, MG3, MG4, MD1, MD4, MD5, MD7, MD11.</u> <u>SA Objectives: 1, 3, 4, 8, 10, 12.</u>	<u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u>			
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>														
<u>7.7</u>	<u>LOCAL: Preparation of Supplementary Planning Guidance relating to Affordable Housing.</u>	<u>To prepare Affordable Housing Supplementary Planning Guidance within one year of the Plan’s adoption.</u>	<u>Failure to prepare Affordable Housing Supplementary Planning Guidance within one year of the Plan’s adoption.</u>	<u>Strategic Policies: SP1, SP4.</u> <u>Managing Growth / Development Policies: MG1, MG2, MG3, MG4, MD1, MD4, MD5, MD7, MD11.</u> <u>SA Objectives: 1, 3, 4, 8, 10, 12.</u>	<u>Vale of Glamorgan Planning Policy team.</u> <u>Cabinet Forward Work Programme.</u>														

ECONOMY

Objective 8: To foster the development of a diverse and sustainable local economy that meets the needs of the Vale of Glamorgan and that of the wider South East Wales Region.

MAC143	HS23/AP1	Monitoring Framework	Include new Objective 8 indicator (Ref 8.1) relating to strategic employment development on allocated sites as identified in Policy MG9 as follows:																
		Objective 8 Ref 8.1		<table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>8.1</u></td> <td><u>LOCAL: Total strategic</u></td> <td><u>31 ha (net) of strategic</u></td> <td><u>10% or more reduction in</u></td> <td><u>Strategic Policies:</u></td> <td><u>Vale of Glamorgan</u></td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>8.1</u>	<u>LOCAL: Total strategic</u>	<u>31 ha (net) of strategic</u>	<u>10% or more reduction in</u>	<u>Strategic Policies:</u>	<u>Vale of Glamorgan</u>			
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>														
<u>8.1</u>	<u>LOCAL: Total strategic</u>	<u>31 ha (net) of strategic</u>	<u>10% or more reduction in</u>	<u>Strategic Policies:</u>	<u>Vale of Glamorgan</u>														

				<p><u>employment development permitted on allocated sites under Policy MG9 (ha).</u></p>	<p><u>employment land with secured planning permissions by 2018.</u></p> <p><u>63 ha (net) of strategic employment land with secured planning permissions by 2020.</u></p> <p><u>147 ha (net) of strategic employment land with secured planning permissions by 2022.</u></p> <p><u>230 ha (net) of strategic employment land with secured planning permissions by 2024.</u></p> <p><u>314 ha (net) of strategic</u></p>	<p><u>the net strategic employment land target by the target date.</u></p>	<p><u>SP1, SP2, SP5.</u></p> <p><u>Managing Growth / Development Policies:</u> <u>MG9, MG10, MG11, MD15, MD16, MD16A.</u></p> <p><u>SA Objectives:</u> <u>2, 4, 8, 10, 12, 13.</u></p>	<p><u>Planning Applications Register.</u></p> <p><u>Vale of Glamorgan Council Annual Employment Land Survey.</u></p> <p><u>Sustainable Development Indicator 1.</u></p>	
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employment land with secured planning permissions by 2026.

MAC144

HS23/AP1

Monitoring Framework

Objective 8
Ref 8.2

Include new Objective 8 indicator (Ref 8.2) relating to jobs on strategic employment sites as follows:

<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>
<u>8.2</u>	<u>LOCAL: Number of jobs anticipated on permitted strategic employment sites.</u>	<u>Overall Strategic Employment Site Targets</u> <u>920 – 1120 jobs anticipated on permitted strategic employment sites by 2020.</u> <u>4,610 – 5,610 jobs anticipated on permitted strategic employment sites by 2026.</u> <u>Enterprise Zone</u> <u>300 – 500 jobs anticipated on</u>	<u>10% or more reduction in the number of jobs anticipated on strategic employment sites by the target date.</u>	<u>Strategic Policies: SP1, SP2, SP5.</u> <u>Managing Growth / Development Policies: MG9, MG10, MG11, MD15, MD16, MD16A.</u> <u>SA Objectives: 2, 4, 8, 10, 12, 13.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan Council Annual Employment Land Survey.</u>

land permitted at the St Athan and Cardiff Airport Enterprise Zone by 2020.

1,500 – 2,500 jobs anticipated on land permitted at the St Athan and Cardiff Airport Enterprise Zone by 2026.

Land South of J34, M4 Hensol
620 jobs anticipated on land permitted at land South of Junction 34, M4, Hensol by 2020.

3,110 jobs anticipated on land permitted at land South of Junction 34, M4, Hensol by 2026.

MAC145	HS23/AP1	Monitoring Framework Objective 8 Ref 8.3	Include new Objective 8 indicator (Ref 8.3) relating to local employment development on allocated sites as identified in Policy MG9 as follows:				
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>		
8.3	<u>LOCAL: Total local employment development permitted on allocated sites under Policy MG9 (ha).</u>	<u>2.65 ha of local employment land developed per annum for the remaining years of the Plan period.</u> <u>5.3 ha of local employment land with planning consent secured by 2018.</u> <u>10.6 ha of local employment land with planning consent secured by 2020.</u> <u>16 ha of local employment land with planning consent secured by 2022.</u>	<u>10% or more reduction in the net local employment land target over 2 consecutive years.</u>	<u>Strategic Policies: SP1, SP5.</u> <u>Managing Growth / Development Policies: MG9, MD15, MD16, MD16A.</u> <u>SA Objectives: 2, 4, 8, 10, 12, 13.</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan Council Annual Employment Land Survey.</u> <u>Sustainable Development Indicator 1.</u>		

					<p><u>21 ha of local employment land with planning consent secured by 2024.</u></p> <p><u>26.5 ha of local employment land with planning consent secured by 2026.</u></p>														
MAC146	HS23/AP1	Monitoring Framework Objective 8 Ref 8.4	Include new Objective 8 indicator (Ref 8.4) relating to the loss of existing employment land as follows:																
			<table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>8.4</u></td> <td><u>LOCAL: Amount of existing employment land or MG9 allocations lost to non B class uses.</u></td> <td><u>No existing or allocated employment sites lost to non B class uses unless in accordance with Policy MD16 or MD16A.</u></td> <td><u>1 or more planning permissions granted resulting in the loss of employment land to non B class uses contrary to LDP policies.</u></td> <td> <u>Strategic Policies: SP1, SP2, SP5.</u> <u>Managing Growth / Development Policies: MG3, MG9, MG10, MG11, MD1, MD15, MD16, MD16A.</u> <u>SA Objectives: 2, 3, 4, 8, 10, 12,</u> </td> <td> <u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan Council Annual Employment Land Survey.</u> </td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>8.4</u>	<u>LOCAL: Amount of existing employment land or MG9 allocations lost to non B class uses.</u>	<u>No existing or allocated employment sites lost to non B class uses unless in accordance with Policy MD16 or MD16A.</u>	<u>1 or more planning permissions granted resulting in the loss of employment land to non B class uses contrary to LDP policies.</u>	<u>Strategic Policies: SP1, SP2, SP5.</u> <u>Managing Growth / Development Policies: MG3, MG9, MG10, MG11, MD1, MD15, MD16, MD16A.</u> <u>SA Objectives: 2, 3, 4, 8, 10, 12,</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan Council Annual Employment Land Survey.</u>				
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>														
<u>8.4</u>	<u>LOCAL: Amount of existing employment land or MG9 allocations lost to non B class uses.</u>	<u>No existing or allocated employment sites lost to non B class uses unless in accordance with Policy MD16 or MD16A.</u>	<u>1 or more planning permissions granted resulting in the loss of employment land to non B class uses contrary to LDP policies.</u>	<u>Strategic Policies: SP1, SP2, SP5.</u> <u>Managing Growth / Development Policies: MG3, MG9, MG10, MG11, MD1, MD15, MD16, MD16A.</u> <u>SA Objectives: 2, 3, 4, 8, 10, 12,</u>	<u>Vale of Glamorgan Planning Applications Register.</u> <u>Vale of Glamorgan Council Annual Employment Land Survey.</u>														

			<p>9.1</p> <p>LOCAL: <u>Provision of new and enhanced tourism facilities identified in Policy MG26.</u></p> <p><u>Deliver Policy MG26 (1) by 2018.</u></p> <p><u>Deliver Policy MG26 (2) by 2022.</u></p> <p><u>Deliver Policy MG26 (3) by 2026.</u></p>	<p><u>Failure to deliver the new and enhanced tourism facilities identified in Policy MG26 in accordance with the monitoring targets.</u></p>	<p>Strategic Policies: <u>SP1, SP11.</u></p> <p><u>Managing Growth / Development:</u> <u>MG26, MD14.</u></p> <p>SA Objectives: <u>2, 3, 5, 8, 10, 11, 12, 13, 15.</u></p>	<p>Vale of Glamorgan Planning Applications Register.</p>
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NATURAL RESOURCES

Objective 10: To ensure that development within the Vale of Glamorgan uses land effectively and efficiently and to promote the sustainable use and management of natural resources.

MAC149	HS23/AP1	Monitoring Framework Objective 10 Ref 10.1	Include new Objective 10 indicator (Ref 10.1) relating to primary land won aggregates as follows:									
			<table border="1"> <thead> <tr> <th><u>Ref. No.</u></th> <th><u>Indicator – Core / Local</u></th> <th><u>Monitoring Target</u></th> <th><u>Trigger Point</u></th> <th><u>Relevant Policies /SA Objectives</u></th> <th><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td><u>10.1</u></td> <td><u>CORE: The extent of primary land – won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a</u></td> <td><u>Maintain a 10 year land bank of permitted aggregate reserves.</u></td> <td><u>Less than a 10 year land bank of permitted aggregate reserves.</u></td> <td><u>Strategic Policies: SP9.</u> <u>Managing Growth / Development Policies: MG20, MG21, MG23, MG23A.</u></td> <td><u>South Wales Regional Aggregates Working Party (SWRAWP) – Annual Report.</u> <u>Vale of Glamorgan Council</u></td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>10.1</u>	<u>CORE: The extent of primary land – won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a</u>	<u>Maintain a 10 year land bank of permitted aggregate reserves.</u>
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>							
<u>10.1</u>	<u>CORE: The extent of primary land – won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a</u>	<u>Maintain a 10 year land bank of permitted aggregate reserves.</u>	<u>Less than a 10 year land bank of permitted aggregate reserves.</u>	<u>Strategic Policies: SP9.</u> <u>Managing Growth / Development Policies: MG20, MG21, MG23, MG23A.</u>	<u>South Wales Regional Aggregates Working Party (SWRAWP) – Annual Report.</u> <u>Vale of Glamorgan Council</u>							

				<u>percentage of the total capacity required as identified in the Regional Technical Statement (MTAN requirement).</u>			<u>SA Objectives: 8, 9.</u>	<u>Planning Applications Register.</u>		
MAC150	HS23/AP1	Monitoring Framework Objective 10 Ref 10.2	Include new Objective 10 indicator (Ref 10.2) relating to sterilising development within a minerals safeguarding areas as follows:							
			<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>		
			<u>10.2</u>	<u>LOCAL: Amount of permanent, sterilising development to be permitted within a minerals safeguarding area.</u>	<u>No permanent, sterilising development to be permitted within a minerals safeguarding area unless in accordance with Policy MG20.</u>	<u>1 or more permanent sterilising developments permitted within a minerals safeguarding area unless it is in accordance with other policies in the Plan.</u>	<u>Strategic Policies: SP1, SP9.</u> <u>Managing Growth / Development: MG20, MG23, MG23A, MD8.</u> <u>SA Objectives: 8, 9.</u>	<u>SWRAWP Annual Report.</u> <u>Vale of Glamorgan Council Planning Applications Register.</u>		

MAC151	HS23/AP1	Monitoring Framework Objective 10 Ref 10.3	<p>Include new Objective 10 indicator (Ref 10.3) relating to sterilising development within a minerals buffer zone as follows:</p> <table border="1" data-bbox="618 379 1901 1010"> <thead> <tr> <th data-bbox="618 379 719 491"><u>Ref. No.</u></th> <th data-bbox="719 379 960 491"><u>Indicator – Core / Local</u></th> <th data-bbox="960 379 1200 491"><u>Monitoring Target</u></th> <th data-bbox="1200 379 1451 491"><u>Trigger Point</u></th> <th data-bbox="1451 379 1680 491"><u>Relevant Policies /SA Objectives</u></th> <th data-bbox="1680 379 1901 491"><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="618 491 719 1010"><u>10.3</u></td> <td data-bbox="719 491 960 1010"><u>LOCAL: Amount of permanent, sterilising development to be permitted within a minerals buffer zone.</u></td> <td data-bbox="960 491 1200 1010"><u>No permanent, sterilising development to be permitted within a minerals buffer zone.</u></td> <td data-bbox="1200 491 1451 1010"><u>1 or more permanent sterilising developments permitted within a minerals buffer zone unless the development is in accordance with the other policies in the Plan.</u></td> <td data-bbox="1451 491 1680 1010"> <u>Strategic Policies: SP1, SP9.</u> <u>Managing Growth / Development Policies: MG20, MG21, MG23, MG23A.</u> <u>SA Objectives: 8, 9.</u> </td> <td data-bbox="1680 491 1901 1010"> <u>SWRAWP Annual Report.</u> <u>Vale of Glamorgan Council Planning Applications Register.</u> </td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>10.3</u>	<u>LOCAL: Amount of permanent, sterilising development to be permitted within a minerals buffer zone.</u>	<u>No permanent, sterilising development to be permitted within a minerals buffer zone.</u>	<u>1 or more permanent sterilising developments permitted within a minerals buffer zone unless the development is in accordance with the other policies in the Plan.</u>	<u>Strategic Policies: SP1, SP9.</u> <u>Managing Growth / Development Policies: MG20, MG21, MG23, MG23A.</u> <u>SA Objectives: 8, 9.</u>	<u>SWRAWP Annual Report.</u> <u>Vale of Glamorgan Council Planning Applications Register.</u>	
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>											
<u>10.3</u>	<u>LOCAL: Amount of permanent, sterilising development to be permitted within a minerals buffer zone.</u>	<u>No permanent, sterilising development to be permitted within a minerals buffer zone.</u>	<u>1 or more permanent sterilising developments permitted within a minerals buffer zone unless the development is in accordance with the other policies in the Plan.</u>	<u>Strategic Policies: SP1, SP9.</u> <u>Managing Growth / Development Policies: MG20, MG21, MG23, MG23A.</u> <u>SA Objectives: 8, 9.</u>	<u>SWRAWP Annual Report.</u> <u>Vale of Glamorgan Council Planning Applications Register.</u>											
MAC152	HS23/AP1	Monitoring Framework Objective 10 Ref 10.4	<p>Include new Objective 10 indicator (Ref 10.4) relating to planning permissions granted contrary to Natural Resources Wales advice as follows:</p> <table border="1" data-bbox="618 1197 1901 1383"> <thead> <tr> <th data-bbox="618 1197 719 1308"><u>Ref. No.</u></th> <th data-bbox="719 1197 976 1308"><u>Indicator – Core / Local</u></th> <th data-bbox="976 1197 1211 1308"><u>Monitoring Target</u></th> <th data-bbox="1211 1197 1451 1308"><u>Trigger Point</u></th> <th data-bbox="1451 1197 1680 1308"><u>Relevant Policies /SA Objectives</u></th> <th data-bbox="1680 1197 1901 1308"><u>Data Source</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="618 1308 719 1383"><u>10.4</u></td> <td data-bbox="719 1308 976 1383"><u>LOCAL: Number of planning</u></td> <td data-bbox="976 1308 1211 1383"><u>No planning permissions</u></td> <td data-bbox="1211 1308 1451 1383"><u>1 or more planning</u></td> <td data-bbox="1451 1308 1680 1383"><u>Strategic Policies:</u></td> <td data-bbox="1680 1308 1901 1383"><u>Vale of Glamorgan</u></td> </tr> </tbody> </table>	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>	<u>10.4</u>	<u>LOCAL: Number of planning</u>	<u>No planning permissions</u>	<u>1 or more planning</u>	<u>Strategic Policies:</u>	<u>Vale of Glamorgan</u>	
<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>											
<u>10.4</u>	<u>LOCAL: Number of planning</u>	<u>No planning permissions</u>	<u>1 or more planning</u>	<u>Strategic Policies:</u>	<u>Vale of Glamorgan</u>											

				<u>permissions granted contrary to the advice of Natural Resources Wales (NRW) on environmental grounds.</u>	<u>granted where there is an outstanding objection from NRW.</u>	<u>permissions granted in any given year contrary to the advice of NRW.</u>	<u>SP1, SP10.</u> <u>Managing Growth / Development Policies: MG19, MG19A, MG19B, MG22, MD1, MD2, MD8, MD10.</u> <u>SA Objectives: 6, 8, 9.</u>	<u>Council Planning Applications Register.</u>	
MAC153	HS23/AP1	Monitoring Framework Objective 10 Ref 10.5	Include new Objective 10 indicator (Ref 10.5) relating to development on non-allocated green field land as follows:						
				<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>
				10.5	<u>LOCAL: Amount of greenfield land lost to development (ha) which is not allocated in the Development Plan or does not meet the requirements of the relevant</u>	<u>No greenfield land is lost to development unless it is in accordance with other policies within the Plan.</u>	<u>1 or more planning permissions granted for development on greenfield land in any given year which is contrary to policies within</u>	<u>Strategic Policies: SP1, SP10.</u> <u>Managing Growth / Development Policies: MG17, MG18, MG19, MG19A, MG19B, MG24, MG25, MD1, MD2A, MD10, MD11.</u>	<u>Vale of Glamorgan Council Planning Applications Register.</u> <u>Sustainable Development Indicator 5.</u>

				<u>Local Development Plan Policies.</u>		<u>the Plan.</u>		<u>SA Objectives: 6, 8, 9, 10, 11.</u>		
MAC154	HS23/AP1	Monitoring Framework Objective 10 Ref 10.6	Include new Objective 10 indicator (Ref 10.6) relating to development on previously developed land as follows:							
			<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>		
			<u>10.6</u>	<u>LOCAL: Amount of new housing development (ha) developed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all housing development developed per annum.</u>	<u>A minimum of 38% of all housing completions are delivered on previously developed land.</u>	<u>Less than 38% of housing completions are delivered on previously developed land in any given year.</u>	<u>Strategic Policies: SP1, SP2, SP3, SP4.</u> <u>Managing Growth / Development: MG1, MG2, MG3, MG4, MD1, MD11, MD13</u> <u>SA Objectives: 1, 3, 4, 8, 9, 10</u>	<u>Vale of Glamorgan Council Planning Applications Register.</u>		
MAC155	HS23/AP1	Monitoring Framework	Include new Objective 10 indicator (Ref 10.7) relating to loss on Best and Most Versatile agricultural land to windfall developments as follows:							

		Objective 10 Ref 10.7	<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>		
			<u>10.7</u>	<u>LOCAL: Amount of Best and Most Versatile (BMV) Agricultural Land lost to windfall development.</u>	<u>No loss of BMV Agricultural Land to windfall development unless in accordance with other policies in the Plan.</u>	<u>Any loss of BMV Agricultural Land to windfall development unless in accordance with other policies in the Plan.</u>	<u>Strategic Policies: SP1, SP3, SP4.</u> <u>Managing Growth / Development Policies: MG1, MG2, MG4, MD1, MD11, MD13.</u> <u>SA Objectives: 1, 3, 8, 9.</u>	<u>Vale of Glamorgan Council Planning Applications Register.</u>		
MAC156	HS23/AP1	Monitoring Framework Objective 10 Ref 10.8	Include new Objective 10 indicator (Ref 10.8) relating to density of permitted housing developments as follows:							
			<u>10.8</u>	<u>LOCAL: Density of permitted housing developments.</u>	<u>Minimum net density of permitted housing developments of 30 dwellings per hectare (dph) in key, service centre</u>	<u>1 or more planning permissions granted with a net housing density of less than 30 dph, unless the development</u>	<u>Strategic Policies: SP1, SP2, SP3, SP4, SP10.</u> <u>Managing Growth / Development Policies: MG1, MG2, MG3, MD1, MD2, MD5,</u>	<u>Vale of Glamorgan Council Planning Applications Register.</u>		

					<u>and primary settlements.</u>	<u>is in accordance with other policies in the Plan.</u>	<u>MD7.</u> <u>SA Objectives: 1, 3, 4, 8, 9, 10.</u>			
					<u>Minimum net density of permitted housing developments of 25 dph in minor rural settlements.</u>	<u>1 or more planning permissions granted with a net housing density of less than 25 dph, unless the development is in accordance with other policies in the Plan.</u>	<u>Strategic Policies: SP1, SP3, SP4, SP10.</u> <u>Managing Growth/Development Policies: MG1, MG2, MD1, MD2, MD5, MD7, MD11.</u> <u>SA Objectives: 1, 3, 4, 8, 9, 10.</u>	<u>Vale of Glamorgan Council Planning Applications Register.</u>		
MAC157	HS23/AP1	Monitoring Framework Objective 10 Ref 10.9	Include new Objective 10 indicator (Ref 10.9) relating to Supplementary Planning Guidance on Minerals Safeguarding as follows:							
			<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>		
			<u>10.9</u>	<u>LOCAL: Preparation of Supplementary Planning Guidance relating</u>	<u>To prepare Minerals Safeguarding Supplementary Planning</u>	<u>Failure to prepare Minerals Safeguarding Supplementary Planning</u>	<u>Strategic Policy: SP9.</u> <u>Managing Growth /</u>	<u>Vale of Glamorgan Planning Policy team.</u>		

				<u>to Minerals Safeguarding.</u>	<u>Guidance within one year of the Plan's adoption.</u>	<u>Guidance within one year of the Plan's adoption.</u>	<u>Development Policies: MG20, MG21, MG22, MG23, MG23A, MD8.</u> <u>SA Objectives: 8, 9.</u>	<u>Cabinet Forward Work Programme.</u>		
MAC158	HS23/AP1	Monitoring Framework Objective 10 Ref 10.10	Include new Objective 10 indicator (Ref 10.10) relating to land to cater for waste as follows:							
			<u>Ref. No.</u>	<u>Indicator – Core / Local</u>	<u>Monitoring Target</u>	<u>Trigger Point</u>	<u>Relevant Policies /SA Objectives</u>	<u>Data Source</u>		
			<u>10.10</u>	<u>LOCAL: The amount of land and facilities to cater for waste in the Vale of Glamorgan.</u>	<u>Maintain a sufficient capacity to cater for the Vale of Glamorgan's waste (to be confirmed at a regional level in accordance with TAN 21 waste monitoring arrangements).</u>	<u>Triggers to be established at a regional level in accordance with TAN 21.</u>	<u>Strategic policies: SP8.</u> <u>Managing Growth / Development Policies: MG9, MD8, MD16, MD16A, MD20.</u> <u>SA Objective: 7, 8, 9.</u>	<u>Annual South East Wales Regional Waste Monitoring Report.</u> <u>Vale of Glamorgan Planning Policy team.</u>		

			Appendix 1 Glossary of Terms	
MAC159	FC	Appendix 1	<p>Amend Priority Habitats and Species (s42) entry in Glossary of Terms as follows:</p> <p>Priority Habitats and Species (s42 s7)</p> <p>Those habitats and species that have been identified by WAG to be of principal importance for nature conservation in Wales.</p> <p>These are listed on S42 of the Natural Environment and Rural Communities Act 2006 <u>section 7 of the Environment Act 2016.</u></p>	
MAC160	FC	Appendix 1	<p>Include additional entry within Glossary of Terms as follows:</p> <p><u>Ramsar Site</u> <u>Ramsar sites are wetlands of international importance designated under the Ramsar Convention.</u></p>	
MAC161	HS12/AP3	Appendix 1	<p>Amend Glossary of Terms entry for Residential Settlement Boundaries as follows:</p> <p>Residential Settlement Boundaries</p>	
MAC162	FC	Appendix 1	<p>Include additional entry within Glossary of Terms as follows:</p> <p><u>Transport Assessment</u> <u>A simplified Transport Assessment which is used in some cases where transport issues arising out of development proposals may not require a full Transport Assessment.</u></p>	
			Appendix 2 Supplementary Planning Guidance	

MAC163	N/A	Appendix 2	<p>Delete Appendix 2 Supplementary Planning Guidance.</p> <p>Appendix 2: Supplementary Planning Guidance</p> <p>Supplementary Planning Guidance (SPG) is non-statutory guidance, which supports the Policies and Proposals contained in this Plan.</p> <p>Listed below are the Council's existing approved SPG, with details of any reviews required to ensure consistency with the LDP, as well as details of areas or sites where new SPG is required to support the Policies and allocations within the Local Development Plan.</p> <p>Existing Supplementary Planning Guidance</p> <table border="1" data-bbox="618 647 1848 1339"> <thead> <tr> <th data-bbox="618 647 1122 751">Name of SPG</th> <th data-bbox="1122 647 1440 751">Status</th> <th data-bbox="1440 647 1848 751">Action Required (if any) and Proposed Timescale</th> </tr> </thead> <tbody> <tr> <td data-bbox="618 751 1122 847">Amenity Standards</td> <td data-bbox="1122 751 1440 847">Approved January 1999. Revised 2002.</td> <td data-bbox="1440 751 1848 847">Review 2017/18.</td> </tr> <tr> <td data-bbox="618 847 1122 943">Barry Development Guidelines</td> <td data-bbox="1122 847 1440 943">Approved January 1999.</td> <td data-bbox="1440 847 1848 943">Review 2017/18.</td> </tr> <tr> <td data-bbox="618 943 1122 1038">Barry Garden Suburb</td> <td data-bbox="1122 943 1440 1038">Approved January 1999.</td> <td data-bbox="1440 943 1848 1038">Review 2017/18.</td> </tr> <tr> <td data-bbox="618 1038 1122 1134">Biodiversity and Development</td> <td data-bbox="1122 1038 1440 1134">Approved November 2009.</td> <td data-bbox="1440 1038 1848 1134">Update in process; 2013/14.</td> </tr> <tr> <td data-bbox="618 1134 1122 1339">Conservation Areas in the Rural Vale</td> <td data-bbox="1122 1134 1440 1339">Approved November 1997.</td> <td data-bbox="1440 1134 1848 1339">Update required to reflect Conservation Area appraisals and potential new Conservation area designations. 2014 - 16</td> </tr> </tbody> </table>	Name of SPG	Status	Action Required (if any) and Proposed Timescale	Amenity Standards	Approved January 1999. Revised 2002.	Review 2017/18.	Barry Development Guidelines	Approved January 1999.	Review 2017/18.	Barry Garden Suburb	Approved January 1999.	Review 2017/18.	Biodiversity and Development	Approved November 2009.	Update in process; 2013/14.	Conservation Areas in the Rural Vale	Approved November 1997.	Update required to reflect Conservation Area appraisals and potential new Conservation area designations. 2014 - 16	The preparation of Supplementary Planning Guidance (SPG) has been included within the revised Monitoring Framework where appropriate.
Name of SPG	Status	Action Required (if any) and Proposed Timescale																				
Amenity Standards	Approved January 1999. Revised 2002.	Review 2017/18.																				
Barry Development Guidelines	Approved January 1999.	Review 2017/18.																				
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Conservation Areas in the Rural Vale	Approved November 1997.	Update required to reflect Conservation Area appraisals and potential new Conservation area designations. 2014 - 16																				

			37 no. Conservation Area Appraisals and Management Plans		Review 2017/18.	
			Conversion of Rural Buildings	Approved April 2005.	Update required to reflect PPW & LDP 2014—16.	
			County Treasures	Approved March 2009.	To be reviewed in association with consideration of impending Heritage Act 2016—18.	
			Design in the Landscape	Approved 2005.	Update required: 2018.	
			Golf Related Development	Approved 1998.	Review 2016/17.	
			Model Design Guide for Wales	Approved October 2005.	No review.	
			Penarth Conservation Area	Approved January 1999.	Review 2016 /17.	
			Planning Obligations	Approved 2009.	Review 2014/15.	
			Public Art	Approved 2005.	Review 2014/15.	
			Sustainable Development—A Developers Guide	Approved March 2006.	Update required to reflect PPW: 2017/18.	
			Trees and Development	Approved May 1998 Revised 2002 (PPW).	Review 2015/16.	

Upper Holton Road Development Guidelines

Approved July 2012.

Requires amending to reflect revised retail core boundary: 2014/15.

Proposed Supplementary Planning Guidance / Development Briefs

In addition to reviewing existing SPG, it is intended that SPG will cover the following topic areas:

Topic Area of Proposed SPG	Action Required	Proposed Timescale
Affordable Housing	Revised SPG in preparation.	2014
Framework for Barry Town Centre and the District Centres of Cowbridge, Llantwit Major, Penarth and Barry (High Street/Broad Street)	Framework has been prepared (Nathaniel Lichfield & Partners: 2013). Stakeholder engagement to follow and consideration of approval as formal SPG.	2015/16
Heritage Assets	Consideration of SPG covering submissions relating to the Historic Environment.	2015/16
Minerals Safeguarding	New SPG to include expansion on prior extraction interpretation and requirements in safeguarded areas.	2015/16
Parking Standards	Revised Parking Guidelines SPG in process of being prepared for consultation Autumn 2013.	2013/14

			Replacement Dwellings in the Countryside	New SPG to expand on LDP Policy.	2015/16		
			Shop Front Design Guidance	Approved as Design Guidance April 2007 but not as formal SPG. To review for future approval as SPG.	2014/15		
			Travel Plans	New SPG required to reflect importance of Travel Plans.	2015/16		
			Site Specific Development Briefs	Site specific briefs to be prepared for development sites including:- <ul style="list-style-type: none"> • MG 2 (6) & (7) Land between NAR / Froglands Farm • MG 2 (3) Church Farm, St Athan • MG 2 (20) Land north and west of Darren Close, Cowbridge • MG 2 (23) Land at Upper Cosmeston Farm, Lavernock • MG 2 (26) Land at and adjoining St Cyres School, Dinas Powys • MG 2 (33) Land to the north of the Railway Line, Rhoose (update) 	2015-2018		
			Appendix 3 Designated and Defined Nature Conservation Sites				
MAC164	FC	Appendix 3	Amend Appendix 3 to reflect recent additions to Sites of Special Scientific Interest as follows:				

			<p>Appendix 3: Designated and Defined Nature Conservation Sites</p> <p>Sites of Special Scientific Interest (SSSIs)</p> <table border="1"> <tr> <td> Barry Island Breigam Moor Clementstone Meadows, Wick Cliff Wood / Golden Stairs, Porthkerry Cnap Twt, St. Brides Coed y Bwl, St Brides Coedydd Y Barri/Barry Woodlands Cog Moors Cors Aberthin Cwm Cydfin, Leckwith East Aberthaw Coast Ely Valley Ewenny and Pant Quarries <u>Fferm Walters, Barry</u> </td> <td> Hayes Point – Bendricks Road, Barry Larks Meadow Llynnoedd Cosmeston/Cosmeston Lakes, Penarth Monknash Coast Nant Whitton Woodlands, Llancarfan Nash Lighthouse Meadows Old Castle Down, St Brides Penarth Coast Pysgodlyn Mawr, Welsh St Donats Severn Estuary Southerndown Coast Sully Island The Parish Field, Cae'r Rhedyn </td> </tr> </table>	Barry Island Breigam Moor Clementstone Meadows, Wick Cliff Wood / Golden Stairs, Porthkerry Cnap Twt, St. Brides Coed y Bwl, St Brides Coedydd Y Barri/Barry Woodlands Cog Moors Cors Aberthin Cwm Cydfin, Leckwith East Aberthaw Coast Ely Valley Ewenny and Pant Quarries <u>Fferm Walters, Barry</u>	Hayes Point – Bendricks Road, Barry Larks Meadow Llynnoedd Cosmeston/Cosmeston Lakes, Penarth Monknash Coast Nant Whitton Woodlands, Llancarfan Nash Lighthouse Meadows Old Castle Down, St Brides Penarth Coast Pysgodlyn Mawr, Welsh St Donats Severn Estuary Southerndown Coast Sully Island The Parish Field, Cae'r Rhedyn	
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MAC165	FC	Appendix 3	Amend Appendix 3 to include new Local Nature Reserve as follows: <u>Local Nature Reserves</u> Birchgrove Wood, Barry Cliff Wood, Porthkerry <u>Cosmeston Lakes Country Park, Lavernock</u> Cwm Talwg, Barry			
			Appendix 4 Housing Supply Phasing			

MAC166	HS2&3/AP10	Appendix 4	<p>Delete Appendix 4 from the Plan.</p> <p>Appendix 4: Housing Supply Phasing The anticipated schedule for the phasing of allocations within the LDP is provided below.</p> <table border="1" data-bbox="618 416 1834 1385"> <thead> <tr> <th colspan="2" data-bbox="618 416 1301 523" rowspan="2">Allocation</th> <th colspan="3" data-bbox="1301 416 1834 472">Period</th> </tr> <tr> <th data-bbox="1301 472 1469 523">2011-16</th> <th data-bbox="1469 472 1655 523">2016-21</th> <th data-bbox="1655 472 1834 523">2021-26</th> </tr> </thead> <tbody> <tr> <td colspan="5" data-bbox="618 523 1834 579">Strategic Housing Sites</td> </tr> <tr> <td data-bbox="618 579 712 635">1</td> <td data-bbox="712 579 1301 635">Phase 2, Barry Waterfront</td> <td data-bbox="1301 579 1469 635">300</td> <td data-bbox="1469 579 1655 635">700</td> <td data-bbox="1655 579 1834 635">700</td> </tr> <tr> <td data-bbox="618 635 712 691">2</td> <td data-bbox="712 635 1301 691">Land at Higher End, St. Athan</td> <td data-bbox="1301 635 1469 691">100</td> <td data-bbox="1469 635 1655 691">120</td> <td data-bbox="1655 635 1834 691"></td> </tr> <tr> <td data-bbox="618 691 712 746">3</td> <td data-bbox="712 691 1301 746">Land at Church Farm, St. Athan</td> <td data-bbox="1301 691 1469 746"></td> <td data-bbox="1469 691 1655 746"></td> <td data-bbox="1655 691 1834 746">250</td> </tr> <tr> <td data-bbox="618 746 712 818">4</td> <td data-bbox="712 746 1301 818">Former Stadium Site / Land adjacent to Burley Place, St. Athan</td> <td data-bbox="1301 746 1469 818">65</td> <td data-bbox="1469 746 1655 818"></td> <td data-bbox="1655 746 1834 818"></td> </tr> <tr> <td data-bbox="618 818 712 874">5</td> <td data-bbox="712 818 1301 874">Land to the east of Eglwys Brewis</td> <td data-bbox="1301 818 1469 874"></td> <td data-bbox="1469 818 1655 874">150</td> <td data-bbox="1655 818 1834 874">150</td> </tr> <tr> <td data-bbox="618 874 712 930">6</td> <td data-bbox="712 874 1301 930">Land adjacent to Froglands Farm, Llantwit Major</td> <td data-bbox="1301 874 1469 930"></td> <td data-bbox="1469 874 1655 930">90</td> <td data-bbox="1655 874 1834 930"></td> </tr> <tr> <td data-bbox="618 930 712 1002">7</td> <td data-bbox="712 930 1301 1002">Land between new Northern Access Road and Eglwys Brewis Road</td> <td data-bbox="1301 930 1469 1002"></td> <td data-bbox="1469 930 1655 1002">200</td> <td data-bbox="1655 930 1834 1002">175</td> </tr> <tr> <td colspan="5" data-bbox="618 1002 1834 1058">Key Settlement : Barry</td> </tr> <tr> <td data-bbox="618 1058 712 1114">8</td> <td data-bbox="712 1058 1301 1114">Barry Island Pleasure Park</td> <td data-bbox="1301 1058 1469 1114">24</td> <td data-bbox="1469 1058 1655 1114">100</td> <td data-bbox="1655 1058 1834 1114"></td> </tr> <tr> <td data-bbox="618 1114 712 1169">9</td> <td data-bbox="712 1114 1301 1169">White Farm</td> <td data-bbox="1301 1114 1469 1169">120</td> <td data-bbox="1469 1114 1655 1169">57</td> <td data-bbox="1655 1114 1834 1169"></td> </tr> <tr> <td data-bbox="618 1169 712 1225">10</td> <td data-bbox="712 1169 1301 1225">Land to the east of Pencoedre Lane</td> <td data-bbox="1301 1169 1469 1225">67</td> <td data-bbox="1469 1169 1655 1225"></td> <td data-bbox="1655 1169 1834 1225"></td> </tr> <tr> <td data-bbox="618 1225 712 1281">11</td> <td data-bbox="712 1225 1301 1281">Land to the west of Pencoedre Lane</td> <td data-bbox="1301 1225 1469 1281"></td> <td data-bbox="1469 1225 1655 1281">40</td> <td data-bbox="1655 1225 1834 1281"></td> </tr> <tr> <td data-bbox="618 1281 712 1337">12</td> <td data-bbox="712 1281 1301 1337">Ysgol Maes Dyfan</td> <td data-bbox="1301 1281 1469 1337"></td> <td data-bbox="1469 1281 1655 1337">45</td> <td data-bbox="1655 1281 1834 1337"></td> </tr> <tr> <td data-bbox="618 1337 712 1385">13</td> <td data-bbox="712 1337 1301 1385">Barry Magistrates Court</td> <td data-bbox="1301 1337 1469 1385">52</td> <td data-bbox="1469 1337 1655 1385"></td> <td data-bbox="1655 1337 1834 1385"></td> </tr> </tbody> </table>	Allocation		Period			2011-16	2016-21	2021-26	Strategic Housing Sites					1	Phase 2, Barry Waterfront	300	700	700	2	Land at Higher End, St. Athan	100	120		3	Land at Church Farm, St. Athan			250	4	Former Stadium Site / Land adjacent to Burley Place, St. Athan	65			5	Land to the east of Eglwys Brewis		150	150	6	Land adjacent to Froglands Farm, Llantwit Major		90		7	Land between new Northern Access Road and Eglwys Brewis Road		200	175	Key Settlement : Barry					8	Barry Island Pleasure Park	24	100		9	White Farm	120	57		10	Land to the east of Pencoedre Lane	67			11	Land to the west of Pencoedre Lane		40		12	Ysgol Maes Dyfan		45		13	Barry Magistrates Court	52			
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			14	Court Road Depot, Barry			50				
			15	Holm View		50					
			16	Hayes Wood, The Bendricks			55				
			Key Settlement : Cowbridge								
			17	Cowbridge Comprehensive Lower School	21						
			18	Cowbridge Comprehensive 6 th Form Block, Aberthin Road	20						
			19	Land adjoining St. Athan Road, Cowbridge		30		100			
			20	Land to the north and west of Darren Close, Cowbridge	90	150		150			
			Key Settlement : Llantwit Major								
			21	Plasnewydd Farm, Llantwit Major	50	80					
			22	Land adjacent to Llantwit Major Bypass				70			
			Service Centre Settlement : Penarth								
			23	Land at Upper Cosmeston Farm, Lavernock		85		150			
			24	Land adjoining St. Josephs School, Sully Road		80					
			25	Headlands School, St. Augustine's Road	65						

Allocation		Period		
		2011-16	2016-21	2021-26
Service Centre Settlement : Dinas Powys				
26	Land at and adjoining St. Cyres School, Murch Road	50	125	125
27	Land off Caerleon Road, Dinas Powys		75	
28	Land at Ardwyn, Pen-y-Turnpike	15		
29	Land at Cross Common Road	30	20	
Primary Settlement : Llandough (Penarth)				
30	Land south of Llandough Hill / Penarth Road		65	65
31	Land north of Leckwith Road	15		
32	Llandough Landings	30	90	
Primary Settlement : Rhoose				
33	Land north of the Railway Line, Rhoose	200	350	400
34	Land south of the Railway Line, Rhoose	87		
Primary Settlement : Wenvoe				
35	Land to the west of Port Road, Wenvoe			140
Minor Rural Settlements				
36	Land adjoining Court Close, Aberthin			20
37	Land to the east of Bonvilston		60	60
38	Land to rear of St David's Church in Wales Primary School, Colwinston			65
39	ITV Wales, Culverhouse Cross	50	200	

			<table border="1"> <tr> <td>40</td> <td>The Garden Emporium, Fferm Goch</td> <td>40</td> <td></td> <td></td> </tr> <tr> <td>41</td> <td>Ogmore Residential Centre</td> <td>24</td> <td>60</td> <td></td> </tr> <tr> <td>42</td> <td>Ogmore Caravan Park</td> <td>22</td> <td>60</td> <td></td> </tr> <tr> <td>43</td> <td>Land to the East of St Nicholas</td> <td></td> <td>50</td> <td>50</td> </tr> <tr> <td>44</td> <td>Land off St. Brides Road, Wick</td> <td></td> <td>25</td> <td>75</td> </tr> <tr> <td>45</td> <td>Land off Sandy Lane, Ystradowen</td> <td></td> <td>40</td> <td>45</td> </tr> <tr> <td>46</td> <td>Land West of Swanbridge Road, Sully</td> <td>0</td> <td>250</td> <td>250</td> </tr> <tr> <td colspan="2">Total Units per period</td> <td>1,537</td> <td>3,447</td> <td>2,845</td> </tr> </table>	40	The Garden Emporium, Fferm Goch	40			41	Ogmore Residential Centre	24	60		42	Ogmore Caravan Park	22	60		43	Land to the East of St Nicholas		50	50	44	Land off St. Brides Road, Wick		25	75	45	Land off Sandy Lane, Ystradowen		40	45	46	Land West of Swanbridge Road, Sully	0	250	250	Total Units per period		1,537	3,447	2,845	
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			Appendix 5 Housing Allocations (Policy MG2) Individual Site Details																																									
MAC167	HS4/AP1	Appendix 5	<p>Insert additional text under General Supporting Information and Assessments section of Appendix 5 as follows:</p> <p><u>The various site allocations in the plan may have the potential to support European Protected Species as well as habitats of biodiversity importance. In allocating these sites a precautionary approach has been adopted by the Council and appropriate species surveys, and where relevant appropriate mitigation, will be required to accompany any planning application for the development of the sites in order to comply with the requirements as set out in the Conservation of Habitats and Species Regulations 2010 (as amended). This is to ensure that the proposal does not result in any likely detriment to the maintenance of the favourable conservation status of European Protected Species.</u></p>																																									

MAC168	HS4/AP1	Appendix 5	<p>Insert additional text under Site-Specific Allocations section of Appendix 5 as follows:</p> <p><u>In allocating the LDP sites the Council has had regard to the requirements of TAN15 and specifically the justification tests set out under Section 6.2. The Council is satisfied that the sites allocated can be justified and are capable of being delivered during the plan period and that any mitigation measures required will not affect the level of growth proposed at the site or the sites deliverability.</u></p>											
MAC169	HS2&3/AP9 HS4/AP1 HS4/AP3 HS7/AP3 CC17	Appendix 5 MG2 (1)	<p>Amend site specific detail in Appendix 5 for site MG2 (1) Phase 2, Barry Waterfront as follows:</p> <table border="1" data-bbox="618 564 1839 707"> <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 (1) Phase 2, Barry Waterfront</td> <td>300</td> <td>700</td> <td>700</td> <td>1700</td> </tr> </tbody> </table> <p>This strategic 48.55 hectare site surrounds the No. 1 Dock at Barry Waterfront and is located between Barry town centre and Barry Island. The site is allocated for the comprehensive redevelopment of the former Barry Docks, having been granted outline planning permission (ref. 2009/00946/OUT) in March 2012 for a mix of residential (C3), retail (A1) cafes, bars and restaurants (A3), hotel (C1) offices (B1) and community and leisure uses (D1 and D2) including a new primary school. <u>Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p>Redevelopment of the site will deliver essential infrastructure including a new link road to Barry Island, a new primary school on a 2 hectare site, 7.83 hectares of open space and new pedestrian and cycle routes.</p> <p><u>Redevelopment of the site will deliver essential major infrastructure including:</u></p> <ul style="list-style-type: none"> • <u>Affordable housing;</u> • <u>A new link road to Barry Island;</u> • <u>Sustainable transport links and infrastructure for pedestrians, cyclists and public transport users;</u> • <u>Significant local highway improvements;</u> • <u>A new primary school on a 1.5 hectare site;</u> 		2011-16	2016-21	2021-26	TOTAL	MG2 (1) Phase 2, Barry Waterfront	300	700	700	1700	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (1) Phase 2, Barry Waterfront	300	700	700	1700										

			<ul style="list-style-type: none"> • <u>Public open space (7.83 Ha) comprising of 13 Local Areas of Play, 2 Locally Equipped Areas of Play, and 1 Neighbourhood Equipped Area for Play;</u> • <u>Community facilities on site, or contribution in lieu; and</u> • <u>Ecological mitigation on and off site.</u> <p>The strategic mixed use development at Barry Waterfront will help to realise significant regeneration benefits for the town, integrate Barry Island, the Waterfront and the town centre and strengthen Barry’s key settlement role in the Capital Region. Development of the site will be in accordance with the approved Barry Waterfront Development principles document (2009). A Flood Consequences Assessment has been completed for the site.</p> <p><u>NRW have advised that the site may be affected by flooding, with some parts being identified as being within Development Advice Map Zone C1/C2. All development proposals within this allocation will be required to demonstrate that they accord to national policy relating to flood risk as set out in TAN15. A site specific FCA/An updated site specific FCA must be submitted if any part of the planning application site falls within an area identified as being at risk of flooding.</u></p>											
MAC170	HS2&3/AP9 HS4/AP2 HS4/AP3 HS7/AP3 CC18	Appendix 5 MG2 (2)	<p>Amend site specific detail in Appendix 5 for site MG2 (2) Land at Higher End, St.Athan as follows:</p> <table border="1" data-bbox="631 983 1839 1125"> <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 (2) Land at Higher End, St. Athan</td> <td>400</td> <td>420</td> <td></td> <td>220</td> </tr> </tbody> </table> <p>This 9.78 hectare Greenfield site lies to the south of MOD St Athan at Higher End. The eastern part of the site (approx. 4.5Ha) has the benefit of planning permission for 100 dwellings <u>and is currently under construction</u> (refs: 2009/01368/OUT, <u>2012/00066/RES 2013/01148/FUL and 2015/00335/RES refer</u>) and 2012/00066/RES) and will be accessed from St John’s View, and The development of the remaining part of the site (approximately 5.3 hectares) is expected to deliver 120 dwellings. (including a minimum 30% affordable housing). Access could be provided via St John’s View or alternative access may be available from</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (2) Land at Higher End, St. Athan	400	420		220	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (2) Land at Higher End, St. Athan	400	420		220										

			<p>Llantwit Major Road. <u>Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. <u>In addition, future planning applications must be supported by</u> to be provided and a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.</p> <p>Development of the site should be subject to consultation with Natural Resources Wales who have advised that the site may host a European Protected Species. <u>Natural Resources Wales (NRW) is aware that a European protected species has been recorded in the vicinity of the site and an ecological assessment will be required in support of any future planning application.</u></p> <p>Dŵr Cymru Welsh Water has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. A hydraulic modelling assessment will be required to determine the point of connection to the public sewer system and additional capacity may be required at the West Aberthaw Waste Water Treatment Works (<u>WwTW</u>) to accommodate this and other future developments in the area. No improvements are planned within Dŵr Cymru Welsh Water's AMP 6 Capital Investment Programme (2015 - 2020). <u>A scheme of upgrades for this WwTW will form part of DCWWs submission to the Industry Regulator Ofwat for AMP 7. Should a landowner/developer wish to progress the proposed development prior to the Regulatory investment, they may fund a feasibility study which will identify the improvements required.</u> The site is crossed by a 225 mm foul public sewer for which protection measures in the form of an easement width and/or diversion will be required.</p> <p>Any planning application will need to be accompanied by a Surface Water Assessment, including appropriate consideration of the use of SUDs, to demonstrate that there would be no adverse impacts arising from the development.</p> <p>Given the sites proximity to MOD St Athan and the Aerospace Business Park a noise assessment will also be required for any future development proposals.</p>	
MAC171	HS2&3/AP9 HS4/AP2	Appendix 5 MG2 (3)	Amend site specific detail in Appendix 5 for site MG2 (3) Land at Church Farm, St.Athan as follows:	

HS4/AP3
HS7/AP3
CC19

	2011-16	2016-21	2021-26	TOTAL
MG2 (3) Land at Church Farm, St. Athan			250	250

This 8.47 hectare greenfield site is located to the east of St Athan village. **Affordable housing will be delivered in accordance with Policy MG4.**

~~Development of the site should be subject to consultation with Natural Resources Wales who have advised that the site may host European Protected Species.~~ **Natural Resources Wales (NRW) is aware that a European protected species has been recorded in the vicinity of the site and an ecological assessment will be required in support of any future planning application.**

Dŵr Cymru Welsh Water has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. A hydraulic modelling assessment will be required to determine and the point of connection to the public sewer system and **or any improvement work required.** ~~additional capacity may be required at the West Aberthaw Waste Water Treatment Works to accommodate this and other future developments in the area. No improvements are planned within Dŵr Cymru Welsh Water's AMP 6 Capital Investment Programme (2015 - 2020).~~ **A scheme of upgrades for this WwTW will form part of DCWWs submission to the Industry Regulator Ofwat for AMP 7. Should a landowner/developer wish to progress the proposed development prior to the Regulatory investment, they may fund a feasibility study which will identify the improvements required.**

The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. **In addition, future planning applications must be supported by** ~~to be provided and a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.~~

A development brief will be prepared which will ensure that landscape issues and local sensitivities are fully considered in future development proposals. A detailed survey according to the 'revised guidelines and criteria for grading the quality of agricultural land' (MAFF 1988) will be required to confirm agricultural land grading

			and the Glamorgan Gwent Archaeological Trust have advised that an archaeological evaluation may be required as part of the planning application process.											
MAC172	HS2&3/AP9 HS4/AP2 HS4/AP3 HS7/AP3 CC20	Appendix 5 MG2 (4)	<p>Amend site specific detail in Appendix 5 for site MG2 (4) Former Stadium Site/Land adjacent to Burley Place, St.Athan as follows:</p> <table border="1"> <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 (4) Former Stadium Site / Land adjacent to Burley Place, St. Athan</td> <td>65</td> <td></td> <td></td> <td>65</td> </tr> </tbody> </table> <p>This 2.2 hectare brownfield site is located to the east of St Athan village on a former sports ground. <u>Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. <u>In addition, future planning applications must be supported by</u> to be provided and a comprehensive and robust Transport <u>Statement</u> Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.</p> <p>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>Natural Resources Wales (NRW) is aware that a European protected species has been recorded in the vicinity of the site and an ecological assessment will be required in support of any future planning application.</u></p> <p>Consultation with Dŵr Cymru Welsh Water (DCWW) will be required as the proposed development is in an area where there are water supply problems for which there are no improvements planned within DCWWs current Capital Investment Programme AMP6 (years 2015 to 2020) and additional capacity may be required at the West Aberthaw Waste Water Treatment Works to accommodate this and other future developments in the area. A hydraulic modelling assessment will be required to establish a point of connection to the public sewer system and/or any improvement work required. <u>Dŵr Cymru Welsh Water has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. A hydraulic modelling assessment will be required to establish the point of</u></p>		2011-16	2016-21	2021-26	TOTAL	MG2 (4) Former Stadium Site / Land adjacent to Burley Place, St. Athan	65			65	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (4) Former Stadium Site / Land adjacent to Burley Place, St. Athan	65			65										

			<p><u>connection to the public sewer system and/or any improvement work required. No improvements are planned within Dŵr Cymru Welsh Water's AMP 6 Capital Investment Programme (2015 - 2020). A scheme of upgrades for this WwTW will form part of DCWWs submission to the Industry Regulator Ofwat for AMP 7. Should a landowner/developer wish to progress the proposed development prior to the Regulatory investment, they may fund a feasibility study which will identify the improvements required.</u></p> <p>A Surface Water Assessment, including appropriate consideration of the use of SUDs, will also be required to demonstrate that there would be no adverse impacts arising from future development.</p>											
MAC173	HS2&3/AP9 HS4/AP1 HS4/AP2 HS4/AP3 HS7/AP3 CC21	Appendix 5 MG2 (5)	<p>Amend site specific detail in Appendix 5 for site MG2 (5) Land to the east of Eglwys Brewis as follows:</p> <table border="1" data-bbox="631 630 1839 767"> <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 (5) Land to the east of Eglwys Brewis</td> <td></td> <td>150</td> <td>150</td> <td>300255</td> </tr> </tbody> </table> <p>This 10.9 hectare Greenfield site is located to the north of St Athan to the east of Cowbridge Road. <u>Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. <u>In addition, future planning applications must be supported by</u> to be provided and a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.</p> <p><u>NRW have advised that the site may be affected by flooding, with some parts being identified as being within Development Advice Map Zone C1 / C2. All development proposals within this allocation will be required to demonstrate that they accord to national policy relating to flood risk as set out in TAN15. A site specific FCA / An updated site specific FCA must be submitted if any part of the planning application site falls within an area identified as being at risk of flooding.</u></p> <p>The Council's drainage engineer has advised that a designated main river runs along the boundary of the site.</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (5) Land to the east of Eglwys Brewis		150	150	300 255	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (5) Land to the east of Eglwys Brewis		150	150	300 255										

and that a part of the site falls within flood zones 2 & 3 as produced by Natural Resources Wales (NRW). Any application should clarify the present level of flood risk on the site and consider the suitability of the main river to accept any proposed surface water run-off. The suitability of the use of soakaways for the disposal of surface water run-off should be investigated, and an assessment should be undertaken into the potential for disposing of the surface water by means of a sustainable drainage system. A Surface Water Assessment, including appropriate consideration of the use of SUDs, will also be required to demonstrate that there would be no adverse impacts arising from future development.

Dŵr Cymru Welsh Water has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. ~~Dŵr Cymru Welsh Water has advised that a~~ **A** hydraulic modelling assessment will be required to establish the point of connection to the public sewer system and/or any improvement work required and additional capacity **that** may be required. The site is crossed by a 150 mm foul public sewer and a 150 mm foul rising main for which protection measures in the form of an easement width and/or diversion will be required. There is also a Sewage Pumping Station (SPS) on the public sewerage network within this site, for which a Cordon Sanitaire or buffer zone ~~will~~ **may** be required in order to protect residential amenity. DCWW and VoG Environmental Health can advise further on this. ~~at the West Aberthaw Waste Water Treatment Works to accommodate this and other future developments in the area. No improvements are planned within Dŵr Cymru Welsh Water's AMP 6 Capital Investment Programme (2015 - 2020).~~ **A scheme of upgrades for this WwTW will form part of DCWWs submission to the Industry Regulator Ofwat for AMP 7. Should a landowner/developer wish to progress the proposed development prior to the Regulatory investment, they may fund a feasibility study which will identify the improvements required.**

~~Consultation with Natural Resources Wales will be required as the site is known to host a protected species and an ecological survey of the site will be necessary that details how any ecological issues identified will be mitigated.~~ **Natural Resources Wales (NRW) is aware that a European protected species has been recorded in the vicinity of the site and an ecological assessment will be required in support of any future planning application.**

A detailed survey according to the 'revised guidelines and criteria for grading the quality of agricultural land' (MAFF 1988) will be required to confirm agricultural land grading.

A number of high amenity value trees are located in the southern corner of the site and these should be

			maintained in any development proposals.											
MAC174	HS2&3/AP9 HS4/AP1 HS4/AP2 HS4/AP3 HS7/AP3 CC22	Appendix 5 MG2 (6)	<p>Amend site specific detail in Appendix 5 for site MG2 (6) Land adjacent to Froglands Farm, Llantwit Major as follows:</p> <table border="1"> <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 (6) Land adjacent to Froglands Farm, Llantwit Major</td> <td></td> <td>90</td> <td></td> <td>90</td> </tr> </tbody> </table> <p>This 4.4 hectare Greenfield site is located on the western edge of the village of St Athan and is likely to be accessed from the new Northern Access Road that will be provided as a part of the St Athan - Cardiff Airport Enterprise Zone proposals. <u>Together with Welsh Government and other funding sources, the development will contribute to the delivery of the Northern Access Road (Policies SP7 (2) and MG16 (4) refer) and other essential highway works and associated infrastructure. Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p>The Council's drainage engineer has advised that a designated main river runs along the southern boundary of the site and known flood risk areas are situated downstream. Consultation with Natural Resources Wales (NRW) will therefore be required and a Flood Consequence Assessment and a Surface Water Assessment, including appropriate consideration of the use of Sustainable Urban Drainage Systems, will be necessary to demonstrate that there would be no adverse impacts arising from future development of the site.</p> <p><u>NRW have advised that the site may be affected by flooding, with some parts being identified as being within Development Advice Map Zone C1 / C2. All development proposals within this allocation will be required to demonstrate that they accord to national policy relating to flood risk as set out in TAN15. A site specific FCA / An updated site specific FCA must be submitted if any part of the planning application site falls within an area identified as being at risk of flooding.</u></p> <p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. <u>In addition, future planning applications must be supported by</u> to be provided and a comprehensive and robust Transport <u>Statement</u> Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (6) Land adjacent to Froglands Farm, Llantwit Major		90		90	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (6) Land adjacent to Froglands Farm, Llantwit Major		90		90										

			<p>associated road junctions.</p> <p>Natural Resources Wales (NRW) is aware that a protected European Species has been recorded in the vicinity of an area linked to the site and an ecological assessment will be required in support of any future planning application. and consultation with NRW on ecological matters should also be undertaken.</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. No problems are envisaged with the public sewerage system for domestic foul discharge from this proposed development. The site is crossed by a 225 mm foul public sewer for which protection measures in the form of an easement width and/ or diversions will be required.</p> <p>The Glamorgan Gwent Archaeological Trust has advised that an Archaeological Assessment would be necessary prior to the determination of a future planning application.</p> <p>A detailed survey according to the 'revised guidelines and criteria for grading the quality of agricultural land' (MAFF 1988) will be required to confirm agricultural land grading although the land is unlikely to be the Best and Most Versatile (BMV).</p>											
MAC175	HS2&3/AP9 HS4/AP1 HS4/AP2 HS4/AP3 HS7/AP3 CC23	Appendix 5 MG2 (7)	<p>Amend site specific detail in Appendix 5 for site MG2 (7) Land between new Northern Access Road and Eglwys Brewis Road as follows:</p> <table border="1" data-bbox="633 948 1839 1107"> <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 (7) Land between new Northern Access Road and Eglwys Brewis Road</td> <td></td> <td>200</td> <td>175</td> <td>375</td> </tr> </tbody> </table> <p>This 15.8 hectare site is located to the west of the village of St Athan and will be accessed from the new Northern Access Road that will be provided as part of the St Athan – Cardiff Airport Enterprise Zone proposals. The lower site density proposed for the site reflects that a designated main river runs along the southern boundary and across the site and that a part of the site is within Zone C2 of the development advice map contained in TAN 15, Development and Flood Risk and that the southern part of the site is affected by flood zones 2 and 3 as produced by Natural Resources Wales (NRW). This 15.8 hectare site is located to</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (7) Land between new Northern Access Road and Eglwys Brewis Road		200	175	375	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (7) Land between new Northern Access Road and Eglwys Brewis Road		200	175	375										

the west of the village of St Athan and will be accessed from the new Northern Access Road that will be provided as part of the St Athan – Cardiff Airport Enterprise Zone proposals. The lower site density proposed for the site reflects that a designated main river runs along the southern boundary and across the site. NRW have advised that the site may be affected by flooding, with some parts being identified as being within Development Advice Map Zone C1 / C2. All development proposals within this allocation will be required to demonstrate that they accord to national policy relating to flood risk as set out in TAN15. A site specific FCA / An updated site specific FCA must be submitted if any part of the planning application site falls within an area identified as being at risk of flooding. NRW has advised that no development would be permitted with 7 metres of the main river and/or the flood alleviation assets. Affordable housing will be delivered in accordance with Policy MG4.

~~Consultation with NRW will therefore be required and a Flood Consequence Assessment and Surface Water Assessment, including appropriate consideration of the use of Sustainable Urban Drainage Systems, will be necessary to demonstrate that there would be no adverse impacts arising from future development of the site. NRW has advised that no development would be permitted with 7 metres of the main river and/or the flood alleviation assets.~~

The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. In addition, future planning applications must be supported by ~~to be provided and a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.~~

~~Dŵr Cymru Welsh Water (DCWW) has advised that a hydraulic modelling assessment will be required to establish the point of connection to the public sewer system and/or any improvement work required and additional capacity may be required at the West Aberthaw Waste Water Treatment Works to accommodate this and other developments in the area. Dŵr Cymru Welsh Water has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. The site is crossed by two 150 mm foul public sewers for which protection measures in the form of an easement width and/ or diversion will be required.~~ Dŵr Cymru Welsh Water has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. A hydraulic modelling assessment will be required to establish the point of connection to the public sewer system and/or any improvement work required. The site is crossed by

			<p><u>two 150 mm foul public sewers for which protection measures in the form of an easement width and/or diversion will be required.</u></p> <p>NRW has advised that the site may provide habitat for European Protected Species and that consultation with the Council's ecologist will be required to determine the extent of supporting ecological information that will be needed to support any future planning application. <u>Natural Resources Wales (NRW) is aware that a European protected species has been recorded in the vicinity of the site and an ecological assessment will be required in support of any future planning application.</u></p> <p>The Glamorgan Gwent Archaeological Trust has advised that an Archaeological Assessment would be necessary prior to the determination of a future planning application.</p> <p>A detailed survey according to the 'revised guidelines and criteria for grading the quality of agricultural land' (MAFF 1988) will be required to confirm agricultural land grading although the land is unlikely to be the Best and Most Versatile.</p> <p>Although the provision of the NAR is a Welsh-Government led initiative relating to the Enterprise Zone, the development will nevertheless be expected to contribute towards the essential highway works which have been outlined in Policies SP7 and MG16.</p>											
<p>MAC176</p>	<p>HS2&3/AP9 HS7/AP3 CC24</p>	<p>Appendix 5 MG2 (8)</p>	<p>Amend site specific detail in Appendix 5 for site MG2 (8) Barry Island Pleasure Park as follows:</p> <table border="1" data-bbox="631 983 1839 1125"> <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 (8) Barry Island Pleasure Park</td> <td>24</td> <td>400</td> <td></td> <td>424<u>25</u></td> </tr> </tbody> </table> <p>This 1.18 hectare brownfield site has been allocated for 124 25 dwellings, (of which at least 30% will be affordable) as a part of a mixed use redevelopment of the fun fair site which in addition to the residential element includes leisure, retail, A3 uses and associated car parking. <u>The south-eastern part of this site was granted planning permission for 25 residential units and associated commercial uses in November 2015 (2014/01358/FUL refers).</u></p> <p><u>The remaining part of the site is allocated for mixed use leisure development.</u> Members have resolved to</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (8) Barry Island Pleasure Park	24	400		424<u>25</u>	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (8) Barry Island Pleasure Park	24	400		424<u>25</u>										

			grant planning permission for the redevelopment (ref. 2008/01533/OUT) subject to the completion of a section 106 agreement.											
MAC177	HS2&3/AP9	Appendix 5 MG2 (9)	<p>Amend site specific detail in Appendix 5 for site MG2 (9) White Farm as follows:</p> <table border="1"> <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 (9) White Farm</td> <td>120</td> <td>57</td> <td></td> <td>177</td> </tr> </tbody> </table> <p>This 12.1 hectare Greenfield site is allocated for residential and recreational purposes. The residential element of the site comprises 5.2 hectares with the remaining 6.9 hectares allocated as informal open space. The site has full planning permission for 177 dwellings (applications ref. 2002/01636/OUT and 2010/00123/RES), and <u>the development was completed in 2015.</u> development commenced on site during 2012.</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (9) White Farm	120	57		177	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (9) White Farm	120	57		177										
MAC178	HS2&3/AP9	Appendix 5 MG2 (10)	<p>Amend site specific detail in Appendix 5 for site MG2 (10) Land to the east of Pencoedtre Lane as follows:</p> <table border="1"> <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 (10) Land to the east of Pencoedtre Lane</td> <td>67</td> <td></td> <td></td> <td>67</td> </tr> </tbody> </table> <p>This 2.8 hectare site was part of an historic employment allocation at Pencoedtre which has come forward for residential development. The site has <u>was granted</u> full planning permission (applications ref. 2008/01531/OUT and 2010/01225/RES <u>refer</u>) <u>for 67 dwellings and the development was completed in 2014.</u> and is in the process of being developed to provide 67 dwellings.</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (10) Land to the east of Pencoedtre Lane	67			67	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (10) Land to the east of Pencoedtre Lane	67			67										
MAC179	HS2&3/AP5 HS2&3/AP9 HS4/AP2 HS4/AP3	Appendix 5 MG2 (11)	<p>Amend site specific detail in Appendix 5 for site MG2 (11) Land to the west of Pencoedtre Lane as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>2011-16</th> <th>2016-21</th> <th>2021-26</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		2011-16	2016-21	2021-26	TOTAL						
	2011-16	2016-21	2021-26	TOTAL										

HS7/AP3
CC25

MG2 (11) Land to the west of Pencoedtre
Lane

40

40**137**

This 4.24 **4.45** hectare Greenfield site is located to the north west of Pencoedtre, Barry. ~~±~~ **Part of the site** has previously gained planning permission for B1 Business use (planning application 2000/00860/FUL refers) as part of a larger historic employment allocation. ~~However,~~ this permission has not been implemented and parts of the historic employment allocation to the east have since gained consent for residential use (see MG92 (10)). Therefore, given its size and relationship to the residential development to the east this site has been allocated for residential use providing at least 40 **137** dwellings. ~~with a minimum of 30% affordable housing.~~ **The western part of the site currently forms part of the grounds of Bryn Hafren Comprehensive School which has been deemed to be surplus to the school's requirements. The development of the site will facilitate the delivery of new improved recreational facilities to serve the school and potentially the wider community. Affordable housing will be delivered in accordance with Policy MG4.**

~~Natural Resources Wales has advised that they should be consulted on future development proposals for the site given its location next to the Barry Woodlands SSSI and mature trees and hedgerows which are likely to host protected species such as Bats.~~ **Natural Resources Wales (NRW) is aware that a European protected species has been recorded in the vicinity of the site and an ecological assessment will be required in support of any future planning application. In addition, NRW has advised that the site is within close proximity to the Coedydd y Barri/ Barry Woodland Site of Special Scientific Interest (SSSI) which lies roughly 200 metres to the east and that the designated site should be protected at all times. NRW has encouraged the retention of mature trees and hedgerows on the proposed site for their conservation and aesthetic value.**

~~Dŵr Cymru Welsh Water (DCWW) has advised that the site is crossed by a 36" strategic trunk water main public for which protection measures in the form of an easement width and/ or diversion will be required and that an assessment of the sewer network and associated Sewage Pumping Station will be required to establish the point of connection to the public sewerage network.~~

Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site. The site is crossed by a 36" trunk water main and a 450 mm trunk water main at the northern extent of the site and a 125 mm distribution main in the eastern part of the site for

which protection measures in the form of an easement width and/or diversion will be required. A hydraulic modelling assessment will be required to establish a point of connection to the public sewer system and/or any improvement work required.

The Council's drainage engineers have advised that there is no watercourse available for the discharge of surface water within the immediate vicinity of the site and consideration for surface water disposal and management will therefore need to be assessed. Any prospective developer should, in the first instance investigate the suitability of soakaways for the disposal of surface water run-off and ensure that an assessment is carried out into the potential of disposing of surface water by mean of a suitable drainage system.

The Council's Engineers have advised that a suitable safe access is required that conforms to the current design criteria and future planning applications must be supported by a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.

Glamorgan Gwent Archaeological Trust has advised that an archaeological evaluation of the site will be required and that some parts of the site may be required to be retained as open space in order to protect archaeological features.

MAC180

HS2&3/AP9
HS7/AP3
CC26

Appendix 5
MG2 (12)

Amend site specific detail in Appendix 5 for site MG2 (12) Ysgol Maes Dyfan as follows:

	2011-16	2016-21	2021-26	TOTAL
MG2 (12) Ysgol Maes Dyfan		45		<u>4581</u>

This is a 1.44 hectare brownfield site located within the settlement of Barry and was granted planning permission for 81 residential units in 2015 (applications 2015/00075/FUL and 2015/00076/FUL refer) and the redevelopment of the site has commenced. and is currently in use for educational purposes. Affordable housing will be delivered in accordance with Policy MG4.

			<p>The Council's drainage engineers have advised that the site is situated in a catchment with known surface water flooding issues to both culverted and unculverted ordinary watercourses. Future development proposals should, in the first instance, investigate the suitability of the use of soakaways for the disposal of surface water run-off. If this is not viable, surface water run-off may be able to be accommodated within the existing surface water drainage system. It is likely that flows will be limited to a discharge rate to be agreed with the Council acting as Lead Local Flood Authority.</p> <p>The development will be expected to contribute towards delivery of enhanced open space on land to the south (Policy MG 25 refers).</p>											
MAC181	HS2&3/AP9 HS4/AP3	Appendix 5 MG2 (13)	<p>Amend site specific detail in Appendix 5 for site MG2 (13) Barry Magistrates Court as follows:</p> <table border="1"> <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 (13) Barry Magistrates Court</td> <td>52</td> <td></td> <td></td> <td>52</td> </tr> </tbody> </table> <p>This brownfield site has been allocated for 52 dwelling units, in the first phase of the plan period. Planning permission has been granted for this site (2012/01114/FUL) and development commenced during 2013. <u>The site was granted planning permission for a mixed use scheme incorporating 52 residential units in March 2013 (2012/01114/FUL refers) and the redevelopment of the site was completed in 2015.</u></p>		2011-16	2016-21	2021-26	TOTAL	MG2 (13) Barry Magistrates Court	52			52	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (13) Barry Magistrates Court	52			52										
MAC182	HS2&3/AP9 HS4/AP2 HS4/AP3 CC27	Appendix 5 MG2 (14)	<p>Amend site specific detail in Appendix 5 for site MG2 (14) Court Road Depot, Barry as follows:</p> <table border="1"> <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 (14) Court Road Depot, Barry</td> <td></td> <td></td> <td>50</td> <td>50</td> </tr> </tbody> </table> <p>This 1.6 hectares brownfield site is located in the settlement of Barry, and is currently in use as a depot for the Vale of Glamorgan Council. <u>Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p>The Council's drainage engineers have advised that future development proposals should, in the first instance,</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (14) Court Road Depot, Barry			50	50	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (14) Court Road Depot, Barry			50	50										

			<p>investigate the suitability of the use of soakaways for the disposal of surface water run-off. If this is not viable, surface water run-off may be able to be accommodated within the existing surface water drainage system. It is likely that flows will be limited to a discharge rate to be agreed with the Council acting as Lead Local Flood Authority. Given the previous use of the site as a Council Depot, consideration should be given to the potential impact contaminated land contamination would have on the provision of surface water drainage.</p> <p><u>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site and that no problems are envisaged with the public sewer system or Waste Water Treatment Works in dealing with foul discharge from this development.</u></p> <p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. <u>In addition, future planning applications must be supported by</u> to be provided and a comprehensive and robust Transport Statement Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.</p> <p>The Glamorgan Gwent Archaeological Trust and the Council's conservation officer have suggested that some extant buildings may have formed a part of a former Victorian slaughterhouse complex and would wish to be consulted on future development proposals.</p>											
MAC183	HS2&3/AP9 HS4/AP2 HS4/AP3 CC28	Appendix 5 MG2 (15)	<p>Amend site specific detail in Appendix 5 for site MG2 (15) Holm View (in part) as follows:</p> <table border="1" data-bbox="631 987 1839 1129"> <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 (15) Holm View</td> <td></td> <td>50</td> <td></td> <td>50</td> </tr> </tbody> </table> <p>This brownfield site has an area of 1.2 hectares. Future development proposals should, in the first instance, investigate the suitability of the use of sustainable drainage system for the disposal of surface water run-off. If this is not viable, surface water run-off may be able to be accommodated within the existing surface water drainage system. It is likely that flows will be limited to a discharge rate to be agreed with the Council acting as Lead Local Flood Authority. The Highway Authority will require a suitable safe access that conforms to current</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (15) Holm View		50		50	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (15) Holm View		50		50										

			<p>design criteria to be provided. <u>Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p><u>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site and that no problems are envisaged with the public sewer system or Waste Water Treatment Works in dealing with foul discharge from this development.</u></p>											
MAC184	HS2&3/AP9 HS4/AP2 HS4/AP3 HS7/AP3 CC29	Appendix 5 MG2 (16)	<p>Amend site specific detail in Appendix 5 for site MG2 (16) Hayes Wood, The Bendricks as follows:</p> <table border="1" data-bbox="631 481 1839 620"> <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 (16) Hayes Wood, The Bendricks</td> <td></td> <td></td> <td>55</td> <td>55</td> </tr> </tbody> </table> <p>This 1.8 hectare site is located to the southeast of Barry. <u>Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p>Future development proposals should, in the first instance, investigate the suitability of the use of sustainable drainage system for the disposal of surface water run-off. If this is not viable, surface water run-off may be able to be accommodated within the existing surface water drainage system. It is likely that flows will be limited to a discharge rate to be agreed with the Council acting as Lead Local Flood Authority.</p> <p><u>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site and that no problems are envisaged with the public sewer system or Waste Water Treatment Works in dealing with foul discharge from this development.</u> Dŵr Cymru Welsh Water (DCWW) has advised that the <u>The</u> site is crossed by a 6" distribution water main <u>and a 100 mm foul public sewer</u> for which protection measures in the form of an easement width and/or diversion will be required. The site is crossed by a 100 mm foul public sewer for which protection measures in the form of an easement width and/or diversion will be required and off-site sewers may also be required.</p> <p><u>Given the sites proximity to the Coed Y Hayes ancient woodland consultation with the Council's ecologist will be required prior to the submission of any future planning application.</u></p> <p>The Highway Authority will require a suitable safe access that conforms to current design criteria to be</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (16) Hayes Wood, The Bendricks			55	55	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (16) Hayes Wood, The Bendricks			55	55										

			<p>provided however it is unlikely that this can be provided from Hayes Road.</p> <p>The Glamorgan Gwent Archaeological Trust has advised that archaeological evaluation of the site should be undertaken as a part of any future development proposal.</p>											
MAC185	HS2&3/AP9 HS4/AP3	Appendix 5 MG2 (17)	<p>Amend site specific detail in Appendix 5 for site MG2 (17) Cowbridge Comprehensive Lower School as follows:</p> <table border="1" data-bbox="631 481 1839 627"> <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 (17) Cowbridge Comprehensive Lower School</td> <td>21</td> <td></td> <td></td> <td>21</td> </tr> </tbody> </table> <p>This 0.80 brownfield site is located in close proximity of Cowbridge town centre and adjoins the Cowbridge Conservation Area and a number of listed buildings and a scheduled ancient monument. Planning permission (ref.2011/01248/FUL) was granted in September 2012 for a development of 21 dwellings with 30% affordable housing. Redevelopment of the site was completed in 2015. and work commenced on site in January 2013.</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (17) Cowbridge Comprehensive Lower School	21			21	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (17) Cowbridge Comprehensive Lower School	21			21										
MAC186	HS2&3/AP9 HS4/AP2 HS4/AP3 CC30	Appendix 5 MG2 (18)	<p>Amend site specific detail in Appendix 5 for site MG2 (18) Cowbridge Comprehensive 6th Form Block, Aberthin Road as follows:</p> <table border="1" data-bbox="631 992 1839 1137"> <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 (18) Cowbridge Comprehensive 6th Form Block, Aberthin Road</td> <td>20</td> <td></td> <td></td> <td>20</td> </tr> </tbody> </table> <p>This 0.52 hectare site comprises the former Sixth Form building on Aberthin Road to the north east of Cowbridge. Affordable housing will be delivered in accordance with Policy MG4.</p> <p>Future development proposals should, in the first instance, investigate the suitability of the use of sustainable drainage system for the disposal of surface water run-off. If this is not viable, surface water run-off may be able to be accommodated within the existing surface water drainage system. It is likely that flows will be</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (18) Cowbridge Comprehensive 6 th Form Block, Aberthin Road	20			20	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (18) Cowbridge Comprehensive 6 th Form Block, Aberthin Road	20			20										

			<p>limited to a discharge rate to be agreed with the Council acting as Lead Local Flood Authority.</p> <p>The Council's Engineers have advised that the existing vehicular access is sub-standard and dangerous due to the lack of a vision splay and therefore a suitable safe access that conforms to current design criteria will need to be provided.</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that the Cowbridge area currently experiences poor water pressure and that their current Asset Management Plan which runs to year 2015 does not include proposals to ameliorate this issue. DCWW has advised that the site is crossed by a 225 mm combined public sewer for which protection measures in the form of an easement width and/ or diversion will be required. <u>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site and that no problems are envisaged with the public sewerage system for domestic discharge from the proposed development. The site is crossed by a 225 mm combined public sewer for which protection measures in the form of an easement width and/ or diversion will be required. Programmed improvement works to the Cowbridge Waste Water Treatment Works which could accommodate the proposed development are due to be completed by March 2018.</u></p> <p>The Victorian school building has some architectural merit and lends itself to conversion although the building is not currently listed. GGAT have advised that an archaeological evaluation will be required and that some parts of the site may need to be retained as open space in order to protect archaeological features.</p>											
MAC187	HS2&3/AP9 HS4/AP2 HS4/AP3 CC31	Appendix 5 MG2 (19)	<p>Amend site specific detail in Appendix 5 for site MG2 (19) Land adjoining St Athan Road, Cowbridge as follows:</p> <table border="1" data-bbox="633 1062 1839 1209"> <thead> <tr> <th data-bbox="633 1062 1182 1129"></th> <th data-bbox="1182 1062 1350 1129">2011-16</th> <th data-bbox="1350 1062 1514 1129">2016-21</th> <th data-bbox="1514 1062 1677 1129">2021-26</th> <th data-bbox="1677 1062 1839 1129">TOTAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="633 1129 1182 1209">MG2 (19) Land adjoining St. Athan Road, Cowbridge</td> <td data-bbox="1182 1129 1350 1209"></td> <td data-bbox="1350 1129 1514 1209">30</td> <td data-bbox="1514 1129 1677 1209">100</td> <td data-bbox="1677 1129 1839 1209">130</td> </tr> </tbody> </table> <p>This 4.3 hectare Greenfield site lies to the south east of Llanblethian, and comprises two parcels of land adjacent to the St Athan Road. <u>Outline planning permission for the whole of the site will be required in order to ensure a comprehensive approach to development and the provision of any necessary</u></p>		2011-16	2016-21	2021-26	TOTAL	MG2 (19) Land adjoining St. Athan Road, Cowbridge		30	100	130	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (19) Land adjoining St. Athan Road, Cowbridge		30	100	130										

			<p><u>infrastructure. Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. <u>In addition, future planning applications must be supported by</u> to be provided and a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions. The development will be required to fund and implement highway improvement works in the form of a realignment of St Athan Road.</p> <p>Future development proposals should, in the first instance, investigate the suitability of the use of sustainable drainage systems for the disposal of surface water run-off. If this is not viable, surface water run-off may be able to be accommodated within the existing surface water drainage system. It is likely that flows will be limited to a discharge rate to be agreed with the Council acting as Lead Local Flood Authority.</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. In addition there are known limitations on the existing waste water treatment works that serve the area and consultation with DCWW and a <u>A</u> hydraulic modelling assessment will be required to establish a point of connection to the public sewer system and/or any improvement work required. The site is crossed by a 65 mm diameter rising main that runs parallel to St. Athan Road and protection measures in the form of easement widths or a diversion of this facility will be required. <u>Programmed improvement works to the Cowbridge Waste Water Treatment Works which could accommodate the proposed development are due to be completed by March 2018.</u></p> <p>The Glamorgan Gwent Archaeological Trust has advised that an archaeological evaluation of the site will be required and that some parts of the site may need to be retained as open space in order to protect existing archaeological features.</p> <p>Outline planning permission for the whole of the site will be required in order to ensure a comprehensive approach to development and the provision of infrastructure.</p>	
MAC188	HS2&3/AP9 HS4/AP3 HS7/AP3	Appendix 5 MG2 (20)	Amend site specific detail in Appendix 5 for site MG2 (20) Land to the north and west of Darren Close, Cowbridge as follows:	

CC32

	2011-16	2016-21	2021-26	TOTAL
MG2 (20) Land to the north and west of Darren Close, Cowbridge	90	150	150	390 475

This ~~17~~ **27** hectare Greenfield site is located on the western edge of Cowbridge and is allocated for a mixed use development to include a total of ~~390~~ **475** dwellings. ~~of which at least 35% are to be affordable.~~ **Affordable housing will be delivered in accordance with Policy MG4.** Development of the site will be informed by a masterplan/development brief, ~~and will be required to deliver key infrastructure through development of a highway link between the A48 and Llantwit Major Road and the provision of a 2 hectare site for the future delivery of a new Welsh medium primary school that will be protected for this use.~~

The Council has approved an Outline application (application 2015/01505/OUT refers) for 475 dwellings, and a full planning application for the delivery of a new highway link between the A48 and Llantwit Major Road. The Council's Planning Committee approved the applications at the January 2016 planning committee, subject to the signing of a Section 106 Agreement which was signed on the 12th July 2016.

The development of the site is required to deliver major infrastructure, including the construction of a highway link between the A48 and Llantwit Major Road on-site and the transfer of a 2 hectare school site for the future delivery of a new primary school, in accordance with Policies MG16 (19) and MG6 (4).

The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. **In addition, future planning applications must be supported** ~~by to be provided~~ and a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.

Future development proposals should, in the first instance, investigate the suitability of the use of sustainable drainage systems for the disposal of surface water run-off. If this is not viable, surface water run-off may be able to be accommodated within the existing surface water drainage system. It is likely that flows will be limited to a discharge rate to be agreed with the Council acting as Lead Local Flood Authority.

			<p>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. A hydraulic modelling assessment will be required to establish a point of connection to the public sewer system and/or any improvement work required. The site is crossed by a 100 mm diameter rising main that runs through the centre of the site and protection measures in the form of easement widths or a diversion of this facility will be required. In addition there are known limitations on the existing waste water treatment works that serve the area and consultation with DCWW and an assessment of existing capacity will be necessary to determine any improvements required.</p> <p>An ecological survey of the site and consultation with Natural Resources Wales and the Council's ecologist will be required as the area is known to host protected species. <u>Natural Resources Wales (NRW) is aware that a European protected species has been recorded in the vicinity of the site and an ecological assessment will be required in support of any future planning application.</u></p> <p>Glamorgan Gwent Archaeological Trust has advised that the site is known to contain archaeological resources and conditions will be imposed on future planning consents to protect these features.</p>											
<p>MAC189</p>	<p>HS2&3/AP9 HS4/AP1 HS4/AP3 CC33</p>	<p>Appendix 5 MG2 (21)</p>	<p>Amend site specific detail in Appendix 5 for site MG2 (21) Plasnewydd Farm, Llantwit Major as follows:</p> <table border="1" data-bbox="631 882 1839 1023"> <thead> <tr> <th data-bbox="631 882 1182 954"></th> <th data-bbox="1182 882 1350 954">2011-16</th> <th data-bbox="1350 882 1512 954">2016-21</th> <th data-bbox="1512 882 1675 954">2021-26</th> <th data-bbox="1675 882 1839 954">TOTAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="631 954 1182 1023">MG2 (21) Plasnewydd Farm, Llantwit Major</td> <td data-bbox="1182 954 1350 1023">50</td> <td data-bbox="1350 954 1512 1023">80</td> <td data-bbox="1512 954 1675 1023"></td> <td data-bbox="1675 954 1839 1023">130<u>149</u></td> </tr> </tbody> </table> <p>This 4.4 hectare Greenfield site is located to the north west of Llantwit Major at Plasnewydd Farm. <u>The site was granted planning permission for 149 dwellings in January 2015 (application 2014/00831/FUL refers). Development of the site has not yet commenced.</u> The site will deliver a minimum of 30% affordable housing. <u>Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria to be provided and this is likely to be from the realignment of the existing roundabout on Cowbridge Road. In addition, a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (21) Plasnewydd Farm, Llantwit Major	50	80		130 <u>149</u>	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (21) Plasnewydd Farm, Llantwit Major	50	80		130 <u>149</u>										

			<p>network and associated road junctions will be needed.</p> <p><u>NRW have advised that the B4265 adjacent to the north western boundary of the site is at risk of flooding. All development proposals within this allocation will be required to demonstrate that proposed access routes accord with national policy relating flood risk as set out in TAN 15.</u></p> <p>The Council's drainage engineers have advised that future development proposals should, in the first instance, investigate the suitability of the use of sustainable drainage systems for the disposal of surface water run-off. If this is not viable, surface water run-off may be able to be accommodated within the existing surface water drainage system. It is likely that flows will be limited to a discharge rate to be agreed with the Council acting as Lead Local Flood Authority. Consultation with Network Rail has also been recommended given the sites proximity to the main Vale of Glamorgan railway line.</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that the Llantwit major area is at the extremity of its water supply network and that there are existing problems with water supply and external flooding from surcharging in the grounds of properties. Consultation with DCWW will be required to ascertain whether improvements to the network will be required. <u>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. No problems are envisaged with the public sewerage system for domestic foul discharge from this proposed development however off-site sewers may be required.</u></p> <p>The Glamorgan Gwent Archaeological Trust has advised that an archaeological evaluation may be required in order to identify and protect any archaeological resource.</p> <p>A 2006 survey of the site classifies the site as Grade 3b quality, i.e. not the Best and Most Versatile agricultural land.</p>											
MAC190	HS2&3/AP9 HS4/AP2 HS4/AP3 HS7/AP3 CC34	Appendix 5 MG2 (22)	<p>Amend site specific detail in Appendix 5 for site MG2 (22) Land adjacent to Llantwit Major By Pass as follows:</p> <table border="1" data-bbox="629 1236 1839 1383"> <thead> <tr> <th data-bbox="629 1236 1182 1305"></th> <th data-bbox="1182 1236 1350 1305">2011-16</th> <th data-bbox="1350 1236 1512 1305">2016-21</th> <th data-bbox="1512 1236 1675 1305">2021-26</th> <th data-bbox="1675 1236 1839 1305">TOTAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="629 1305 1182 1383">MG2 (22) Land adjacent to Llantwit Major Bypass</td> <td data-bbox="1182 1305 1350 1383"></td> <td data-bbox="1350 1305 1512 1383"></td> <td data-bbox="1512 1305 1675 1383">70</td> <td data-bbox="1675 1305 1839 1383">70</td> </tr> </tbody> </table>		2011-16	2016-21	2021-26	TOTAL	MG2 (22) Land adjacent to Llantwit Major Bypass			70	70	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (22) Land adjacent to Llantwit Major Bypass			70	70										

This 2.4 hectare Greenfield site is located to the northeast of the Llantwit Major By-Pass and adjacent to Vale of Glamorgan railway line. **The Council has received a planning application for this site which is currently under consideration (application 2014/00995/OUT refers).** ~~The site is expected to deliver a minimum of 30% affordable housing.~~ **Affordable housing will be delivered in accordance with Policy MG4.**

The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. **In addition, future planning applications must be supported by** ~~to be provided~~ and a comprehensive and robust Transport **Statement** Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.

A designated main river runs along the southern boundary of the site and known flood risk areas are situated downstream. Consultation with Natural Resources Wales (NRW) will therefore be required and a Flood Consequence Assessment and a Surface Water Assessment, including appropriate consideration of the use of Sustainable Urban Drainage Systems will be necessary to demonstrate that there would be no adverse impacts arising from future development of the site.

Natural Resources Wales (NRW) is aware that a European protected species has been recorded in the vicinity of the site and an ecological assessment will be required in support of any future planning application.

Dŵr Cymru Welsh Water (DCWW) has advised that the Llantwit Major area is at the extremity of its water supply network and there are current problems with water supply. Consultation with DCWW will be required to determine whether improvements to the water supply network will need to be provided. **a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. No problems are envisaged with the public sewerage system for domestic foul discharge from this proposed development however off-site sewers may be required.**

The Glamorgan Gwent Archaeological Trust has advised that an archaeological evaluation may be required in order to identify and protect any archaeological resource.

MAC191	Appendix 5 New Site MG2 (XXA)	<p>Insert new site specific detail in Appendix 5 for site MG2 (XX) Former Eagleswell Primary School, Llantwit Major as follows:</p> <table border="1" data-bbox="633 304 1839 461"> <tr> <td></td> <td></td> <td></td> <td></td> <td>TOTAL</td> </tr> <tr> <td><u>MG2 (XXA) Former Eagleswell Primary School, Llantwit Major</u></td> <td></td> <td></td> <td></td> <td><u>72</u></td> </tr> </table> <p><u>This 2.41 hectare allocation comprises the site of the former Eagleswell Primary School which has recently amalgamated to become Ysgol Y Ddraig and relocated to a new site. Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p><u>The Council's Engineers have advised that future planning applications must be supported by a comprehensive and robust Transport Statement that evaluates and determines mitigation measures to alleviate any detrimental impact the development will have on the local highway network and associated road junctions. With regard to access the main body of the site will be accessed via a simple junction incorporating appropriate visibility splays directly onto Eagleswell Road. The location/parameter to be agreed as part of any future planning application in association with frontage development in keeping with existing adjacent dwellings. All existing traffic calming features within the vicinity of the site will be reviewed as a part of any future planning application and depending upon the layout of the development, an alternative scheme provided at the developers expense. Development will be required to contribute to improved public transport facilities and pedestrian and cycle links both within the site and the surrounding areas.</u></p> <p><u>The Council's Drainage Engineer has advised that there are no known watercourses in the vicinity of the site. Any future developer should ensure that an assessment is carried out into the potential for disposing of surface water by means of a sustainable drainage system. Any prospective developers should, in the first instance, investigate the suitability of the use of soakaways for the disposal of surface water run-off. If infiltration drainage is not viable then there are no known watercourses in the vicinity of this site. Any connection of proposed surface water run-off to the public sewer should be discussed with Dŵr Cymru Welsh Water (DCWW) and is likely to require attenuation to Greenfield</u></p>					TOTAL	<u>MG2 (XXA) Former Eagleswell Primary School, Llantwit Major</u>				<u>72</u>	
				TOTAL									
<u>MG2 (XXA) Former Eagleswell Primary School, Llantwit Major</u>				<u>72</u>									

			<p><u>Runoff Rates to avoid detriment off-site.</u></p> <p><u>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site; however off-site mains may be required. No problems are envisaged with the public sewerage system for domestic foul discharge from this proposed development however off-site sewers may be required.</u></p> <p><u>Natural Resources Wales (NRW) have advised that the site has the potential to support European protected species and an ecological assessment will be required in support of any future planning application.</u></p> <p><u>The Glamorgan Gwent Archaeological Trust has advised that there are no known an archaeological sites within the area.</u></p>											
<p>MAC192</p>	<p>HS2&3/AP5 HS2&3/AP9 HS4/AP2 HS4/AP3 CC35</p>	<p>Appendix 5 MG2 (23)</p>	<p>Amend site specific detail in Appendix 5 for site MG2 (23) Land at Upper Cosmeston Farm, Lavernock as follows:</p> <table border="1" data-bbox="633 804 1839 951"> <thead> <tr> <th data-bbox="633 804 1182 874"></th> <th data-bbox="1182 804 1350 874">2011-16</th> <th data-bbox="1350 804 1514 874">2016-21</th> <th data-bbox="1514 804 1677 874">2021-26</th> <th data-bbox="1677 804 1839 874">TOTAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="633 874 1182 951">MG2 (23) Land at Upper Cosmeston Farm, Lavernock</td> <td data-bbox="1182 874 1350 951"></td> <td data-bbox="1350 874 1514 951">85</td> <td data-bbox="1514 874 1677 951">150</td> <td data-bbox="1677 874 1839 951">235 <u>576</u></td> </tr> </tbody> </table> <p>This 7.8 22.2 hectare greenfield site is located to the south of Penarth adjacent to Lavernock Road. Development of the site will be informed by a masterplan / development brief which will specify that the site will deliver a minimum of 35% affordable housing identify and safeguard provisions for major infrastructure comprising a 1.0 hectare site to provide a new primary and nursery school; 1 hectare of designated public open space and an additional 0.1 – 0.2 hectares for the provision of a new community facility, <u>in accordance with Policies MG6 (5), MG25 (XX) and MG7 (4).</u> <u>Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria is to be provided and a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (23) Land at Upper Cosmeston Farm, Lavernock		85	150	235 <u>576</u>	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (23) Land at Upper Cosmeston Farm, Lavernock		85	150	235 <u>576</u>										

~~highway network and associated road junctions~~ **future development proposals should be supported by a robust Transport Assessment which evaluates and determines mitigation measures that alleviate any detrimental impact the development will have on the local highway network and associated road junctions. A suitable and safe access will be required that conforms to current design criteria. In this regard it is anticipated that the development will be served via a new junction onto Lavernock Road, which incorporates safe pedestrian/cycle friendly facilities. The new development will be expected to contribute to the Council's aspirations for improved walking; cycling and public transport facilities and ensure good permeability both within and surrounding the site including improvements to the NCN88 between Penarth, Sully and Barry..**

A designated main river runs in the vicinity of the site and consultation with Natural Resources Wales will be required to determine the suitability of the main river to accept proposed surface water run-off. Any prospective developer should, in the first instance, investigate the suitability of the use of soakaways for the disposal of surface water run-off **and ensure that an assessment is carried out into the potential of disposing of surface water by mean of a suitable drainage system.** ~~The developer should ensure that an assessment is carried out into the potential for disposing of the surface water by means of a sustainable drainage system.~~ **If infiltration drainage is not viable then the flows off-site will require attenuation to Greenfield Runoff Rates to avoid detriment off-site. Any connection of proposed surface water run-off to the public sewer should be discussed with Dŵr Cymru Welsh Water and is likely to require attenuation to Greenfield Runoff Rates to avoid detriment off-site. The developer should consider the vulnerability of development in coastal zones and the likely recession of the shoreline during the life of the development. The boundary of the site currently falls within 10 m of the cliff edge in places and it is recommended that the developer consults the latest Severn estuary Shoreline Management Plan.** The site is in close proximity to an historic landfill site known as Cosmeston Farm Quarry and while the risk of contamination is low, consultation with Natural Resources Wales is recommended and a Preliminary Risk Assessment may be required prior to the determination of any future planning application.

Natural Resources Wales (NRW) has advised that the site is within close proximity to the Llynnoedd Cosmeston/ Cosmeston Lake SSSI which lies approximately 110 m to the North and the Penarth Coast SSSI. NRW should be consulted to make sure the designated sites are protected and would not be affected by development of the proposed site. NRW is aware that a European protected species has been recorded in the vicinity of the site and an ecological assessment will be required in support of

			<p><u>any future planning application in order to ensure that there is no detriment to the maintenance of the favourable conservation status of European Protected Species.</u> Given the site's proximity to the Severn Estuary SAC, SPA & Ramsar, a project level Habitats Regulation Assessment may be required, and should be discussed with Natural Resources Wales. <u>NRW has further advised that the site has the potential to support habitats of local biodiversity importance and consultation with the Council's ecologist should be undertaken to ensure that suitable provision is made for the survival of any local biodiversity interest within and around the site. In addition, part of the site is located on an historic landfill, namely 'Cosmeston No.1 Old Tip' and as a minimum, a preliminary risk assessment of the historic landfill should be undertaken and in this regard, future applicants are referred to 'Guiding Principles for Land Contamination' (Environment Agency (2016)).</u></p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that their local waste treatment works at Cog Moors has limited capacity and consultation with DCWW should be undertaken to determine whether improvements may be required. <u>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. No problems are envisaged with the public sewerage system for domestic foul discharge from this proposed development however, off-site sewers may be required. Part of the site is crossed by a strategic foul public sewer for which protection measures in the form of an easement width and/or diversion will be required.</u></p> <p><u>Given the sites proximity to known archaeological features</u> Glamorgan Gwent Archaeological Trust has advised that an archaeological evaluation of the site will be required and that some parts of the site may need to be retained as open space in order to protect archaeological features.</p> <p>Developer contributions will also be expected to contribute towards improvements / delivery of the NCN Route 88 between Penarth, Sully and Barry.</p>					
MAC193	HS2&3/AP9 HS4/AP3 CC36	Appendix 5 MG2 (24)	<p>Amend site specific detail in Appendix 5 for site MG2 (24) Land adjoining St Joseph's School, Sully Road as follows:</p> <table border="1" data-bbox="1182 1284 1839 1355"> <tr> <td data-bbox="1182 1284 1350 1355">2011-16</td> <td data-bbox="1350 1284 1512 1355">2016-21</td> <td data-bbox="1512 1284 1675 1355">2021-26</td> <td data-bbox="1675 1284 1839 1355">TOTAL</td> </tr> </table>	2011-16	2016-21	2021-26	TOTAL	
2011-16	2016-21	2021-26	TOTAL					

			<table border="1"> <tr> <td>MG2 (24) Land adjoining St. Josephs School, Sully Road</td> <td></td> <td>80</td> <td></td> <td>8074</td> </tr> </table> <p>This 2.68 hectare greenfield site is located to the west of Penarth adjacent to Sully Road. <u>The site was granted planning permission in May 2016 for 74 dwellings and the redevelopment of the site has commenced (application 2014/00460/FUL refers).</u> and will be required to provide a minimum of 35% affordable housing. <u>Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria to be provided and a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.</p> <p>An ordinary watercourse runs along the southern boundary of the site and the Council's drainage engineers have advised that a buffer zone to the watercourse will be required. Future development proposals should, in the first instance, investigate the suitability of the use of sustainable drainage systems for the disposal of surface water run off. If this is not viable, surface water run off may be able to be accommodated within the existing surface water drainage system. It is likely that flows will be limited to a discharge rate to be agreed with the Council acting as Lead Local Flood Authority.</p> <p>Dŵr Cymru Welsh water has advised that the site is crossed by a 150 mm diameter public sewer is located at the north western edge of the site and protection measures in the form of easement widths or a diversion of this facility will be required. In addition, the Cog Moors Sewage Treatment Works has limited capacity and consultation with DCWW will be necessary to determine whether improvements to this facility will be required.</p> <p>Glamorgan Gwent Archaeological Trust has advised that an archaeological evaluation may be required prior to the determination of any future planning application.</p>	MG2 (24) Land adjoining St. Josephs School, Sully Road		80		8074	
MG2 (24) Land adjoining St. Josephs School, Sully Road		80		8074					
MAC194	HS2&3/AP9 HS4/AP2 HS4/AP3 CC37	Appendix 5 MG2 (25)	Amend site specific detail in Appendix 5 for site MG2 (25) Headlands School, St Augustine's Road as follows:	<table border="1"> <tr> <td></td> <td>2011-16</td> <td>2016-21</td> <td>2021-26</td> <td>TOTAL</td> </tr> </table>		2011-16	2016-21	2021-26	TOTAL
	2011-16	2016-21	2021-26	TOTAL					

MG2 (25) Headlands School, St. Augustine's Road	65			65
-------------------------------------------------	----	--	--	----

This 2.20 hectare brownfield site is located to the north east of Penarth and is accessed from St Augustine's Road. The site accommodates the Headlands School children's home, a Grade II Listed building, a number of outbuildings and associated open/amenity spaces including a number of mature trees covered by a Tree Preservation Order. The front part of the site contains the Headlands School building within the Penarth Conservation Area and future development proposals will need to have regard to the long term viability of the listed building and the character of the Penarth Conservation Area. **Affordable housing will be delivered in accordance with Policy MG4. Development of the site will be required to provide 0.24 hectares of outdoor sports provision in accordance with Policy MG25 (6).**

The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. **In addition, future planning applications must be supported by** ~~to be provided and~~ a comprehensive and robust Transport **Statement** Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.

The Council's Drainage Engineers have advised that there is no watercourse available for the discharge of surface water within the immediate vicinity of the site and that consideration for surface water disposal and management will therefore have to be assessed. Any development proposals should, in the first instance, investigate the suitability of the use of soakaways for the disposal of surface water run-off. The developer should ensure that an assessment is carried out into the potential for disposing of the surface water by means of a sustainable drainage system. The connection of proposed surface water run-off to the public sewer should be discussed with Dŵr Cymru Welsh Water (DCWW).

Dŵr Cymru Welsh Water has advised that a water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage system for domestic foul discharge from this proposed development. ~~DCWW has advised that the~~ **The site is crossed by a 300 mm and 900 mm combined public sewer and a 225 mm foul public sewer** for which protection measures, ~~either~~ in the form of an easement and/or diversion may be required. ~~and that the Cog Moors Sewage Treatment Works has limited capacity and consultation with DCWW will be necessary to determine whether improvements to this facility will be required.~~ There is also a Sewage Pumping Station (SPS) on the public

			<p>sewerage network within this site, for which a Cordon Sanitaire or buffer zone will be required in order to protect residential amenity. DCWW and VoG Environmental Health can advise further on this. <u>Further discussion with VoG Environmental Health is advised.</u></p> <p>Glamorgan Gwent Archaeological Trust has advised that an archaeological evaluation of the site will be required and that some parts of the site may need to be retained as open space in order to protect archaeological features.</p> <p>The development will need to deliver 0.24 hectares of outdoor sports provision on-site to contribute to the identified need within the area.</p> <p>Given the site's proximity to the Severn Estuary SAC, SPA & Ramsar sites, a project level Habitats Regulation Assessment may be necessary, and this requirement should be discussed with Natural Resources Wales.</p>					
MAC195	HS2&3/AP5 HS4/AP3	New Allocation Appendix 5 MG2 (XXB)	<p>Insert new site specific detail in Appendix 5 for site MG2 (XX) Land adjacent to Oak Court, Penarth as follows:</p> <table border="1" data-bbox="636 791 1839 943"> <tr> <td data-bbox="636 791 1666 874"></td> <td data-bbox="1666 791 1839 874"><u>TOTAL</u></td> </tr> <tr> <td data-bbox="636 874 1666 943"><u>MG2 (XXB) Land adjacent to Oak Court, Penarth</u></td> <td data-bbox="1666 874 1839 943"><u>145</u></td> </tr> </table> <p><u>This 4 hectare greenfield site is located to the west of Penarth within the settlement of Penarth. Approximately 0.5 ha of the site is expected to deliver “extra care” accommodation to meet an identified need in the area, the remaining 3.5 ha will deliver around 105 homes. Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p><u>Previously the site has been included within the application site boundary for outline planning application 1993/01129/OUT which was granted permission in 1997 for residential development. Since the original permission was approved various parcels of land included in the permission have come forward and been developed. Currently the site (referred to as site parcels N2 and N3) is the last part of the site yet to be developed from the original application.</u></p>		<u>TOTAL</u>	<u>MG2 (XXB) Land adjacent to Oak Court, Penarth</u>	<u>145</u>	
	<u>TOTAL</u>							
<u>MG2 (XXB) Land adjacent to Oak Court, Penarth</u>	<u>145</u>							

			<p><u>The Council's Engineers have advised that a suitable safe access is required that conforms to the current design criteria and future planning applications must be supported by a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.</u></p> <p><u>The Council's drainage engineers have advised that there is no watercourse available for the discharge of surface water within the immediate vicinity of the site and consideration for surface water disposal and management will therefore need to be assessed. Any prospective developer should, in the first instance investigate the suitability of soakaways for the disposal of surface water run-off and ensure that an assessment is carried out into the potential of disposing of surface water by mean of a suitable drainage system.</u></p> <p><u>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site however off site mains may be required. The site is traversed by a 150 mm public foul sewer, a 100 mm foul rising main and a foul Sewage Pumping Station (SPS) all in the northern part of the site for which protection measures will be required in the form of diversions or easement widths for the sewer and rising main, and a cordon-sanitaire for the SPS. DCWW recommend liaising with the Council's Environmental Health Department regarding the extent of the cordon sanitaire. The site is served by the Cog Moors WwTW for which DCWW advises there are no issues in accommodating the foul only flows.</u></p> <p><u>Glamorgan Gwent Archaeological Trust has advised that an archaeological evaluation of the site will be required and that some parts of the site may be required to be retained as open space in order to protect archaeological features. The site is in close proximity to a scheduled monument, consultation with CADW should be sought. In addition, it is recommended an assessment of the Setting of Heritage Assets is undertaken prior to development of the site.</u></p> <p><u>Existing Tree Preservation Orders (TPO) cover parts of the site and additional trees at the site should be retained where possible as part of any development of the site.</u></p>	
MAC196	HS2&3/AP9 HS4/AP2	Appendix 5 MG2 (26)	Amend site specific detail in Appendix 5 for site MG2 (26) Land at and adjoining St. Cyres School, Murch Road as follows:	

HS4/AP3
CC38

	2011-16	2016-21	2021-26	TOTAL
MG2 (26) Land at and adjoining St. Cyres School, Murch Road	50	125	125	300

This 13.2 hectare site is located to the east of Dinas Powys and adjoins the area known as 'the Murch'. The site contains a mixture of brownfield and greenfield land including the St Cyres School site which has been identified as surplus to future requirements.

Development of the site will be informed by a masterplan/development brief which will specify that the site will deliver a mixed use development, ~~that comprises 300 dwellings with a minimum of 35% affordable housing requirement,~~ **The development will deliver a new community facility and public open space, in accordance with Policy MG7 (2) and contribute towards the provision and enhancement of existing local infrastructure and facilities in Penarth, as detailed within the various background papers and in accordance with Policy MD4. Particular emphasis will be given to improved access to Eastbrook Railway Station for walking and cycling. Affordable housing will be delivered in accordance with Policy MG4.**

The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. ~~to be provided and that~~ **In addition,** a full and comprehensive Scoping Study **will need to be** agreed with the Local Planning/Highway Authority, in order ~~that~~ **to inform** a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact future development proposals will have on the local highway network and associated road junctions. ~~Development of the site will provide local infrastructure improvements which will facilitate the use of sustainable transport. Particular emphasis will be given to improved access to Eastbrook railway station for walking and cycling.~~

The Council's drainage engineers have advised that there is no watercourse available for the discharge of surface water within the immediate vicinity of the site and that consideration for surface water disposal and management will therefore need to be assessed. Future development proposals should, in the first instance, investigate the suitability of the use of soakaways for the disposal of surface water run-off and the developer should ensure that an assessment is carried out into the potential for disposing of surface water by means of a

			<p>sustainable drainage system.</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that while a water supply can be provided this will require the provision of off-site main to be laid to the boundary of the site and that the site is crossed by a 6" distribution public water main for which protection measures in the form of an easement width and/ or diversion will be required. DCWW has further advised that the local sewer network is too small to accommodate the foul flows from this development and a hydraulic modelling assessment will be required to establish the point of connection to the public sewer system and/or any improvement work required. The Cog Moors Waste Water Treatment Works also has limited capacity and consultation with DCWW will be necessary to determine whether improvements to this facility will be required. The site is crossed by a 4" foul rising main for which protection measures in the form of an easement width and/ or diversion will be required.</p> <p><u>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. The site is crossed by a 6" distribution public water main and a 4" foul rising main for which protection measures in the form of an easement width and/or diversion will be required. A hydraulic modelling assessment will be required to establish the point of connection to the public sewer system and/or any improvement work required.</u></p> <p>The site adjoins a Broadleaved Woodland SINC to the south. Existing Tree Preservation Orders (TPO) cover parts of the site and additional trees at the site should be considered for inclusion as part of any development of the site.</p> <p>The Glamorgan Gwent Archaeological Trust has advised that an archaeological evaluation of the site will be required and that some parts of the site may need to be retained to protect archaeological features.</p> <p>A detailed survey according to the 'revised guidelines and criteria for grading the quality of agricultural land' (MAFF 1988) will be required to confirm agricultural land grading although the land is unlikely to be the Best and Most Versatile. Outline planning permission for the whole of the site will be required, in order to ensure a comprehensive approach to development and provision of infrastructure.</p>	
MAC197	HS2&3/AP9 HS4/AP1	Appendix 5 MG2 (27)	Amend site specific detail in Appendix 5 for site MG2 (27) Land off Caerleon Road, Dinas Powys as follows:	

HS4/AP3
CC39

	2011-16	2016-21	2021-26	TOTAL
MG2 (27) Land off Caerleon Road, Dinas Powys		75		<u>7570</u>

This 2.5 hectare Greenfield site is located to the north east of Dinas Powys between the main Vale of Glamorgan line and the Murch area of the village. The site is located close to Eastbrook railway station. **The site was granted planning permission in January 2016 for 70 dwellings subject to the signing of a S106 agreement. Development of the site will provide local infrastructure improvements which will facilitate the use of sustainable transport. Particular emphasis will be given to improved access to Eastbrook railway station for walking and cycling. Affordable housing will be delivered in accordance with Policy MG4.** and development will provide at least 35% affordable housing.

The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. **In addition, future planning applications must be supported by** ~~to be provided and a comprehensive and robust Transport **Statement** Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions. to be provided and that a full and comprehensive Scoping Study to be agreed with the Council, in order that a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact future development proposals will have on the local highway network and associated road junctions. Development of the site will provide local infrastructure improvements which will facilitate the use of sustainable transport. Particular emphasis will be given to improved access to Eastbrook railway station for walking and cycling.~~

NRW have advised that the site may be affected by flooding, with some parts being identified as being within Development Advice Map Zone C1 / C2. All development proposals within this allocation will be required to demonstrate that they accord to national policy relating to flood risk as set out in TAN15. A site specific FCA / An updated site specific FCA must be submitted if any part of the planning application site falls within an area identified as being at risk of flooding.

The Council's drainage engineers have advised that there is no watercourse available for the discharge of

			<p>surface water within the immediate vicinity of the site and that consideration for surface water disposal and management will therefore need to be assessed. Future development proposals should, in the first instance, investigate the suitability of the use of soakaways for the disposal of surface water run-off and the developer should ensure that an assessment is carried out into the potential for disposing of surface water by means of a sustainable drainage system. A designated main river runs on the west side of the railway which is adjacent to the site and consultation with Natural Resources Wales will be required to determine the suitability of this main river to accept proposed surface water run-off. Consultation with Network Rail is recommended due to the close proximity of the site to the railway to determine the extent of any land drainage pipes that pass under the railway from this site. Flows in these pipes will need to be maintained. Any prospective developer will be required to discuss the suitability of this main river to accept proposed surface water run-off with Natural Resources Wales.</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. The site is crossed by a 1450 mm diameter public sewer and protection measures in the form of easement widths will be required which may restrict the amount of density proposed. The Cog Moors Waste Water Treatment Works has limited capacity and consultation with DCWW will be necessary to determine whether improvements to this facility will be required. The Council's drainage engineers have advised that there is a record of flooding to the south due to land drainage and surface water run-off from this land. Mitigation measures to prevent surface water flooding will therefore need to be considered.</p>											
<p>MAC198</p>	<p>HS2&3/AP9 HS4/AP3 CC40</p>	<p>Appendix 5 MG2 (28)</p>	<p>Amend site specific detail in Appendix 5 for site MG2 (28) Land at Ardwyn, Pen-y-Turnpike Road as follows:</p> <table border="1" data-bbox="633 1034 1839 1174"> <thead> <tr> <th data-bbox="633 1034 1182 1102"></th> <th data-bbox="1182 1034 1350 1102">2011-16</th> <th data-bbox="1350 1034 1514 1102">2016-21</th> <th data-bbox="1514 1034 1677 1102">2021-26</th> <th data-bbox="1677 1034 1839 1102">TOTAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="633 1102 1182 1174"> <p>MG2 (28) Land at Ardwyn, Pen-y-Turnpike</p> </td> <td data-bbox="1182 1102 1350 1174"> <p>15</p> </td> <td data-bbox="1350 1102 1514 1174"></td> <td data-bbox="1514 1102 1677 1174"></td> <td data-bbox="1677 1102 1839 1174"> <p><u>1518</u></p> </td> </tr> </tbody> </table> <p>This 1.6 hectare brownfield site is located to the north of Dinas Powys adjacent to Pen-y-Turnpike Road. The site will provide at least 35% affordable housing. <u>The site was granted planning permission for 18 dwellings in July 2015 (application 2015/00095/FUL refers) and the redevelopment of the site has commenced. Affordable housing will be delivered in accordance with Policy MG4.</u></p>		2011-16	2016-21	2021-26	TOTAL	<p>MG2 (28) Land at Ardwyn, Pen-y-Turnpike</p>	<p>15</p>			<p><u>1518</u></p>	
	2011-16	2016-21	2021-26	TOTAL										
<p>MG2 (28) Land at Ardwyn, Pen-y-Turnpike</p>	<p>15</p>			<p><u>1518</u></p>										

			<p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria to be provided and a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions. Development of the site will require appropriate segregated pedestrian facilities to link the development with the main village core.</p> <p>The Council's drainage engineers have advised that there is no watercourse available for the discharge of surface water within the immediate vicinity of the site and consideration for surface water disposal and management will therefore need to be assessed. Any prospective developer should, in the first instance, investigate the suitability of the use of soakaways for the disposal of surface water run-off and that an assessment is carried out into the potential for disposing of the surface water by means of a sustainable drainage system.</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that the Cog Moors Waste Water Treatment works has limited capacity and consultation with DCWW will be necessary to determine whether improvements to this facility will be required.</p> <p>The allocated site includes a number of Tree Preservation Orders and a full assessment of the trees on the site will be required. A scheme incorporating the reuse / conversion of the existing building(s) on site will be preferred.</p>											
<p>MAC199</p>	<p>HS2&3/AP9 HS4/AP1 HS4/AP3 CC41</p>	<p>Appendix 5 MG2 (29)</p>	<p>Amend site specific detail in Appendix 5 for site MG2 (29) Land at Cross Common Road as follows:</p> <table border="1" data-bbox="633 1026 1839 1165"> <thead> <tr> <th data-bbox="633 1026 1182 1094"></th> <th data-bbox="1182 1026 1350 1094">2011-16</th> <th data-bbox="1350 1026 1512 1094">2016-21</th> <th data-bbox="1512 1026 1675 1094">2021-26</th> <th data-bbox="1675 1026 1839 1094">TOTAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="633 1094 1182 1165">MG2 (29) Land at Cross Common Road</td> <td data-bbox="1182 1094 1350 1165">30</td> <td data-bbox="1350 1094 1512 1165">20</td> <td data-bbox="1512 1094 1675 1165"></td> <td data-bbox="1675 1094 1839 1165">50</td> </tr> </tbody> </table> <p>This 2.3 hectare Greenfield site is located to the south of Dinas Powys on the junction of Cardiff Road and Longmeadow Drive. <u>The site was granted planning permission in February 2016 for 50 dwellings subject to the signing of a S106 agreement (application 2015/00392/OUT refers). Development of this site will be required to contribute towards a new highway junction improvement onto Cardiff Road (MG16 (19) refers) to mitigate the impact of the development and address safety / capacity issues at</u></p>		2011-16	2016-21	2021-26	TOTAL	MG2 (29) Land at Cross Common Road	30	20		50	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (29) Land at Cross Common Road	30	20		50										

~~Development of the site will provide at least 40% affordable housing.~~ **Affordable housing will be delivered in accordance with Policy MG4.**

~~Development of this site will be required to contribute towards a new highway junction improvement onto Cardiff Road (MG16 (19) refers) to mitigate the impact of the development and address safety / capacity issues at the existing junction.~~

The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. **In addition, future planning applications must be supported by** ~~to be provided and~~ a comprehensive and robust Transport **Statement** Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.

NRW have advised that the site may be affected by flooding, with some parts being identified as being within Development Advice Map Zone C1 / C2. All development proposals within this allocation will be required to demonstrate that they accord to national policy relating to flood risk as set out in TAN15. A site specific FCA / An updated site specific FCA must be submitted if any part of the planning application site falls within an area identified as being at risk of flooding.

The Council's drainage engineers have advised that a designated main river runs close to the western boundary of the site and any prospective developer should, in the first instance, investigate the suitability of the use of soakaways for the disposal of surface water run-off. If percolation drainage is not viable, Natural Resources Wales (NRW) should be consulted to determine the suitability of the main river to accept any proposed surface water run-off. If suitable, surface water attenuation will be required with flows being limited to a discharge rate to be agreed. An assessment into the potential for disposing of the surface water by means of a sustainable drainage system should also be undertaken.

NRW has advised that there may be areas of unimproved grassland of interest in the general area of the site and that consultation with the Council's ecologist should be undertaken to determine the extent of supporting ecological information that will be needed to support any future planning application. In particular, approximately 0.31 ha of the site is a grassland SINC (3,100m²).

Dŵr Cymru Welsh Water (DCWW) has advised that a 150 mm diameter public sewer crosses the centre of the

			<p>site and protection measures in the form of easement widths or a diversion of this facility will be required. The Cog Moors Waste Water Treatment Works has limited capacity and consultation with DCWW will be necessary to determine whether improvements to this facility will be required.</p>											
MAC200	HS2&3/AP9 HS4/AP2 HS4/AP3 CC42	Appendix 5 MG2 (30)	<p>Amend site specific detail in Appendix 5 for site MG2 (30) Land south of Llandough Hill/Penarth Road as follows:</p> <table border="1" data-bbox="633 451 1839 628"> <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 (30) Land south of Llandough Hill / Penarth Road</td> <td></td> <td>65</td> <td>65</td> <td>130</td> </tr> </tbody> </table> <p>This 5.23 hectare Greenfield site is located between Penarth Road to the east and Cogan Pill Road to the west. The topography of the site varies considerably and the southern part of the site includes a former reservoir which is considered as being brownfield land. A large retaining wall supports the reservoir adjacent to Penarth Road and a structural survey will be required to determine the current condition of this wall. <u>The development will be required to contribute towards the provision and/or improvement of walking and cycling routes between Cardiff and the Vale of Glamorgan including the provision of links to the National Cycle Network. Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. <u>In addition, future planning applications must be supported by</u> to be provided and a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions. Developer contributions will be sought to provide/improve local walking and cycling routes between Cardiff and the Vale of Glamorgan including links with the National Cycle Network.</p> <p>The Council's drainage engineers have advised that an ordinary watercourse passes through the site and a buffer zone on the watercourse will be required. There is a record of flooding of properties from the ordinary watercourse on the adjacent development to the north of the site and mitigation measures to prevent surface water flooding will need to be considered. Any prospective developer should, in the first instance, investigate the suitability of the use of soakaways for the disposal of surface water run-off and the developer should</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (30) Land south of Llandough Hill / Penarth Road		65	65	130	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (30) Land south of Llandough Hill / Penarth Road		65	65	130										

ensure that an assessment is carried out into the potential for disposing of the surface water by means of a sustainable drainage systems. If percolation drainage is not viable, the suitability of the watercourse to accept proposed surface water run-off should be investigated. If suitable, surface water attenuation will be required with flows being limited to a discharge rate to be agreed.

Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site. ~~Dŵr Cymru Welsh water has advised that the **The** site is crossed by a 9" distribution public water main **and a 355 mm combined public sewer and a** for which protection measures in the form of an easement width and/or diversion will be required. The site is crossed by 150 mm diameter public sewer at the northern edge which may restrict the amount of density proposed and **for which** protection measures in the form of easement width **and/or** diversion of the pipe will be required. **No problems are envisaged with the public sewerage system for domestic foul discharge from this proposed development.** The Cog Moors Waste Water Treatment Works has limited capacity and consultation with DCWW will be necessary to determine whether improvements to this facility will be required.~~

Natural Resources Wales has advised that given the nature of the site, a full ecological assessment and consultation with the Council's ecologist should be undertaken.

The Glamorgan Gwent Archaeological Trust has advised that an extensive archaeological evaluation of the site will be required and that some parts of the site may need to be retained as open space in order to protect archaeological features.

MAC201

HS2&3/AP9
HS4/AP3
CC43

Appendix 5
MG2 (31)

Amend site specific detail in Appendix 5 for site MG2 (31) Land north of Leckwith Road as follows:

	2011-16	2016-21	2021-26	TOTAL
MG2 (31) Land north of Leckwith Road	15			158

The 0.6 hectare site is located on the north westerly edge of Llandough adjacent to Leckwith Road. The site is in a prominent position on a ridge above a former quarry adjoining an area of woodland to the west. **The Council approved an outline planning application (application 2014/01401/OUT refers) for 21 dwellings for land to the north and south of Leckwith Road which includes the allocation in October 2015 subject**

			<p><u>to the signing of a S106 agreement.</u> A Which includes the site Development of the site would be expected to provide a minimum of 35% affordable housing provision. <u>Affordable housing will be delivered in accordance with Policy MG4.</u></p> <p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. <u>In addition, future planning applications must be supported by</u> to be provided and a comprehensive and robust Transport <u>Statement</u> Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.</p> <p>The Council's drainage engineers have advised that there is no watercourse available for the discharge of surface water within the immediate vicinity of the site and consideration for surface water disposal and management will therefore need to be assessed. Any prospective developer should, in the first instance investigate the suitability of soakaways for the disposal of surface water run-off and ensure that an assessment is carried out into the potential for disposing of the surface water by means of a sustainable drainage system.</p> <p>Dŵr Cymru Welsh Water has advised that a water supply can be made available to service the proposed development site and that no problems are envisaged with the public sewerage system for domestic foul discharge from this proposed development. the local sewer network is unable to accommodate the foul flows from any new development and that an assessment of the sewer network and associated Sewage Pumping Station would be required to establish the point of connection to the public sewerage network. In addition, the Cog Moors Waste Water Treatment Works has limited capacity and consultation with DCWW will be necessary to determine whether improvements to this facility will be required.</p>											
MAC202	HS2&3/AP9 HS4/AP1 HS4/AP2 HS4/AP3 CC44	Appendix 5 MG2 (32)	<p>Amend site specific detail in Appendix 5 for site MG2 (32) Llandough Landings as follows:</p> <table border="1" data-bbox="631 1171 1839 1315"> <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 (32) Llandough Landings</td> <td>30</td> <td>90</td> <td></td> <td>120</td> </tr> </tbody> </table> <p>This 6 hectare site is located between the main Vale of Glamorgan railway line and the River Ely. Access to</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (32) Llandough Landings	30	90		120	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (32) Llandough Landings	30	90		120										

the site is likely to be from Anchor Way. and development of the site will provide at least 35% affordable housing. **Affordable housing will be delivered in accordance with Policy MG4.**

The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. ~~to be provided and that~~ **In addition** a full and comprehensive Scoping Study **will need to** be agreed with the Local Planning / Highway Authority in order ~~that~~ **to inform** a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact future development proposals will have on the local highway network and associated road junctions. Developer contributions will be sought to provide/improve local walking and cycling routes between Cardiff and the Vale of Glamorgan including links with the National Cycle Network.

~~The Council's drainage engineers have advised that a designated main river runs along the eastern boundary of the site and that the site falls within flood zones C2 as produced by Natural Resources Wales (NRW). Development of the site will require the production of a Flood Consequences Assessment (FCA) to be agreed with NRW, who should be contacted to clarify the present level of flood risk on the site.~~ **The Council's drainage engineers have advised that a designated main river runs along the eastern boundary of the site. NRW have advised that the site may be affected by flooding, with some parts being identified as being within Development Advice Map Zone C1 / C2. All development proposals within this allocation will be required to demonstrate that they accord to national policy relating to flood risk as set out in TAN15. A site specific FCA / An updated site specific FCA must be submitted if any part of the planning application site falls within an area identified as being at risk of flooding.**

Any prospective developer should, in the first instance, investigate the suitability of the use of soakaways for the disposal of surface water run-off from the site. If percolation drainage is not viable, NRW should be consulted to determine the suitability of the main river to accept surface water run-off. If suitable, surface water attenuation will be required with flows being limited to a discharge rate to be agreed. The developer should ensure that an assessment is carried out into the potential for disposing of the surface water by means of a sustainable drainage system.

Dŵr Cymru Welsh Water has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. **No problems are envisaged with the public sewerage system for domestic foul discharge from this proposed development.** The site is crossed by a 300 mm combined public sewer for which protection measures in the form of an easement width

			<p>and/ or diversion will be required.</p> <p>NRW has advised that the site may provide habitat for a European Protected Species, and a Habitats Regulation Assessment screening report may be necessary for the site and this requirement should be discussed with Natural Resources Wales and the Council's ecologist. Additional ecological information may be required in support of any future planning application.</p> <p>The Glamorgan Gwent Archaeological Trust has advised that extensive archaeological evaluation will be required prior to any positive determination of planning applications and that certain areas of the site may need to be retained as open space in order to protect archaeological features.</p>											
MAC203	HS2&3/AP9 HS4/AP3 CC45	Appendix 5 MG2 (33)	<p>Amend site specific detail in Appendix 5 for site MG2 (33) Land north of the Railway Line, Rhoose as follows:</p> <table border="1"> <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 (33) Land north of the Railway Line, Rhoose</td> <td>200</td> <td>350</td> <td>100</td> <td>650700</td> </tr> </tbody> </table> <p>The 25.82 hectare Greenfield site is located between the existing settlement of Rhoose and the Rhoose Point development and was allocated for residential development in the Vale of Glamorgan Adopted Unitary Development Plan. A site development brief was prepared (August 2007) which requires the comprehensive redevelopment of the site. Affordable housing will be delivered in accordance with Policy MG4. including the provision of affordable housing in accordance with Policy MG4, public open space, children's play areas, appropriate landscaping and a contribution or the provision of, educational, recreational, community and public transportation facilities.</p> <p>Notwithstanding the need for a comprehensive development, Members resolved to grant outline planning permission for the development of 14 ha (54%) of the site (ref. 2010/00686/EAO) for the construction of up to 350 dwellings subject to the completion of a section 106 agreement. This includes 2.41ha of land for provision of informal open space comprising playing pitch and associated changing facilities, equipped play facilities and areas of amenity open space, being proportionate provision of the 3.60 hectares of land to meet generated demand for open space and recreational facilities on-site, as identified in the Open Space Background Paper.</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (33) Land north of the Railway Line, Rhoose	200	350	100	650700	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (33) Land north of the Railway Line, Rhoose	200	350	100	650700										

As a result of the Education Facilities Infrastructure analysis, it has been concluded that the remainder of the site will need to provide and safeguard a site of 1.0 hectare for the provision of a new primary and nursery school (210 places) on site. Having regard to the absence of this requirement in the 2007 Development Brief, a flexible approach will be adopted to ensure the delivery of the requisite density of dwellings alongside necessary education and strategic open space. Accordingly it is anticipated that the education land will be partially offset against the open space requirements, which will be mitigated through the opportunity for dual use of the education facility for recreation and open space purposes. An updated development Brief will be prepared to address this change in circumstances and Council expectations for the comprehensive development, as a result of up-to-date infrastructure planning.

The Council approved an outline application for 350 dwellings (application 2010/00686/EAO refers) for the eastern half of the site in January 2014. Two subsequent Reserved Matters applications were approved in April 2015 (applications 2014/00344/RES and 2014/00639/RES refer).

The Council has also approved an outline application for 350 dwellings in May 2015 for the western half of the site (application 2014/00550/OUT refers) and two Reserved Matters applications are currently under consideration (applications 2015/01070/RES and 2015/01072/RES refer).

The development of the site is required to provide and safeguard a site of 1.0 hectare for the provision of a new primary and nursery school (210 places) on site, in accordance with Policy MG6 (6) and to deliver key strategic infrastructure, including 3.60 hectares of land for public open space comprising a multi-use games area and associated changing facilities; equipped play facilities and areas of amenity open space in accordance with Policy MG25 (7).

The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. **In addition, future planning applications must be supported by** to be provided and a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.

The Council's drainage engineers have advised that there is no watercourse available for the discharge of surface water within the vicinity of the site and the consideration of surface water disposal and management will therefore need to be assessed. There are known flooding issues to existing properties to the south of the

			<p>site and mitigation measures will therefore be required to prevent further surface water flooding. It should be noted that the use of soakaways for the disposal of surface water on this site is not recommended and the disposal of surface water run direct to the sea should be investigated. Land drainage ditches are known to cross the site and consultation with the Council as Land Drainage Authority or Natural Resources Wales will be required to demonstrate how these will be maintained and protected.</p> <p>It is also recommended that consultation with Network Rail is undertaken due to the close proximity of the site to the railway and the land drainage pipes that pass beneath it flows through which will need to be maintained.</p> <p><u>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site.</u> Dŵr Cymru Welsh Water (DCWW) has advised that the local sewer network would be unable to accommodate additional flows from this development and that a A hydraulic modelling assessment will be required to establish the point of connection to the public sewer system and any improvement works that may be required. The site is crossed by a 300 mm foul rising main for which protection measures in the form of an easement width and/ or diversion will be required.</p> <p>Natural Resources Wales (NRW) has indicated that the site lies on a major aquifer and that no discharge of foul contaminated run-off will be permitted, NRW will need to be consulted prior to any works being undertaken at the site to discuss the necessary measures required to protect the aquifer.</p>											
MAC204	HS2&3/AP9 HS4/AP3 CC46	Appendix 5 MG2 (34)	<p>Amend site specific detail in Appendix 5 for site MG2 (34) Land south of the Railway Line, Rhoose as follows:</p> <table border="1" data-bbox="633 991 1839 1134"> <thead> <tr> <th data-bbox="633 991 1182 1058"></th> <th data-bbox="1182 991 1350 1058">2011-16</th> <th data-bbox="1350 991 1512 1058">2016-21</th> <th data-bbox="1512 991 1675 1058">2021-26</th> <th data-bbox="1675 991 1839 1058">TOTAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="633 1058 1182 1134">MG2 (34) Land south of the Railway Line, Rhoose</td> <td data-bbox="1182 1058 1350 1134">87</td> <td data-bbox="1350 1058 1512 1134"></td> <td data-bbox="1512 1058 1675 1134"></td> <td data-bbox="1675 1058 1839 1134">87</td> </tr> </tbody> </table> <p>This 2.65 hectare brownfield site is located immediately to the south of the railway line on the Rhoose Point. <u>The site was granted planning permission for 87 dwellings and associated public open space in May 2013 and the site is currently under construction with completion anticipated in October 2016.</u> development and will provide a minimum of 30% affordable housing. <u>Affordable housing will be delivered in accordance with Policy MG4.</u></p>		2011-16	2016-21	2021-26	TOTAL	MG2 (34) Land south of the Railway Line, Rhoose	87			87	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (34) Land south of the Railway Line, Rhoose	87			87										

			<p>Members have resolved to grant planning permission for the construction of 87 dwellings and associated public open space (ref. 2010/00686/EAO <u>2012/00937/FUL</u>).</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that the local sewer network would be unable to accommodate additional flows from this development and that a hydraulic modelling assessment will be required to establish the point of connection to the public sewer system and any improvement works that may be required. In addition, the Cog Moors Waste Water Treatment Works has limited capacity and consultation with DCWW will be required to determine whether improvements to this facility will be required.</p>											
MAC205	HS2&3/AP9 HS4/AP3 CC47	Appendix 5 MG2 (35)	<p>Amend site specific detail in Appendix 5 for site MG2 (35) Land to the west of Port Road, Wenvoe as follows:</p> <table border="1" data-bbox="631 592 1839 737"> <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 (35) Land to the west of Port Road, Wenvoe</td> <td></td> <td></td> <td>140</td> <td>140<u>132</u></td> </tr> </tbody> </table> <p>This 6.98 hectare Greenfield site is located to the south of Wenvoe between the A4050 Port Road and the existing residential development at Clos Llanfair. <u>The site was granted planning permission for residential development of up to 140 dwellings in April 2014 (application 2013/00884/OUT refers) and two Reserved Matters applications were approved for 132 dwellings (applications 2014/00452/RES and 2015/00601/RES refer) in September 2014 and February 2016 respectively. The site is currently under construction. Affordable housing will be delivered in accordance with Policy MG4.</u> which will be expected to deliver a minimum of 35% affordable housing.</p> <p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria to be provided and a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact future development proposals will have on the local highway network and associated road junctions.</p> <p>The Council's drainage engineers have advised that there is an ordinary watercourse in the vicinity of the site and a buffer zone will be required to protect the watercourse. Any prospective developer should, in the first instance, investigate the suitability of the use of soakaways for the disposal of surface water run-off and an assessment should be carried out into the potential for disposing of the surface water by means of a</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (35) Land to the west of Port Road, Wenvoe			140	140 <u>132</u>	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (35) Land to the west of Port Road, Wenvoe			140	140 <u>132</u>										

			<p>sustainable drainage system. If percolation drainage is not viable, any prospective developer should investigate the suitability of the watercourse to accept proposed surface water run-off. If suitable, surface water attenuation will be required with flows being limited to a discharge rate to be agreed with the Council as Lead Local Flood Authority.</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that a 3 inch diameter watermain crosses the centre of the site which may restrict the amount of density proposed as protection measures in the form of easement width or diversion of the pipe will be required. A 150 mm diameter public sewer crosses the southern part of the site and similar restrictions and protection will be required to this facility. DCWW has advised that the local sewer network is unable to accommodate the foul flows from any new development and a hydraulic modelling assessment will be required to establish the point of connection to the public sewer system and / or any improvement work required. The Cog Moors Waste Water Treatment Works has limited capacity and consultation with DCWW will be required to determine whether improvements to this facility will be required.</p> <p>A 2007 Agricultural Land Survey identifies that the site comprises mostly Grade 3a land and therefore falls into the category of “best and most versatile land” as defined by Planning Policy Wales.</p> <p>The site is characterised by a number of small woodland blocks and mature hedgerows and trees which support biodiversity and offer important habitat. Consultation with the Council’s ecologist will be required to determine the extent of supporting ecological information that will be needed to support any future planning application.</p>											
MAC206	HS2&3/AP9 HS4/AP2 HS4/AP3 CC48	Appendix 5 MG2 (36)	<p>Amend site specific detail in Appendix 5 for site MG2 (36) Land adjoining Court Close, Aberthin as follows:</p> <table border="1" data-bbox="633 1098 1839 1244"> <thead> <tr> <th data-bbox="633 1098 1182 1168"></th> <th data-bbox="1182 1098 1350 1168">2011-16</th> <th data-bbox="1350 1098 1512 1168">2016-21</th> <th data-bbox="1512 1098 1675 1168">2021-26</th> <th data-bbox="1675 1098 1839 1168">TOTAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="633 1168 1182 1244">MG2 (36) Land adjoining Court Close, Aberthin</td> <td data-bbox="1182 1168 1350 1244"></td> <td data-bbox="1350 1168 1512 1244"></td> <td data-bbox="1512 1168 1675 1244">20</td> <td data-bbox="1675 1168 1839 1244">20</td> </tr> </tbody> </table> <p>This 0.75 hectare Greenfield site adjoins existing residential development at Court Close, Aberthin. Affordable housing will be delivered in accordance with Policy MG4. and will supply a minimum of 35%</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (36) Land adjoining Court Close, Aberthin			20	20	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (36) Land adjoining Court Close, Aberthin			20	20										

			<p>affordable housing.</p> <p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. <u>In addition, future planning applications must be supported by</u> to be provided and a comprehensive and robust Transport <u>Statement</u> Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.</p> <p>The Council's drainage engineers have advised that there is an existing issue with surface water runoff in this area causing flooding to adjacent properties. As there is no watercourse available for the discharge of surface water within the immediate vicinity of the site consideration for surface water disposal and management will need to be assessed. Investigations into the suitability of the use of soakaways for the disposal of surface water run-off should be undertaken and assessment made of the potential for disposing of surface water by means of sustainable drainage systems. A designated main river runs to the south of the site and consultation with Natural Resources Wales should be undertaken on any proposals for this river to accept surface water runoff from the site.</p> <p><u>Dŵr Cymru Welsh Water has advised that a water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage system for domestic foul discharge from this proposed development Programmed improvement works to the Cowbridge Waste Water Treatment Works which could accommodate the proposed development are due to be completed by March 2018.</u></p> <p>Glamorgan Gwent Archaeological Trust has advised that an archaeological evaluation of the site will be required in support of a future planning application.</p>											
MAC207	HS2&3/AP9 HS4/AP2 HS4/AP3 CC49	Appendix 5 MG2 (37)	<p>Amend site specific detail in Appendix 5 for site MG2 (37) Land to the east of Bonvilston as follows:</p> <table border="1" data-bbox="631 1203 1839 1345"> <thead> <tr> <th data-bbox="631 1203 1182 1273"></th> <th data-bbox="1182 1203 1337 1273">2011-16</th> <th data-bbox="1337 1203 1491 1273">2016-21</th> <th data-bbox="1491 1203 1646 1273">2021-26</th> <th data-bbox="1646 1203 1839 1273">TOTAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="631 1273 1182 1345">MG2 (37) Land to the east of Bonvilston</td> <td data-bbox="1182 1273 1337 1345"></td> <td data-bbox="1337 1273 1491 1345">60</td> <td data-bbox="1491 1273 1646 1345">60</td> <td data-bbox="1646 1273 1839 1345">120</td> </tr> </tbody> </table>		2011-16	2016-21	2021-26	TOTAL	MG2 (37) Land to the east of Bonvilston		60	60	120	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (37) Land to the east of Bonvilston		60	60	120										

This 7.2 hectare Greenfield site is located to the east of the village of Bonvilston. **The Council received a full planning application for 120 dwellings (application 2015/00960/FUL refers) in October 2015. The development of the site will deliver key infrastructure comprising highway improvements to the existing highway north of the A48 (north of Sycamore Cross) along Bonvilston Road in accordance with Policy MG16 (18) and the provision of 0.55 hectares of strategic public open space in accordance with Policy MG25 (8). Affordable housing will be delivered in accordance with Policy MG4.** and will deliver a minimum of 35% affordable housing. Of the identified area, 0.55 hectares of land will be provided on site for open space and recreational facilities to meet the need identified in the Open Spaces Background Paper.

The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. **In addition, future planning applications must be supported by** to be provided and a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions. Development of the site will be required to deliver local highway improvements which will contribute to the safe access to the site and help to mitigate the harmful effects of this development on the local highway network (Policy MG16 (18) refers).

The Council's drainage engineers have advised that there is no watercourse available for the discharge of surface water within the immediate vicinity of the site and consideration for surface water disposal and management will need to be assessed. Investigations into the suitability of the use of soakaways for the disposal of surface water run-off should be undertaken and assessment made of the potential for disposing of surface water by means of sustainable drainage systems.

Dŵr Cymru Welsh Water (DCWW) has advised that **a water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage system for domestic foul discharge from this proposed development.** The site is crossed by 225 mm diameter public sewer at the southern edge which may restrict the amount of density proposed as **for which** protection measures in the form of easement width or diversion of the sewer will be required. **There is limited capacity at the Bonvilston East WwTW is currently overloaded and no improvements are planned within our AMP 6 Capital Investment Programme (2015 - 2020). A scheme of upgrades for this WwTW will form part of our submission to our Industry Regulator Ofwat for AMP 7. Should a landowner/developer wish to progress the proposed development prior to the Regulatory investment, they may fund a feasibility study which will identify**

			<p><u>the improvements required.</u></p> <p>Natural Resources Wales (NRW) has indicated that the site lies on a major aquifer and that no discharge of foul contaminated run-off will be permitted, NRW will need to be consulted prior to any works being undertaken at the site to discuss the necessary measures required to protect the aquifer.</p> <p>The Glamorgan Gwent Archaeological Trust has advised that extensive archaeological evaluation will be required prior to any positive determination of planning applications and that certain parts of the site may need to be retained as open space in order to protect archaeological features.</p> <p>A site specific Agricultural Land Survey undertaken in accordance with the revised guidelines and criteria for grading the quality of agricultural land (MAFF 1988) will be required to confirm land grading.</p> <p>The site lies to the east of the Bonvilston conservation area and future proposals will be required to ensure that development will not have an unacceptable effect on the important conservation area designation.</p>											
<p>MAC208</p>	<p>HS2&3/AP9 HS4/AP3 CC50</p>	<p>Appendix 5 MG2 (38)</p>	<p>Amend site specific detail in Appendix 5 for site MG2 (38) Land to the rear of St David’s Church in Wales Primary School, Colwinston as follows:</p> <table border="1" data-bbox="633 874 1839 1018"> <thead> <tr> <th data-bbox="633 874 1182 943"></th> <th data-bbox="1182 874 1337 943">2011-16</th> <th data-bbox="1337 874 1491 943">2016-21</th> <th data-bbox="1491 874 1646 943">2021-26</th> <th data-bbox="1646 874 1839 943">TOTAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="633 943 1182 1018">MG2 (38) Land to rear of St David’s Church in Wales Primary School, Colwinston</td> <td data-bbox="1182 943 1337 1018"></td> <td data-bbox="1337 943 1491 1018"></td> <td data-bbox="1491 943 1646 1018">65</td> <td data-bbox="1646 943 1839 1018">6564</td> </tr> </tbody> </table> <p>This 2.55 hectare Greenfield site is located adjacent to the west of the St David’s Church in Wales Primary School in Colwinston. <u>The site was granted planning permission for 64 dwellings in June 2015 (application 2014/00242/FUL refers) and the site is under construction. Affordable housing will be delivered in accordance with Policy MG4.</u> and will provide a minimum of 35% affordable housing.</p> <p>The Council’s Engineers have advised that a suitable safe access is required that conforms to current design criteria to be provided and a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact future development proposals will have on the</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (38) Land to rear of St David’s Church in Wales Primary School, Colwinston			65	6564	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (38) Land to rear of St David’s Church in Wales Primary School, Colwinston			65	6564										

			<p>local highway network and associated road junctions.</p> <p>The Council's drainage engineers have advised that there are known flooding issues of properties to the west of the site due to surface water discharge from this land and that there is no watercourse available for the discharge of surface water within the immediate vicinity of the site. Consideration for surface water disposal and management will need to be assessed and investigations into the suitability of the use of soakaways for the disposal of surface water run-off should be undertaken and assessment made of the potential for disposing of surface water by means of sustainable drainage systems.</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that the site falls within the Llantwit Major water supply network which is at the extremity of its capability. Extensive improvements would be required and consultation with DCWW will be required to determine whether improvements to this network will be required. A 150 mm diameter sewer crosses the northern part of the site which may restrict the amount of density proposed as protection measures in the form of easement width or diversion of the sewer will be required. The Cowbridge Waste Water Treatment Works has limited capacity to accommodate any new development and consultation with DCWW will be necessary to determine whether improvements to this facility will be required.</p> <p>The Glamorgan Gwent Archaeological Trust has advised that an archaeological evaluation of the site will be required prior to the determination of any planning application.</p> <p>A site specific Agricultural Land Survey undertaken in accordance with the revised guidelines and criteria for grading the quality of agricultural land (MAFF 1988) will be required to confirm land grading.</p>											
<p>MAC209</p>	<p>HS2&3/AP9 HS4/AP3 CC51</p>	<p>Appendix 5 MG2 (39)</p>	<p>Amend site specific detail in Appendix 5 for site MG2 (39) ITV Wales, Culverhouse Cross as follows:</p> <table border="1" data-bbox="633 1094 1839 1235"> <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 (39) ITV Wales, Culverhouse Cross</td> <td>50</td> <td>200</td> <td></td> <td>250<u>224</u></td> </tr> </tbody> </table> <p>This 7.13 hectare brownfield site is located at Culverhouse Cross and previously housed the forms part of the current ITV Wales Television Studio complex. The site was granted outline planning permission for 243 residential units in March 2014 (application 2013/01152/OUT refers) and a Reserved Matters</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (39) ITV Wales, Culverhouse Cross	50	200		250 <u>224</u>	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (39) ITV Wales, Culverhouse Cross	50	200		250 <u>224</u>										

			<p><u>application was approved in March 2015 for 224 dwellings (application 2014/01079/RES refers). The site is currently under construction and will deliver 1.03 hectares of public open space in accordance with Policy MG25 (9). Affordable housing will be delivered in accordance with Policy MG4.</u> Development of the site will deliver a minimum of 35% affordable housing. Of the identified area 1.03 hectares of land will be provided on site for open space and recreational facilities to meet the need identified in the Open Spaces Background Paper.</p> <p>The Council's Engineers have advised that a comprehensive Transport Assessment (draft) for development at this location has been prepared which indicates that development will provide improvements to the local highway infrastructure and pedestrian and cycle improvements in the form of signal controlled crossing facilities and new footways/cycleways. Any proposed development in this area will have to demonstrate to the satisfaction of the highway authority that the required mitigation measures as identified in the TA can be delivered to avoid major detrimental effect on the surrounding highway network.</p> <p>The Council's drainage engineers have advised that there is no watercourse available for the discharge of surface water within the immediate vicinity of the site and consideration for surface water disposal and management will need to be assessed. Investigations into the suitability of the use of soakaways for the disposal of surface water run off should be undertaken and assessment made of the potential for disposing of surface water by means of sustainable drainage systems.</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that the local sewer network is unable to accommodate additional development and a hydraulic modelling assessment and consultation with DCWW will be required to establish the point of connection to the public sewer system and/or any improvement works that may required. In addition, the Cog Moors Waste Water Treatment Works has limited capacity and consultation with DCWW will be required to determine whether improvements to this facility will be required.</p>											
MAC210	HS2&3/AP9 HS4/AP3	Appendix 5 MG2 (40)	<p>Amend site specific detail in Appendix 5 for site MG2 (40) The Garden Emporium, Fferm Goch as follows:</p> <table border="1" data-bbox="633 1209 1839 1358"> <thead> <tr> <th data-bbox="633 1209 1182 1278"></th> <th data-bbox="1182 1209 1337 1278">2011-16</th> <th data-bbox="1337 1209 1491 1278">2016-21</th> <th data-bbox="1491 1209 1646 1278">2021-26</th> <th data-bbox="1646 1209 1839 1278">TOTAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="633 1278 1182 1358">MG2 (40) The Garden Emporium, Fferm Goch</td> <td data-bbox="1182 1278 1337 1358">40</td> <td data-bbox="1337 1278 1491 1358"></td> <td data-bbox="1491 1278 1646 1358"></td> <td data-bbox="1646 1278 1839 1358">40</td> </tr> </tbody> </table>		2011-16	2016-21	2021-26	TOTAL	MG2 (40) The Garden Emporium, Fferm Goch	40			40	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (40) The Garden Emporium, Fferm Goch	40			40										

			<p>This 2.19 hectare site comprises land and buildings formerly occupied as a Garden Centre, to the east of Llangan, adjacent to the main St. Mary Hill Road. <u>The site was granted outline planning permission in December 2013 for 40 residential units (application 2012/00862/OUT refers) and a Reserved Matters application was approved in April 2014 (application 2014/00008/RES refers). The redevelopment of the site has been completed.</u></p> <p>Members have resolved to grant outline planning permission for the construction of 40 dwellings (ref. 2012/00862/OUT) subject to a legal agreement, and development of the site will be in accordance with the conditions laid out in this application. The scheme will deliver 35% affordable housing.</p>											
<p>MAC211</p>	<p>HS2&3/AP9 HS4/AP3 CC52</p>	<p>Appendix 5 MG2 (41)</p>	<p>Amend site specific detail in Appendix 5 for site MG2 (41) Ogmore Residential Centre as follows:</p> <table border="1" data-bbox="633 628 1839 767"> <thead> <tr> <th data-bbox="633 628 1182 699"></th> <th data-bbox="1182 628 1350 699">2011-16</th> <th data-bbox="1350 628 1514 699">2016-21</th> <th data-bbox="1514 628 1677 699">2021-26</th> <th data-bbox="1677 628 1839 699">TOTAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="633 699 1182 767">MG2 (41) Ogmore Residential Centre</td> <td data-bbox="1182 699 1350 767">24</td> <td data-bbox="1350 699 1514 767">60</td> <td data-bbox="1514 699 1677 767"></td> <td data-bbox="1677 699 1839 767">8470</td> </tr> </tbody> </table> <p>This 3.25 hectare brownfield site is located to the east of the village of Ogmore on land previously used as a residential school camp. Redevelopment of the site would involve the removal of existing buildings and development of 70 residential dwellings. <u>Affordable housing will be delivered in accordance with Policy MG4, providing a minimum of 35% affordable housing.</u> Outline planning permission ref. 2009/00489/OUT was granted at appeal for <u>the</u> redevelopment of the site for residential purposes <u>in March 2012 (applications 2009/00489/OUT and APP/Z6950/A/11/2157934 refer). The permission included</u> including conditions addressing the need for safe access to the local highway network; an assessment of the potential for disposing of surface water by means of sustainable drainage systems; archaeological watching brief; and mitigation in respect of protected species.</p> <p><u>The Council approved a Reserved Matters application for the site for 70 dwellings in May 2014 (application 2013/00862/RES refers). The site is currently under construction.</u></p> <p>Future development proposals for this site should also be supported by a sustainable water strategy, which not only considers surface water drainage but also includes an assessment of groundwater pollution risk and management. Given the site's proximity to the Dunraven Bay SAC a project level Habitats Regulation</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (41) Ogmore Residential Centre	24	60		8470	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (41) Ogmore Residential Centre	24	60		8470										

			<p>Assessment may be necessary, and this requirement should be discussed with Natural Resources Wales.</p> <p>The consent also includes provision for a community facilities contribution or provision of land to accommodate a new community facility as identified in the Council's Community Facilities Background Paper.</p>											
MAC212	HS2&3/AP9 HS4/AP3 CC53	Appendix 5 MG2 (42)	<p>Amend site specific detail in Appendix 5 for site MG2 (42) Ogmore Caravan Park as follows:</p> <table border="1" data-bbox="631 443 1839 584"> <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 (42) Ogmore Caravan Park</td> <td>22</td> <td>60</td> <td></td> <td><u>82100</u></td> </tr> </tbody> </table> <p>This 3.64 hectare site is located to the east of the village of Ogmore by Sea on land used as a caravan park. <u>The site was granted outline planning permission for 100 dwellings in September 2011 (application 2009/01273/OUT refers) and a Reserved Matters application was approved in May 2015 (application 2014/01108/RES refers). The site is currently under construction. Affordable housing will be delivered in accordance with Policy MG4.</u> Development of the site would provide a minimum of 30% affordable housing.</p> <p>The site is subject to an extant planning consent (2012/01273/OUT) and development of the site will be in accordance with the conditions and signed legal agreement set out in this application.</p> <p>Future development proposals for this site should also be supported by a sustainable water strategy, which not only considers surface water drainage but also includes an assessment of groundwater pollution risk and management. Given the site's proximity to the Dunraven Bay SAC a project level Habitats Regulation Assessment may be necessary, and this requirement should be discussed with Natural Resources Wales.</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (42) Ogmore Caravan Park	22	60		<u>82100</u>	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (42) Ogmore Caravan Park	22	60		<u>82100</u>										
MAC213	HS2&3/AP9 HS4/AP2 HS4/AP3 CC54	Appendix 5 MG2 (43)	<p>Amend site specific detail in Appendix 5 for site MG2 (43) Land to the east of St Nicholas as follows:</p> <table border="1" data-bbox="631 1235 1839 1375"> <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 (43) Land to the East of St Nicholas</td> <td></td> <td>50</td> <td>50</td> <td><u>100117</u></td> </tr> </tbody> </table>		2011-16	2016-21	2021-26	TOTAL	MG2 (43) Land to the East of St Nicholas		50	50	<u>100117</u>	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (43) Land to the East of St Nicholas		50	50	<u>100117</u>										

This 4.4 hectare Greenfield site is located to the east of the village of St Nicholas to the north of the A48. **The Council has received 2 full planning applications (applications 2015/00249/FUL and 2015/00662/FUL refer).** The site will provide a minimum of 35% affordable housing. **Affordable housing will be delivered in accordance with Policy MG4.** ~~Of the identified area, 0.48 hectares of land will be provided on site for open space and recreational facilities to meet the need identified in the Open Spaces Background Paper.~~

The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria ~~to be provided~~ and that a full and comprehensive Scoping Study ~~to be~~ **is** agreed with the Local Planning/Highway Authority in order ~~that~~ **to inform** a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact future development proposals will have on the local highway network and associated road junctions.

The Council's drainage engineers have advised that there is no watercourse available for the discharge of surface water within the immediate vicinity of the site and consideration for surface water disposal and management will need to be assessed. Investigations into the suitability of the use of soakaways for the disposal of surface water run-off should be undertaken and assessment made of the potential for disposing of surface water by means of sustainable drainage systems.

Dŵr Cymru Welsh Water has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. **No problems are envisaged with the public sewerage system for domestic foul discharge from this proposed development.** ~~The St. Nicholas WwTW is currently overloaded and no improvements are planned within our AMP 6 Capital Investment Programme (2015-2020). A scheme of upgrades for this WwTW will form part of our submission to our Industry Regulator Ofwat for AMP 7.~~ The site is crossed by a 150 mm foul public sewer for which protection measures in the form of an easement width and/ or diversion will be required. Dŵr Cymru Welsh Water has advised that the St. Nicholas Waste Water Treatment Works has limited capacity and consultation with DCWW will be required to determine whether improvements to this facility will be required.

A site specific Agricultural Land Survey undertaken in accordance with the revised guidelines and criteria for grading the quality of agricultural land (MAFF 1988) will be required to confirm land grading.

The Glamorgan Gwent Archaeological Trust has advised that extensive archaeological evaluation will be

			<p>required prior to any positive determination of planning applications and that certain areas of the site may need to be retained as open space in order to protect archaeological features.</p> <p>The site lies close to the St Nicholas Conservation Area and the Ely Valley and Ridge Slopes Special Landscape Area and future development proposals will be required to ensure that there is no unacceptable effect on these important designations.</p>											
MAC214	HS2&3/AP9 HS4/AP3 CC55	Appendix 5 MG2 (44)	<p>Amend site specific detail in Appendix 5 for site MG2 (44) Land off St Brides Road, Wick as follows:</p> <table border="1" data-bbox="631 518 1839 679"> <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 (44) Land off St. Brides Road, Wick</td> <td></td> <td>25</td> <td>75</td> <td>400<u>124</u></td> </tr> </tbody> </table> <p>This 4 hectare Greenfield site is located on the north-west of the village of Wick between Heol Fain and St Brides Road. The site is currently undeveloped farmland located close to the centre of the village. <u>The site was granted full planning permission for 124 dwellings in November 2015 (application 2014/01424/FUL refers) and work commenced on site in January 2016.</u> and development will deliver a minimum of 35% affordable housing. <u>Affordable housing will be delivered in accordance with Policy MG4.</u> It is anticipated that development will be subject to outline planning permission for the whole of the site in order to ensure a comprehensive approach to development and provision of infrastructure.</p> <p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria to be provided and a comprehensive and a robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact future development proposals will have on the local highway network and associated road junctions.</p> <p>The Council's drainage engineers have advised that there is no watercourse available for the discharge of surface water within the immediate vicinity of the site and consideration for surface water disposal and management will need to be assessed. Investigations into the suitability of the use of soakaways for the disposal of surface water run off should be undertaken and assessment made of the potential for disposing of surface water by means of sustainable drainage systems.</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (44) Land off St. Brides Road, Wick		25	75	400 <u>124</u>	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (44) Land off St. Brides Road, Wick		25	75	400 <u>124</u>										

			<p>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. The local sewer network is unable to accommodate additional development and a hydraulic modelling assessment and consultation with DCWW will be required to establish the point of connection to the public sewer system and/or any improvement works that may be required. The site is crossed by a 6 inch diameter public sewer which may restrict the amount of density proposed as protection measures in the form of easement width or diversion of the sewer will be required.</p> <p>A site specific Agricultural Land Survey undertaken in accordance with the revised guidelines and criteria for grading the quality of agricultural land (MAFF 1988) will be required to confirm land grading.</p>											
<p>MAC215</p>	<p>HS2&3/AP9 HS4/AP2 HS4/AP3 CC56</p>	<p>Appendix 5 MG2 (45)</p>	<p>Amend site specific detail in Appendix 5 for site MG2 (45) Land off Sandy Lane, Ystradowen as follows:</p> <table border="1" data-bbox="633 730 1839 911"> <thead> <tr> <th data-bbox="633 730 1182 802"></th> <th data-bbox="1182 730 1350 802">2011-16</th> <th data-bbox="1350 730 1512 802">2016-21</th> <th data-bbox="1512 730 1675 802">2021-26</th> <th data-bbox="1675 730 1839 802">TOTAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="633 802 1182 911"> MG2 (45) Land off Sandy Lane, Ystradowen </td> <td data-bbox="1182 802 1350 911"></td> <td data-bbox="1350 802 1512 911">40</td> <td data-bbox="1512 802 1675 911">45</td> <td data-bbox="1675 802 1839 911">85</td> </tr> </tbody> </table> <p>This 4.2 hectare Greenfield site is located to the north east of Ystradowen on land either side of Sandy Lane. <u>Approximately half of the site to the south of Sandy Lane was granted planning permission for 40 dwellings in May 2015 (applications 2013/00856/OUT and 2014/01483/RES refer) and the site is currently under construction. The allocation as a whole will provide 0.43 hectares of open space and recreational facilities in accordance with Policy MG25 (11). Affordable housing will be delivered in accordance with Policy MG4.</u> It is anticipated that the site will provide a minimum of 35% affordable housing. Of the identified area, 0.43 hectares of land will be provided on site for open space and recreational facilities to meet the need identified in the Open Spaces Background Paper.</p> <p>In order to address the required on-site strategic open space, and upgrading of the existing Sandy Lane, planning permission will need to cover the whole of the site in order to ensure a comprehensive approach to</p>		2011-16	2016-21	2021-26	TOTAL	MG2 (45) Land off Sandy Lane, Ystradowen		40	45	85	
	2011-16	2016-21	2021-26	TOTAL										
MG2 (45) Land off Sandy Lane, Ystradowen		40	45	85										

			<p>development and provision of infrastructure.</p> <p>The Council's Engineers have advised that a suitable safe access is required that conforms to current design criteria. <u>In addition, future planning applications must be supported by</u> to be provided and a comprehensive and robust Transport <u>Statement</u> Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.</p> <p>The Council's drainage engineers have advised that there is an ordinary watercourse in the vicinity of the site and any developer should, in the first instance, investigate the suitability of the use of soakaways for the disposal of surface water run-off and an assessment should be carried out into the potential for disposing of the surface water by means of a sustainable drainage system. If percolation drainage is not viable, the suitability of the watercourse to accept proposed surface water run-off should be investigated and surface water attenuation will be required with flows being limited to a discharge rate to be agreed with the Council as Lead Local Flood Authority.</p> <p>Dŵr Cymru Welsh water has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. The local sewer network in this area is too small to accommodate the foul flows from a development of this size and that a hydraulic modelling assessment of the sewer network and associated Sewage Pumping Station will be required to establish the point of connection to the public sewerage network. <u>sewer system and/or any improvement work required.</u> The site is crossed by a 150 mm foul public sewer for which protection measures in the form of an easement width and/ or diversion will be required. <u>Programmed improvement works to the Cowbridge Waste Water Treatment Works which could accommodate the proposed development are due to be completed by March 2018.</u></p> <p>A site specific Agricultural Land Survey undertaken in accordance with the revised guidelines and criteria for grading the quality of agricultural land (MAFF 1988) will be required to confirm land grading.</p>					
MAC216	HS2&3/AP9 HS4/AP2 HS4/AP3 CC57	Appendix 5 MG2 (46)	<p>Amend site specific detail in Appendix 5 for site MG2 (46) Land West of Swanbridge Road, Sully as follows:</p> <table border="1" data-bbox="1182 1316 1839 1385"> <tr> <td data-bbox="1182 1316 1339 1385">2011-16</td> <td data-bbox="1339 1316 1489 1385">2016-21</td> <td data-bbox="1489 1316 1641 1385">2021-26</td> <td data-bbox="1641 1316 1839 1385">TOTAL</td> </tr> </table>	2011-16	2016-21	2021-26	TOTAL	
2011-16	2016-21	2021-26	TOTAL					

MG2 (46) Land West of Swanbridge Road, Sully	0	250	250	500
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This 20 hectare Greenfield site is located to the east of Sully and is bounded by Swanbridge Road to the east and Cog Road to the north. Any future development of the site would be subject to a development brief in order to ensure a comprehensive approach to development and the provision of infrastructure. **The northern part of the site was granted planning permission for up to 350 dwellings in May 2015 subject to the signing of a S106 agreement (application 2013/01279/OUT refers).** The site could yield 500 dwellings. **Affordable housing will be delivered in accordance with Policy MG4.** with a minimum 35% affordable housing requirement.

The Council's Engineers have advised that it would require a suitable safe access that conforms to current design criteria to be provided and a full and comprehensive Scoping Study **is** to be agreed with the Council, in order that **to inform** a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact future development proposals will have on the local highway network and associated road junctions.

The Council's drainage engineers have advised that there are known flooding issues of properties to the south and west of the site due to overland flow of surface water originating on this site. There is no watercourse available for the discharge of surface water within the immediate vicinity of the site and consideration for surface water disposal and management will need to be assessed. Investigations into the suitability of the use of soakaways for the disposal of surface water run-off should be undertaken and an assessment made of the potential for disposing of surface water by means of sustainable drainage systems. Surface water drainage from the site should not cause new or exacerbate existing known flooding issues. The management of existing land drainage ditches that cross the site will need to be considered and details will need to be provided to and approved by the Council as Land Drainage Authority that flows within the land drainage system are maintained. A buffer zone for the land drains will be required.

Dŵr Cymru Welsh water has advised that a water supply can be made available to service the proposed development site. However, an assessment may be required, in particular for the larger densities, to understand the extent of off-site mains required. ~~A hydraulic modelling assessment will need to be undertaken to determine the connection point to the existing water supply system.~~ The local sewer network in this area is too small to accommodate the foul flows from a development. **A hydraulic modelling assessment** of this

			<p>size and an assessment of the sewer network will be required to establish the point of connection to the public sewerage network system and/or any improvement work required. The site is crossed by a A 150 mm diameter foul rising main and a 225 mm foul public sewer crosses the centre of the site which may restrict the amount of density proposed as for which protection measures in the form of easement width or diversion of the sewer will be required.</p> <p>A site specific Agricultural Land Survey undertaken in accordance with the revised guidelines and criteria for grading the quality of agricultural land (MAFF 1988) will be required to confirm land grading.</p> <p>The Glamorgan Gwent Archaeological Trust has advised that an extensive archaeological evaluation of the site would be required and that certain areas of the site may need to be retained as open space in order to protect archaeological features.</p> <p>The site is in close proximity to the hamlet of Cog which contains a number of listed buildings and has significant townscape quality in its own right. Any future development proposal for the site would therefore need to be carefully considered to ensure that it relates to the qualities of the hamlet. Such issues would be required to be adequately addressed in any development brief for the site.</p>	
MAC217	HS16/AP2 HS4/AP3	Appendix 5 MG5	<p>Replace site specific details in Appendix 5 for Policy MG5 – Gypsy and Traveller Site at Hayes Road, Sully as follows:</p> <p>Policy MG5 – Gypsy and Traveller Site at Hayes Road, Sully Allocated Use – Gypsy and Traveller site</p> <p>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 0.64 hectares is informal open space.</p> <p>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</p>	

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.

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.

There is a surface water drainage system 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.

Site design will be in accordance with the Welsh Government's latest guidance for Designing Gypsy and Traveller Sites in Wales.

	<u>Total Pitches</u>
<u>MG5 Land to the East of Llangan</u>	<u>2</u>

This 0.76 Hectare predominantly greenfield site is located close to the minor rural settlement of Fferm Goch and is approximately 600 metres from the village of Llangan. The service centre settlement of Cowbridge is approximately 7.5 kilometres away from the site. Based upon the Vale of Glamorgan Gypsy and Traveller Accommodation Assessment (May 2016), the current need for pitches in the Vale is for 2 pitches which is suggested for this site. Due to the size of the site it would be able to accommodate some future increase gypsy and traveller accommodation need in the Vale of

			<p><u>Glamorgan.</u></p> <p><u>The Councils Highway Engineers have advised that a suitable safe access is required that conforms to current design criteria to be provided.</u></p> <p><u>Dwr Cymru Welsh Water (DCWW) has advised there are no issues in providing a supply of clean water or public sewerage to the site, but a significant level of off-site mains and off-site sewers will be required in order to connect the site. The site is outside WwTW catchments, though the off-site sewers will enable connection to the catchment of Penybont WwTW.</u></p> <p><u>The site is already being occupied by a single family unit and is owned by the Council. The site is unaffected by any ecological, archaeological or historic designations, and based upon consultation with statutory consultees, the Council is of the opinion that the site is deliverable and that there are no insurmountable infrastructure requirements or other constraints that would hinder the development of the site to meet the identified need.</u></p>	
			<p>Appendix 6 Local Employment Allocations (Policy MG9): Individual Site Details</p>	
MAC218	HS4/AP1	Appendix 6	<p>Insert additional text under General Supporting Information and Assessments section as follows:</p> <p><u>The various site allocations in the plan may have the potential to support European Protected Species as well as habitats of biodiversity importance. In allocating these sites a precautionary approach has been adopted by the Council and appropriate species surveys, and where relevant appropriate mitigation, will be required to accompany any planning application for the development of the sites in order to comply with the requirements as set out in the Conservation of Habitats and Species Regulations 2010 (as amended). This is to ensure that the proposal does not result in any likely detriment to the maintenance of the favourable conservation status of European Protected Species.</u></p>	
MAC219	HS4/AP1	Appendix 6	<p>Additional text under Site-Specific Allocations section of Appendix 6 as follows:</p> <p><u>In allocating the LDP sites the Council has had regard to the requirements of TAN15 and specifically the justification tests set out under Section 6.2. The Council is satisfied that the sites allocated can be</u></p>	

			<u>justified and are capable of being delivered during the plan period and that any mitigation measures required will not affect the level of growth proposed at the site or the sites deliverability.</u>	
MAC220	HS4/AP3 HS4/AP1 HS4/AP2 HS5/AP4 HS5/AP6 CC58	Appendix 6 MG9 (1) MG11	<p>Amend site specific details in Appendix 6 for site MG9 (1), MG11 land to the South of junction 34, M4 Hensol as follows:</p> <p>MG9 (1), MG11, Land to the South of Junction 34 M4 Hensol</p> <p>Allocated Uses: B1, B2, B8</p> <p>The allocation comprises 29.59 ha net strategic employment land and 6.64 ha net local employment land within a gross site area of 51.4 55.16 ha.</p> <p>An outline planning application (2014/00228/EAO refers) was submitted for a development comprising up to 151,060 sqm of Class B1, B2 and B8 uses; a Hotel/Residential Training Centre (Class C1/C2); and up to 3,200 sqm ancillary uses within Classes A1, A2, A3; 30.5 ha 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>The site has outline planning permission for the development of the site to include Class B1, B2 and B8 uses; a hotel/residential training centre (Class C1/C2); ancillary uses within Classes A1, A2, A3; associated engineering and ground modelling works and infrastructure, car parking, drainage and access for all uses; the provision of infrastructure (including energy centre(s)); and landscaping and all ancillary enabling works. All matters are reserved except for access, which shows the use of the existing service road which runs directly off junction 34 of the M4.</u></p> <p>The greenfield 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.</p> <p>The site is set within the Ely Valley and Ridge Slopes Special Landscape Area (SLA) which is characterised</p>	

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.

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.

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.~~ **NRW have advised that the site may be affected by flooding, with some parts being identified as being within Development Advice Map Zone C1 / C2. All development proposals within this allocation will be required to demonstrate that they accord to national policy relating to flood risk as set out in TAN15. A site specific FCA / An updated site specific FCA must be submitted if any part of the planning application site falls within an area identified as being at risk of flooding.**

Dŵr Cymru Welsh water has advised that a water supply can be made available to service the domestic flows from the proposed development site. However, the developer may be required to contribute under Sections 40-41 of the Water Industry Act 1991 towards the provision of new off-site and/or on-site water mains and associated infrastructure. The site is crossed by a 500 mm public water main and a 750 mm combined foul public sewer for which protection measures in the form of an easement width and/or diversion will be required. No problems are envisaged with the public sewerage system for domestic foul discharge from this proposed development.

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.~~ **Therefore, due to the location, scale and nature of the employment proposals envisioned for the strategic employment allocation, a detailed work place**

			<u>Travel Plan will be required as part of any future development proposals.</u>	
MAC221	HS4/AP2 HS4/AP3 HS7/AP3	Appendix 6 MG9 (2) MG10 SP2 (3)	<p>Amend site specific details in Appendix 6 for site MG9 (2), MG10, SP2(3) Land adjacent to Cardiff Airport and Port Road, Rhoose (part of St Athan – Cardiff Airport Enterprise Zone) as follows:</p> <p>MG9 (2), MG10, SP2 (3) Land adjacent to Cardiff Airport and Port Road, Rhoose (part of St Athan – Cardiff Airport Enterprise Zone)</p> <p>Allocated Uses: B1, B2, B8</p> <p>The allocation comprises of 77.4 ha 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.</p> <p>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 42 ha extension to Porthkerry Country Park as well as considering an energy centre and a rail spur.</p> <p>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 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.</p> <p>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</p>	

		<p>will not be compromised.</p> <p>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).</p> <p>There are no statutory nature conservation designations within or adjacent to the site. The nearest statutory designated site is Barry Woodland Site of Special Scientific Interest (SSSI) approximately 380 m 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>Given the proximity of the site to these sites, an ecological assessment and the Council's ecologist will be required in support of any future planning application.</u></p> <p><u>Dŵr Cymru Welsh water has advised that a water supply can be made available to service the domestic flows from the proposed development site. However, an assessment may be required in particular for the larger densities to understand the extent of off-site mains required. The site is crossed by a water main, a 250 mm foul rising main, a 375 mm gravity sewer and a Sewage Pumping Station for which protection measures in the form of an easement width and/or diversion will be required. A hydraulic modelling assessment will be required to establish the point of connection to the public sewerage network and/or any improvement work required to the existing network to accommodate the growth including the extent of off-site sewers. Should any proposal require discharge of trade effluent into the public sewer then the Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). The Cog Moors WwTW currently has capacity to accommodate new development. Once the 'domestic' foul flows from the proposed allocation are confirmed a further assessment will be required to establish if capacity exists.</u></p> <p>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 run-off is controlled as near to its source as possible through a sustainable drainage approach to surface water.</p> <p>Although Rhoose 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</p>	
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			Cross and Sycamore Cross, A48 (Five Mile Lane).	
MAC222	HS4/AP1 HS4/AP2 HS4/AP3 HS7/AP3	Appendix 6 MG9 (3) MG10 SP2 (2)	<p>Amend site specific details in Appendix 6 for site MG9 (3), MG10, SP2 (2) St Athan, Aerospace Business Park, (part of St Athan – Cardiff Airport Enterprise Zone) as follows:</p> <p>MG9 (3), MG10, SP2 (2) St Athan, Aerospace Business Park, (part of St Athan – Cardiff Airport Enterprise Zone)</p> <p>Allocated Uses: Employment and Education</p> <p>The site comprises of 305 ha gross strategic employment site, with a net developable area of 208 ha 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.</p> <p><u>The site has an extensive planning history for military, training and commercial uses. The Council has approved a Certificate of Lawful Development application (application 2016/00613/LAW refers) at the MOD super hangar located within the aerospace business park in St Athan, for the proposed use of the premises for the manufacture and assembly of motor cars (Class B2) with ancillary uses for storage/distribution, office, reception and exhibition area, staff canteen and parking for Aston Martin Lagonda Ltd. This was further to the previous approval (2013/00576/FUL) for B1, B2 and B8 uses at the Super Hanger.</u></p> <p>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.</p> <p>The site is not in a Special Landscape Area (SLA), however the Glamorgan Heritage Coast is adjacent to the</p>	

southern boundary and the Upper and Lower Thaw Valley SLA is adjacent to the eastern boundary.

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. **An ecological assessment and consultation with NRW will therefore be required in support of any future planning application.**

Dŵr Cymru Welsh water has advised that a water supply can be made available to service the domestic flows from the proposed development site. However, extensive off-site mains may be required at the developer's expense to service the site. An assessment may therefore be required to understand the extent of off-site mains required. The site is crossed by a water main for which protection measures in the form of an easement width and/or diversion will be required. A hydraulic modelling assessment of the public sewerage network will be required in order to identify locations where the development can connect and any required improvements to the existing network to accommodate the growth including the extent of off-site sewers. Should any proposal require discharge of trade effluent into the public sewer then the Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). The site crosses two WwTW catchment areas and much will therefore be dependent on the final connection point and the quantity of flows to each WwTW. Once the domestic foul flows from the proposed allocation are confirmed a further assessment will be required to establish if capacity exists.

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. **NRW have advised that the site may be affected by flooding, with some parts being identified as being within Development Advice Map Zone C1 / C2. All development proposals within this allocation will be required to demonstrate that they accord to national policy relating to flood risk as set out in TAN15. A site specific FCA / An updated site specific FCA must be submitted if any part of the planning application site falls within an area identified as being at risk of flooding.** 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

			<p>new site is adequately managed so as not to increase the flow in the Boverton Brook.</p> <p>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 are a series of archaeological elements of importance from WW2 era including Pickett-Hamiltons Forts, Pill Boxes, Battle Headquarters and Air-raid Shelters.</p>	
MAC223	<p>HS4/AP1 HS4/AP2 HS4/AP3 HS5/AP7 HS7/AP3</p>	<p>Appendix 6 MG9 (4)</p>	<p>Amend site specific details in Appendix 6 for site MG9 (4) Atlantic Trading Estate as follows:</p> <p>MG9 (4) Atlantic Trading Estate</p> <p>Allocated Uses - B1, B2, B8</p> <p>The allocation comprises five sites in multiple ownership, located to the south of the No.2 Dock in Barry, and totalling 7.3 <u>9.14</u> Ha, with the primary land owners being Associated British Ports and LJ Developments.</p> <p>Future development of the site should be subject to consultation with Natural Resources Wales (NRW) given the sites' proximity to environmental designations and local water resources e.g. Severn Estuary SAC and SPA, major ground water aquifer, Cadoxton River, Site of Special Scientific Interest, known flood zones.</p> <p>NRW has advised that a detailed Flood Consequence Assessment will be required as part of any future planning application which would need to address the limited surface water drainage capacity currently available. <u>NRW have advised that the site may be affected by flooding, with some parts being identified as being within Development Advice Map Zone C1 / C2. All development proposals within this allocation will be required to demonstrate that they accord to national policy relating to flood risk as set out in TAN15. A site specific FCA / An updated site specific FCA must be submitted if any part of the planning application site falls within an area identified as being at risk of flooding.</u></p> <p>An upgrade to the local sewerage system may be required to accommodate future development proposals. <u>Dŵr Cymru Welsh water has advised that a water supply can be made available to service the domestic flows from the proposed development site. However, the developer may be required to contribute under Sections 40-41 of the Water Industry Act 1991 towards the provision of new off-site and/or on-site water mains and associated infrastructure. A hydraulic modelling assessment of the</u></p>	

			<p><u>public sewerage network may be required in order to identify locations where the development can connect and any required improvements to the existing network in order to accommodate the growth including the extent of off-site sewers. Should any proposal require discharge of trade effluent into the public sewer then the Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). Once the domestic foul flows from the proposed allocation are confirmed a further assessment will be required to establish if capacity exists.</u></p> <p>The Glamorgan Gwent Archaeological Trust (GGAT) has advised that a part of the allocated area contains a significant archaeological resource and that an archaeological evaluation of the site will be required prior to future development.</p> <p>Local power supply issues are known to exist across the site.</p>	
MAC224	HS4/AP1 HS4/AP2 HS4/AP3	Appendix 6 MG9 (5)	<p>Amend site specific details in Appendix 6 for site MG9 (5) Land at Ffordd Y Mileniwm as follows:</p> <p>MG9 (5) Land at Ffordd y Mileniwm</p> <p>Allocated Uses - B1, B2, B8</p> <p>This 8.9 hectare privately-owned brownfield site lies adjacent to Ffordd y Mileniwm, the main access road from the east to the strategically important Barry Waterfront Redevelopment area. The prominent nature of the gateway site requires that future development proposals will need to fully consider the visual impact of development on the Waterfront Redevelopment Area, and be subject to a development brief.</p> <p>The site lies within 250 metres of a former landfill site and is affected by or in close proximity to known flood zones. Future development of the site should therefore be subject to consultation with Natural Resources Wales who have advised that a detailed Flood Consequence Assessment may be required as a part of any future planning application. <u>NRW have advised that the site may be affected by flooding, with some parts being identified as being within Development Advice Map Zone B. All development proposals within this allocation will be required to demonstrate that they accord to national policy relating to flood risk as set out in TAN15.</u> Surface water run-off could discharge directly into No.2 Dock and it is recommended that any prospective developer discusses this possibility with the operator of the Dock, Associated British</p>	

			<p>Ports.</p> <p>It is understood that the site has no current sewage provision and an upgrade to the local Bendricks Sewage Pumping Station may be required to accommodate future development proposals. Future development proposals should therefore be subject to consultation with Dŵr Cymru Welsh Water. <u>Dŵr Cymru Welsh water has advised that a water supply can be made available to service the domestic flows from the proposed development site. A hydraulic modelling assessment of the public sewerage network may be required in order to identify locations where the development can connect and any required improvements to the existing network in order to accommodate the growth including the extent of off-site sewers. Should any proposal require discharge of trade effluent into the public sewer then the Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). Once the domestic foul flows from the proposed allocation are confirmed a further assessment will be required to establish if capacity exists.</u></p> <p>The Glamorgan Gwent archaeological Trust has advised that archaeological resources are contained within the area and that an archaeological evaluation will be required which may restrict the area available for development.</p>	
MAC225	HS4/AP2	Appendix 6 MG9 (6)	<p>Amend site specific details in Appendix 6 for site MG9 (6) Hayes Lane, Barry as follows:</p> <p>MG9 (6) Hayes Lane, Barry</p> <p>Allocated Uses - B1, B8</p> <p>This privately owned vacant industrial site extends to 1.4 hectares and is located adjacent to Hayes Lane in close proximity to Atlantic Trading Estate (MG9 (4)).</p> <p>The site is located within 250 metres of a former landfill site and future development proposals should be subject to consultation with Natural Resources Wales (NRW).</p> <p>Additional foul discharges associated with development may require an upgrade to the local sewerage system and consultation with Dŵr Cymru Welsh Water will be required. <u>Dŵr Cymru Welsh water has advised that a water supply can be made available to service the domestic flows from the proposed development</u></p>	

			<p><u>site. A hydraulic modelling assessment of the public sewerage network may be required in order to identify locations where the development can connect and any required improvements to the existing network in order to accommodate the growth including the extent of off-site sewers. Should any proposal require discharge of trade effluent into the public sewer then the Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). Once the domestic foul flows from the proposed allocation are confirmed a further assessment will be required to establish if capacity exists.</u></p> <p>The site has previously gained planning permission for a bus / coach depot (see application 2003/01394/FUL) and a Waste Management Transfer Depot (see application 2004/01505/FUL).</p>	
MAC226	HS4/AP1 HS4/AP2 HS4/AP3 HS5/AP7 HS7/AP3	Appendix 6 MG9 (7)	<p>Amend site specific details in Appendix 6 for site MG9 (7) Hayes Road, Sully as follows:</p> <p>MG9 (7) Hayes Road, Sully</p> <p>Allocated Uses - B1, B8</p> <p>This privately owned 7.5 hectare brownfield site is located between Hayes Road and the coast. 2 hectares of the site has been identified to provide a buffer zone at the coastal fringe; which reduces the developable land available to 5.5 hectares. Development is restricted to B1 uses, recognising the particular value of this location in fulfilling a need for high quality B1 sites and to ensure that employment uses would not prejudice the residential development at Sully Hospital. <u>The site is allocated for B1 and B8 uses to ensure future employment proposals would not prejudice existing residential uses located to the west of the site.</u></p> <p>The site was previous utilised as a MoD storage facility and Natural Resources Wales has advised that if ground works are proposed a Preliminary Risk Assessment will be required prior to development to assess the potential risk of contamination from historic landfill.</p> <p>The site has limited surface water drainage capacity and <u>NRW have advised that the site may be affected by flooding, with some parts being identified as being within Development Advice Map Zone C1 / C2. All development proposals within this allocation will be required to demonstrate that they accord to national policy relating to flood risk as set out in TAN15. A site specific FCA / An updated site specific</u></p>	

			<p><u>FCA must be submitted if any part of the planning application site falls within an area identified as being at risk of flooding.</u> the frontage of the site to Hayes Road lies within an identified C2 flood zone. Consultation with NRW should therefore be undertaken as a part of any future development proposals. NRW has advised that a detailed Flood Consequences Assessment may be required as a part of any future planning application.</p> <p><u>Dŵr Cymru Welsh water has advised that a water supply can be made available to service the domestic flows from the proposed development site. A hydraulic modelling assessment of the public sewerage network may be required in order to identify locations where the development can connect and any required improvements to the existing network in order to accommodate the growth including the extent of off-site sewers. Should any proposal require discharge of trade effluent into the public sewer then the Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). Once the domestic foul flows from the proposed allocation are confirmed a further assessment will be required to establish if capacity exists.</u></p> <p><u>The site is in close proximity to a the Hayes Point to Bendricks Rock Site of Special Scientific Interest and consultation with NRW will be required to ensure no adverse impact on this designation.</u></p>	
MAC227	HS4/AP2	Appendix 6 MG9 (8)	<p>Amend site specific details in Appendix 6 for site MG9 (8) Hayes Wood, Barry as follows:</p> <p>MG9 (8) Hayes Wood, Barry</p> <p>Allocated Uses - B1, B8</p> <p>This 1.9 hectare brownfield site is owned by the Welsh Government and is located east of Hayes Lane in close proximity to the Hayes Lane (MG9 (6)) and Atlantic Trading Estate (MG9 (4)) employment allocations, and opposite a residential allocation under Policy MG 2 (16) Hayes Wood.</p> <p>The site is understood to be largely serviced and access can be readily provided from the local un-adopted highway network.</p> <p>Additional foul discharges from new development may require an upgrade to the local sewerage system and</p>	

			<p>consultation with Dŵr Cymru Welsh Water should therefore be undertaken as a part of any future development proposals. <u>Dŵr Cymru Welsh water has advised that a water supply can be made available to service the domestic flows from the proposed development site. A hydraulic modelling assessment of the public sewerage network may be required in order to identify locations where the development can connect and any required improvements to the existing network in order to accommodate the growth including the extent of off-site sewers. Should any proposal require discharge of trade effluent into the public sewer then the Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). Once the domestic foul flows from the proposed allocation are confirmed a further assessment will be required to establish if capacity exists.</u></p> <p>The site is in close proximity to an area of ancient and semi natural woodland and the Hayes Point to Bendricks Rock Site of Special Scientific Interest and it is therefore recommended that Natural Resources Wales are consulted on future development proposals which may affect these designations.</p> <p>Class B2 uses will not be acceptable due to the potential conflict with existing and proposed dwellings.</p>	
MAC228	HS4/AP2 HS7/AP3	Appendix 6 MG9 (9)	<p>Amend site specific details in Appendix 6 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.</p> <p>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.</p> <p>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</p>	

			<p>known to lie within 250 metres of a former landfill site. If percolation drainage is not viable, surface water attenuation may be required with flows being limited to a discharge rate to be agreed.</p> <p>A maternity roost of lesser horseshoe bats is also known to be located within 400 meters of the site and a full ecological study would be required by NRW prior to future development. <u>Natural Resources Wales (NRW) is aware that a European protected species has been recorded in the vicinity of the site and an ecological assessment and consultation with NRW will be required in support of any future planning application.</u></p> <p>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.</p> <p>Dŵr Cymru Welsh Water has advised that foul flows from some of the sites are accommodated by private sewage treatment works and consultation with the operator may also be required. <u>Dŵr Cymru Welsh water has advised that a water supply can be made available to service the domestic flows from the proposed development site. The proposed development site is crossed by a water main for which protection measures either in the form of an easement and/or diversion may be required. There is no public sewerage system in this area and any new development will require the provision of satisfactory alternative facilities for sewage disposal.</u></p>	
MAC229	HS4/AP2 HS7/AP3	Appendix 6 MG9 (10)	<p>Amend site specific details in Appendix 6 for site MG9 (10) Vale Business Park, Llandow as follows:</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.</p> <p>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.</p>	

			<p>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 uses. Consultation with NRW on any future development proposals will therefore be required.</p> <p>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>Natural Resources Wales (NRW) is aware that a European protected species has been recorded in the vicinity of the site and an ecological assessment will be required in support of any future planning application.</u></p> <p><u>Dŵr Cymru Welsh water has advised that a water supply can be made available to service the domestic flows from the proposed development site. There is no public sewerage system in this area and any new development will require the provision of satisfactory alternative facilities for sewage disposal.</u></p> <p>Development of the larger part of the allocation may require local highway improvements to facilitate improved access arrangements.</p> <p>The Glamorgan Gwent Archaeological Trust has advised that an Archaeological Evaluation will be required in determining any planning application for development.</p>	
MAC230	HS5/AP6	Appendix 6 MG9 (11)	<p>Amend site specific details in Appendix 6 for site MG9 (11) Land to the South of junction 34, M4 Hensol as follows:</p> <p>MG9 (11) Land to the South of Junction 34 M4 Hensol</p> <p>Allocated Uses - B1, B2</p> <p>This 6.64 hectare site forms part of a wider 61.8 55.16 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 Council will therefore seek appropriate mitigation</p>	

			<p>and management of these areas within any future development proposals for the site and consultation with Natural resources Wales and the Council's ecologist will therefore be required. A Flood Consequences Assessment has been was prepared for the site in 2011 in connection with the outline planning consent granted in June 2016. Therefore a site specific FCA must be submitted for any revised planning applications if any part of the planning application site falls with an area identified as being at risk of flooding.</p> <p>The site is allocated for a B1/B2 business park to meet local employment needs and should be developed in tandem with proposals for the larger strategic site. Given the location of the site and the nature of future development proposals a travel plan for the site will be required in support of any future planning application.</p>											
			<p>Appendix 7 Town and District Centres, Primary, Secondary and Tertiary Shop Frontages</p>											
MAC231		Appendix 7	<p>Remove reference to Tertiary Shop Frontages in title of Appendix 7 as follows:</p> <p>Appendix 7: Town and District Centres: Primary and, Secondary and Tertiary Shop Frontages</p>											
			<p>Appendix 10 Historic Environment Designations</p>											
MAC232	HS14/AP2	Appendix 10	<p>Add Scheduled Ancient Monuments to Appendix 10 Historic Environmental Designations as follows:</p> <p>Appendix 10: Historic Environment Designations</p> <p><u>Distribution of Scheduled Monuments</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Community</u></th> <th style="text-align: left;"><u>Name</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: left;">Barry</td> <td><u>Barry Castle</u></td> </tr> <tr> <td></td> <td><u>Highlight Church, Remains of</u></td> </tr> <tr> <td></td> <td><u>Highlight Medieval House Site</u></td> </tr> <tr> <td></td> <td><u>Knap Roman Site</u></td> </tr> </tbody> </table>	<u>Community</u>	<u>Name</u>	Barry	<u>Barry Castle</u>		<u>Highlight Church, Remains of</u>		<u>Highlight Medieval House Site</u>		<u>Knap Roman Site</u>	
<u>Community</u>	<u>Name</u>													
Barry	<u>Barry Castle</u>													
	<u>Highlight Church, Remains of</u>													
	<u>Highlight Medieval House Site</u>													
	<u>Knap Roman Site</u>													

				<u>Round Barrow 612 m North of Bendrick Rock</u>		
				<u>Site of Medieval Mill & Mill Leat Cliffwood</u>		
				<u>St. Barruch's Chapel</u>		
				<u>Westward Corner Round Barrow</u>		
			<u>Cowbridge & Llanblethian</u>	<u>Caer Dynnaf</u>		
				<u>Llanquian Castle</u>		
				<u>Llanquian Wood Camp</u>		
				<u>Round Barrow 800 m South East of Marlborough Grange</u>		
				<u>Round Barrows North of Breach Farm (1)</u>		
				<u>Round Barrows North of Breach Farm (2)</u>		
				<u>Round Barrows North of Breach Farm (3)</u>		
				<u>South Gate</u>		
				<u>St. Quintin's Castle</u>		
				<u>Stalling Down Round Barrow</u>		
			<u>Dinas Powys</u>	<u>Dinas Powys Castle</u>		
				<u>Romano-British Farmstead, Dinas Powys Common</u>		
			<u>Ewenny</u>	<u>Corntown Causewayed Enclosure</u>		
				<u>Ewenny Priory East Precinct Wall</u>		
				<u>Ewenny Priory North Gatehouse</u>		
				<u>Ewenny Priory North Tower (1)</u>		
				<u>Ewenny Priory North Tower (2)</u>		
				<u>Priory Church</u>		
				<u>Priory House (West Precint)</u>		
			<u>Llancarfan</u>	<u>Castell Moel</u>		
				<u>Castle Ditches</u>		
				<u>Horseland Moated Site</u>		
				<u>Llancadle Deserted Medieval Village</u>		
				<u>Llancarfan Monastery (Site of)</u>		
				<u>Llantrithyd Camp</u>		
				<u>Llantrithyd Place, Remains of a House, Relict Gardens and Wells</u>		

				<u>Llanvithyn Camp</u>		
				<u>Medieval House Site, Dyffryn (1)</u>		
				<u>Medieval House Site, Dyffryn (2)</u>		
				<u>Walterston Earthwork</u>		
			<u>Llandough</u>	<u>Pillar Cross in Llandough Churchyard</u>		
			<u>Llandow</u>	<u>Llandow Castle Ringwork</u>		
				<u>Mynydd Bychan</u>		
				<u>Round Barrows West of Cant-Erw (1)</u>		
				<u>Round Barrows West of Cant-Erw (2)</u>		
				<u>Round Barrows West of Cant-Erw (3)</u>		
			<u>Llanfair</u>	<u>Llandough Castle, Remains of Hall</u>		
				<u>Old Beaupre Castle</u>		
			<u>Llangan</u>	<u>Llangan Celtic Cross (St. Canna Church)</u>		
				<u>Cross in St. Mary's Churchyard</u>		
				<u>Medieval Cross in Churchyard (St. Canna Church)</u>		
				<u>Ringwork & Bailey at Gelligarn</u>		
			<u>Llanmaes</u>	<u>Domen Fawr Round Barrows</u>		
			<u>Llantwit Major</u>	<u>Bedford Castle</u>		
				<u>Boverton Place</u>		
				<u>Caermead Roman Site</u>		
				<u>Castle Ditches Camp</u>		
				<u>Llantwit Major Castle</u>		
				<u>Llantwit Major Dovecot</u>		
				<u>Llantwit Major Gatehouse</u>		
				<u>Llantwit Major Monastic Settlement (Site of) (1)</u>		
				<u>Llantwit Major Monastic Settlement (Site of) (2)</u>		
				<u>Morfa House Round Barrow</u>		
				<u>Summerhouse Camp</u>		
				<u>The Chantry House</u>		
			<u>Michaelston</u>	<u>Caerau Camp</u>		
				<u>Cwm George Camp</u>		

				<u>Leckwith Bridge</u>		
				<u>Tyn y Coed Earthwork</u>		
			<u>Penarth</u>	<u>Cogan Deserted Medieval Village</u>		
				<u>Penarth Churchyard Cross (Now Inside Penarth Church)</u>		
			<u>Pendoylan</u>	<u>Felin Isaf Castle Mound</u>		
				<u>Two Cooking Mounds East of Ty'n y Pwll (1)</u>		
				<u>Two Cooking Mounds East of Ty'n y Pwll (2)</u>		
			<u>Penllyn</u>	<u>Ystradowen Castle Mound</u>		
			<u>Peterston Super Ely</u>	<u>Remains of Peterston Castle</u>		
			<u>Rhoose</u>	<u>Early Cement Works</u>		
				<u>Penmark Castle</u>		
				<u>The Bulwarks Camp</u>		
			<u>St Athan</u>	<u>Deserted Medieval Village North East of Rock Farm</u>		
				<u>East Orchard Manor House</u>		
				<u>East Orchard Wood Pillbox</u>		
				<u>Flemingston Deserted Village</u>		
				<u>Limpert Bay Anti-Invasion Defences</u>		
				<u>West Aberthaw Medieval Site</u>		
				<u>West Orchard Manor House</u>		
			<u>St Brides Major</u>	<u>Croes Antoni</u>		
				<u>Dunraven Hill Fort</u>		
				<u>Heol y Mynydd Round Barrow</u>		
				<u>Ogmore Stepping Stones</u>		
				<u>Promontory Fort on Fleming's Down</u>		
				<u>St. Bride's Major Churchyard Cross</u>		
				<u>Stepsau Duon</u>		
				<u>Ogmore Castle</u>		
			<u>St Donats</u>	<u>Area of Sunken Medieval Village</u>		
				<u>Croes Heol y Splott Round Barrow</u>		
				<u>Nash Point Camp</u>		
				<u>Nash Point Round Barrows (1)</u>		

				<u>Nash Point Round Barrows (2)</u>		
				<u>Nash Point Round Barrows (3)</u>		
				<u>Nash Point Round Barrows (4)</u>		
				<u>Round Barrows North East of Church Farm (1)</u>		
				<u>Round Barrows North East of Church Farm (2)</u>		
				<u>Round Barrows South of Monkton (1)</u>		
				<u>Round Barrows South of Monkton (2)</u>		
				<u>Round Barrows South of Monkton (3)</u>		
				<u>St. Donat's Churchyard Cross</u>		
				<u>Tithe Barn, Dovecot & Remains of Other Buildings</u>		
			<u>St Georges Super Ely</u>	<u>St-y-Nyll Round Barrow</u>		
			<u>St Nicholas & Bonvilston</u>	<u>Coed-y-Cwm Chambered Cairn</u>		
				<u>Coed-y-Cwm Ringwork</u>		
				<u>Cottrell Castle Mound</u>		
				<u>Cottrell Ringwork</u>		
				<u>Doghill Moated Site, Dyffryn</u>		
				<u>Tinkinswood Burial Chamber</u>		
				<u>Y Gaer</u>		
			<u>Sully</u>	<u>Anti-aircraft Battery West of Lavernock Point</u>		
				<u>Middleton Moated Site</u>		
				<u>Sully Island, "Danish Fort"</u>		
			<u>Welsh St Donats</u>	<u>Castell Tal-y-Fan</u>		
				<u>Maes-y-Hwyaid Round Barrow</u>		
				<u>Two Round Barrows 300 m North of Tair Onnen (1)</u>		
				<u>Two Round Barrows 300 m North of Tair Onnen (2)</u>		
			<u>Wenvoe</u>	<u>Greave Round Barrow</u>		
				<u>Roman Site 340 m South East of Whitton Crossroads</u>		
				<u>St Lythans Burial Chamber</u>		
			<u>Wick</u>	<u>Buarth Mawr Barn</u>		
				<u>Cwm Bach Camps</u>		
				<u>Rhyle Round Barrow</u>		

			Appendix 11 Supporting Documents	
MAC233	CC59	Appendix 11	Amend date of entry as follows: Regional Technical Statement for Aggregates (2008) <u>(2014)</u>	Matters Arising from Change resulting from inspectors Action Point from Hearing Session of 19th January 2016 (HS1AP2 refers).
MAC234	HS1/AP4	Appendix 11	Add new entry in Appendix 11 Supporting Documents under the Local Background Papers (all available to view at www.valeofglamorgan.gov.uk/ldp) section to reflect updated Sustainable Settlement Background Paper as follows: <u>Sustainable Settlements Appraisal Background Paper February (2016 update).</u>	

Appendix A (PART 2):

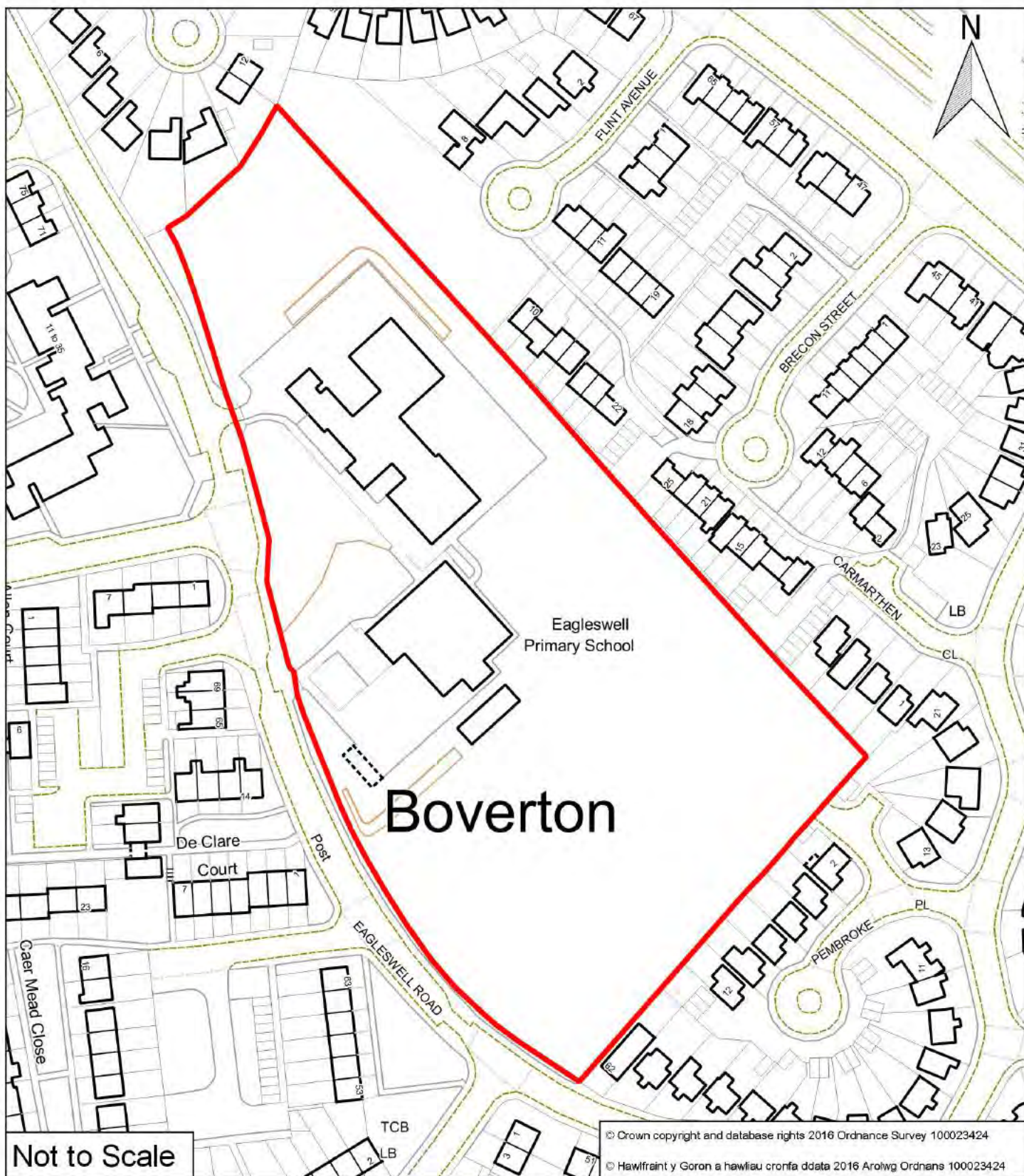
Schedule of Proposals Map Matters Arising Changes (MAP MAC) proposed
by the Council

**As set out within the Inspector's Report, with the exception of
MAP MAC64¹ and MAP MAC120 – 122², all of the MAP MACs are necessary
for soundness and therefore recommended.**

¹ Refer Paragraph 13.16 of Inspector's Report

² Refer Paragraph 15.11 of Inspector's Report

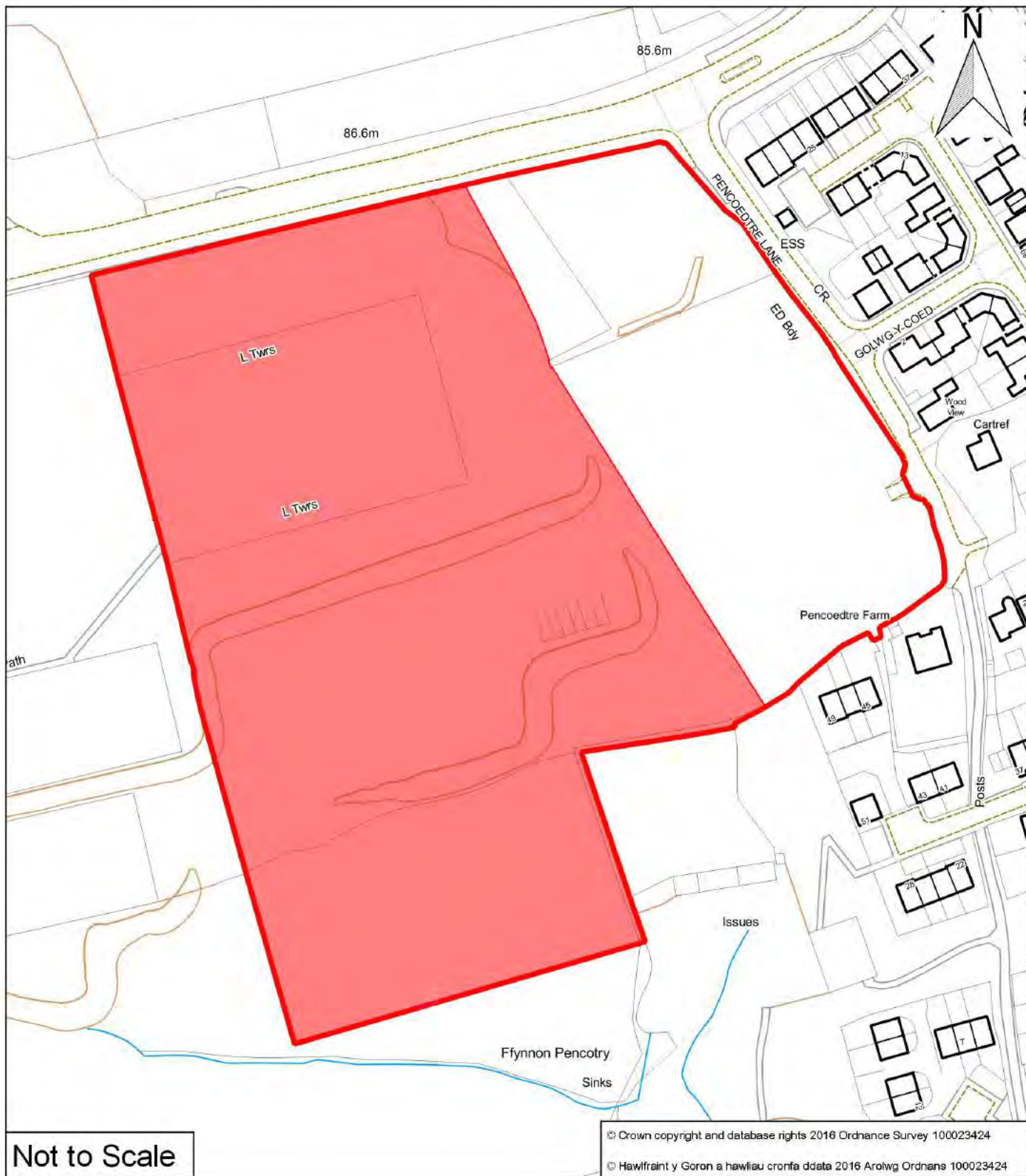
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC01 (HS2&3/AP05) Proposed Housing Allocation - Former
 Eagleswell School, Boverton - Policy MG2 (XXA)




Key:

Proposed Housing Allocation

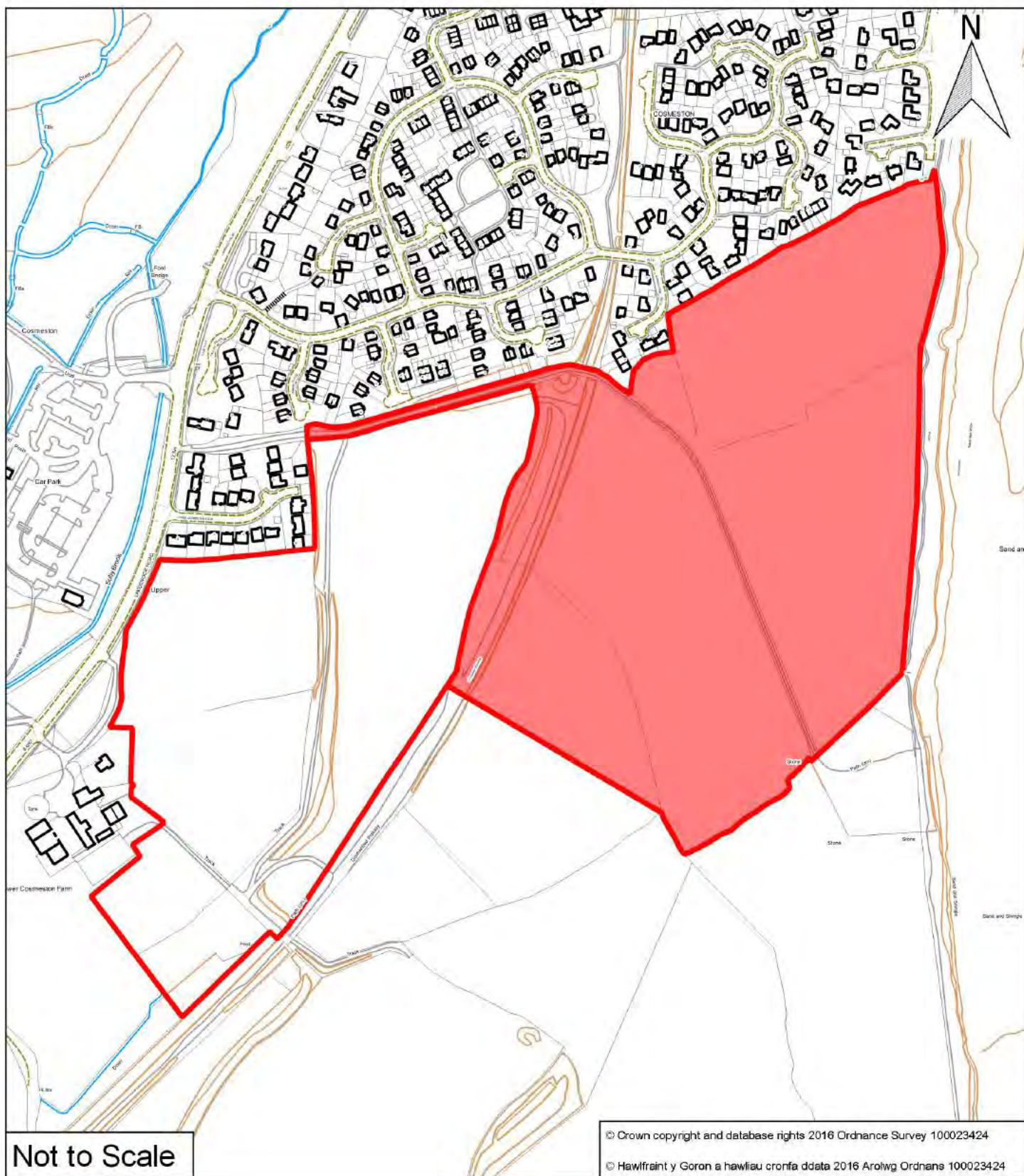
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC02 (HS2&3/AP05) Proposed Housing Allocation - Land West of
Pencoedre Lane, Barry - Policy MG2 (11)



Key:

 Area to be included within site allocation

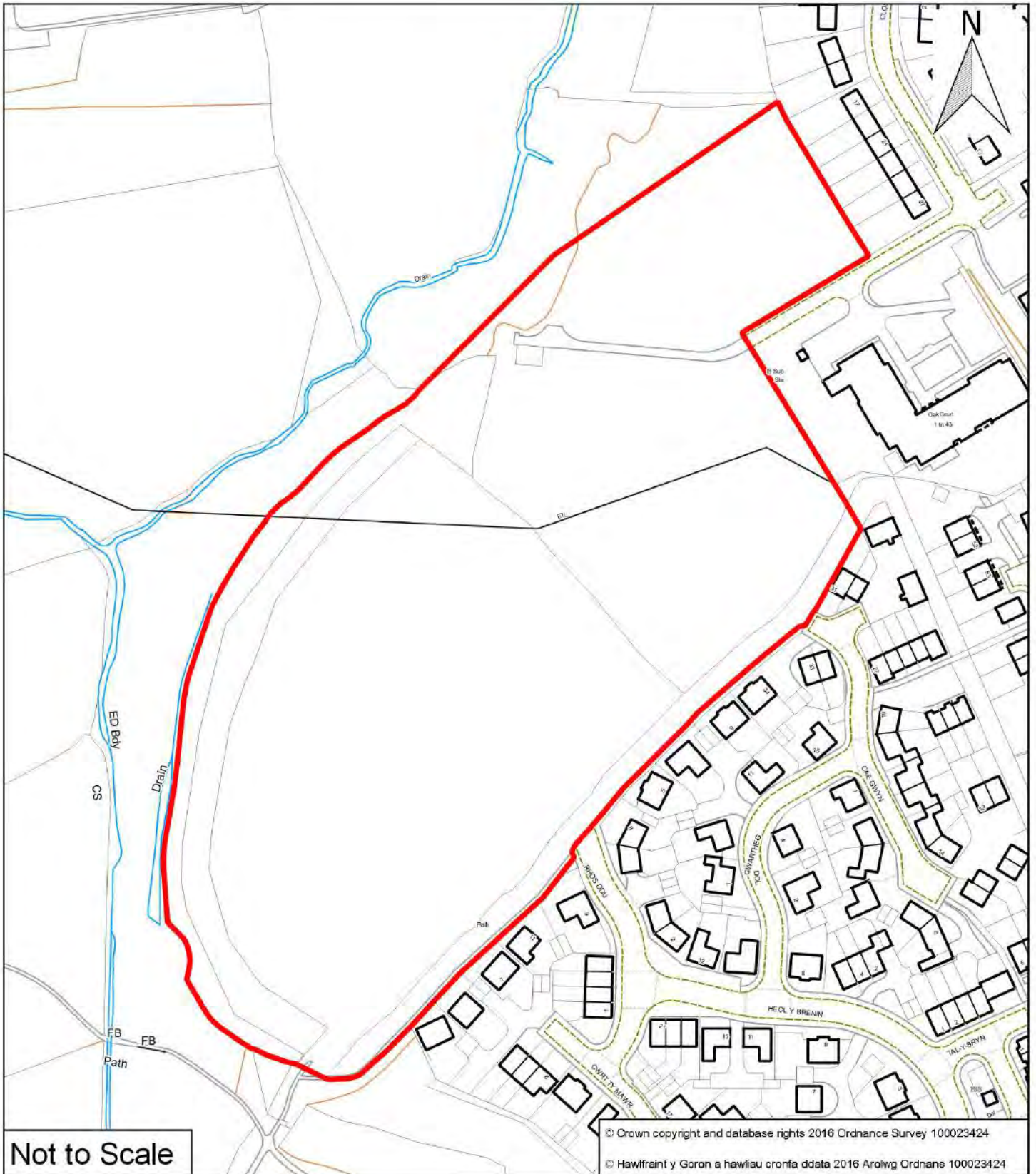
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC03 (HS2&3/AP05) Proposed Housing Allocation - Land at Upper
Cosmeston Farm, Lavernock - Policy MG2 (23)



Key:

Area to be included within site allocation

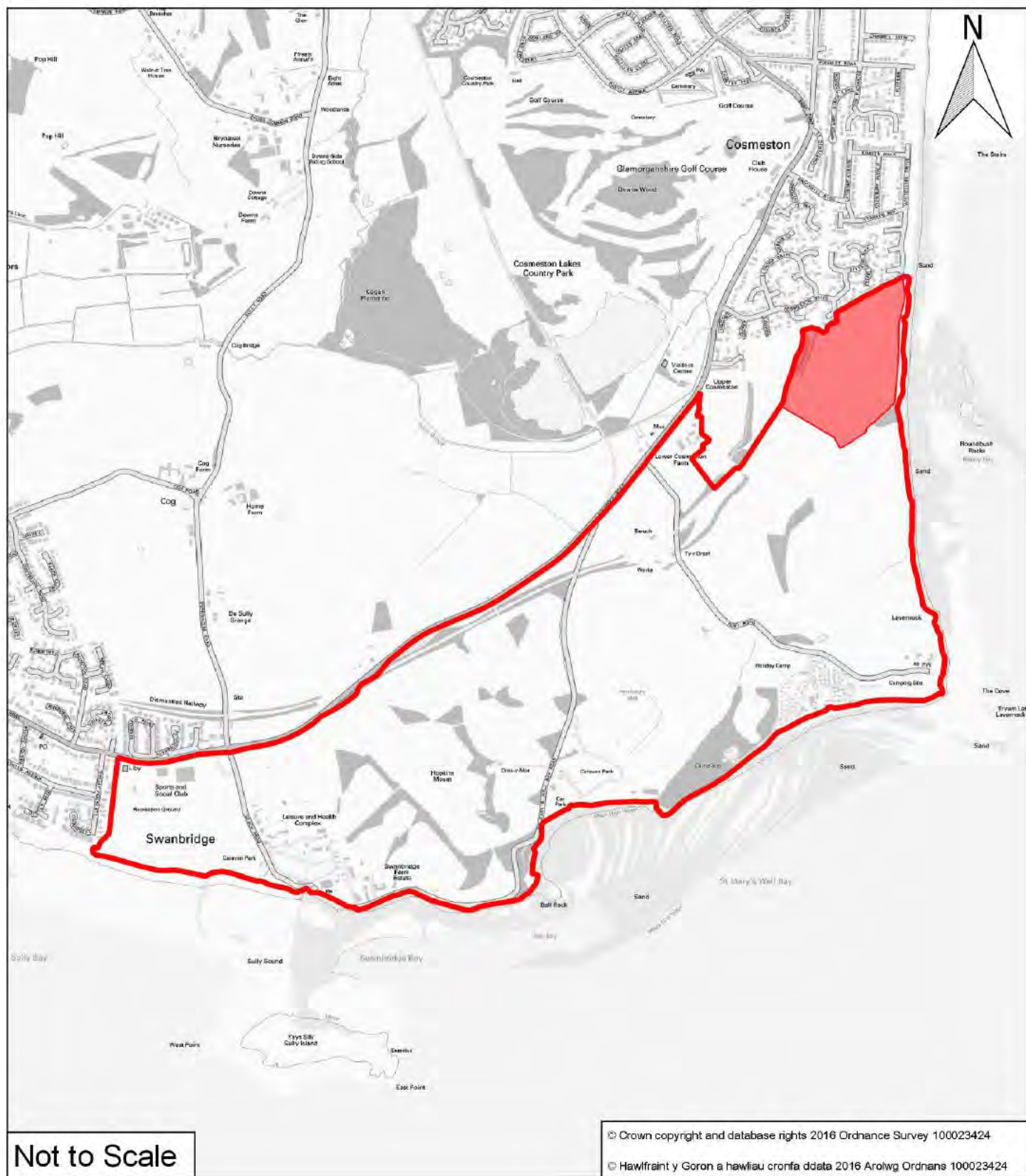
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC04 (HS2&3/AP05) Proposed Housing Allocation - Land Adjacent
to Oak Court - Policy MG2 (XX)



Key:
 Proposed Housing Allocation

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes

Map MAC05 (HS2&3/AP05) Green Wedge Amendment - South Penarth to Swanbridge - Policy MG18 (06)

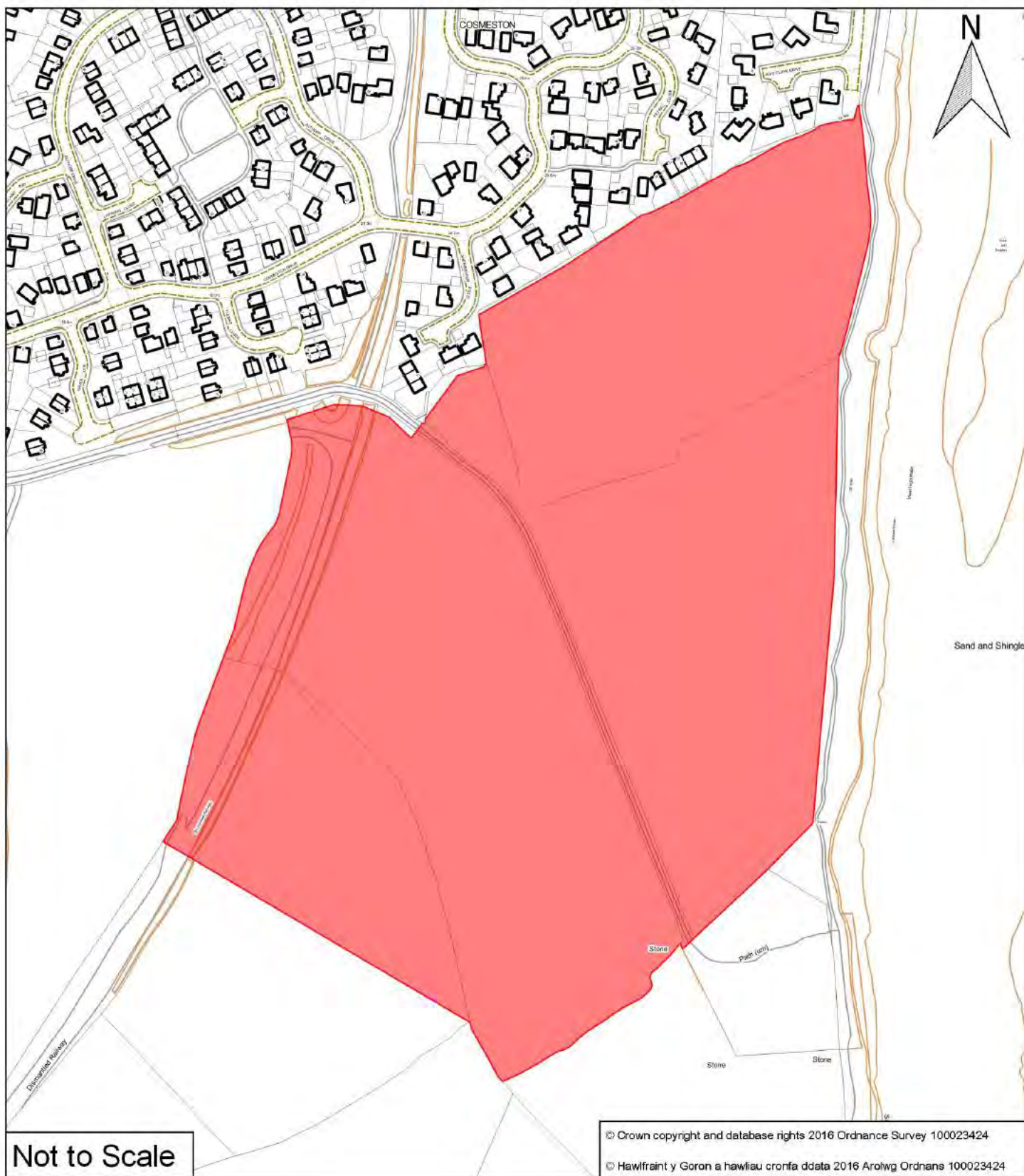


Not to Scale

Key:

Area to be removed from allocation

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC06 (HS2&3/AP05) Mineral Safeguarding Deletion - Limestone 2
Safeguarding at Land at Upper Cosmeston Farm



Key:

Area to be removed from safeguarding

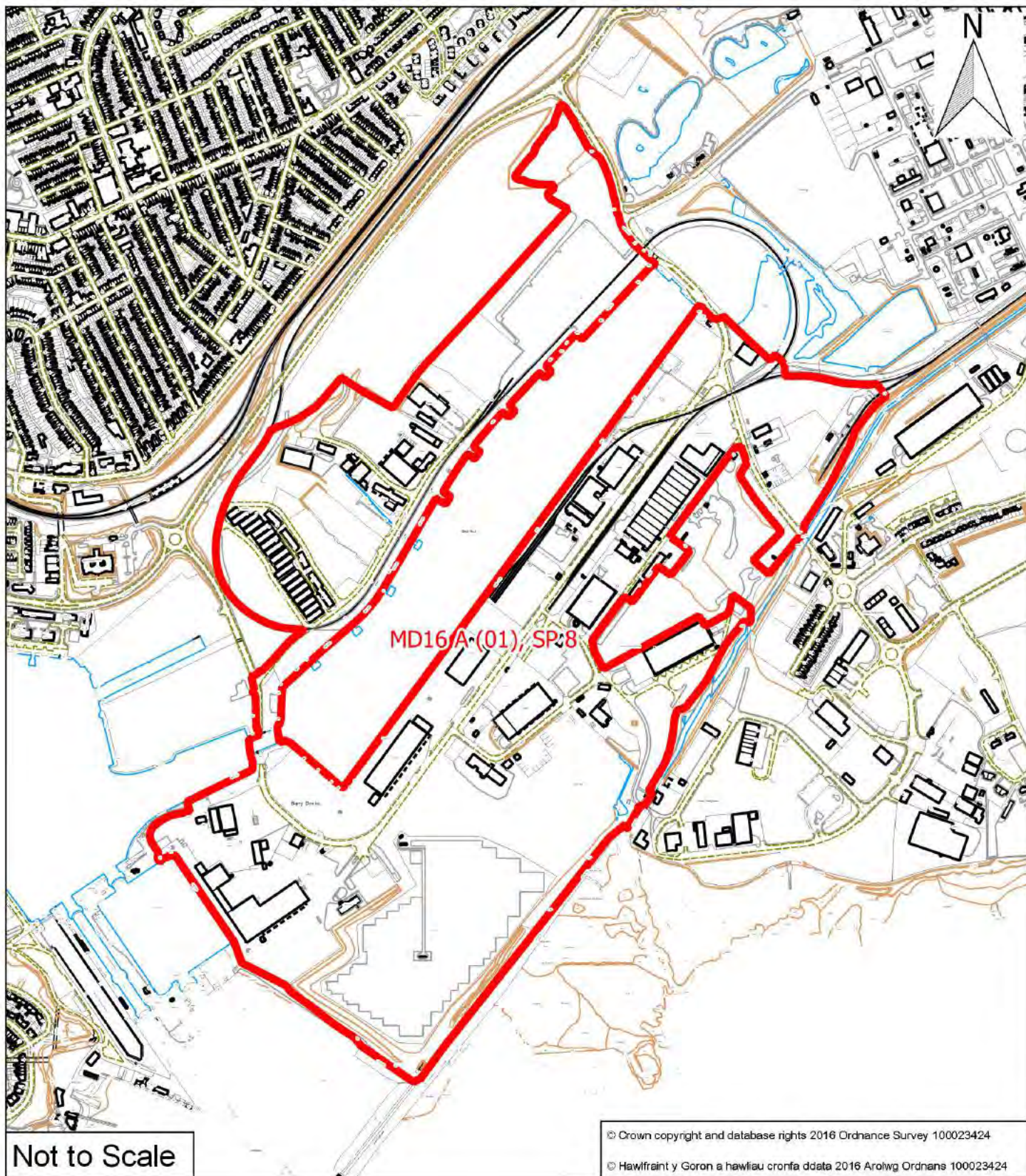
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC07 (HS5/AP08) Proposed Employment Allocation - Extension to
MG9 (4C) Plot C Atlantic Trading Estate - Policy MG9 (4)



Key:

 Area to be included within site allocation

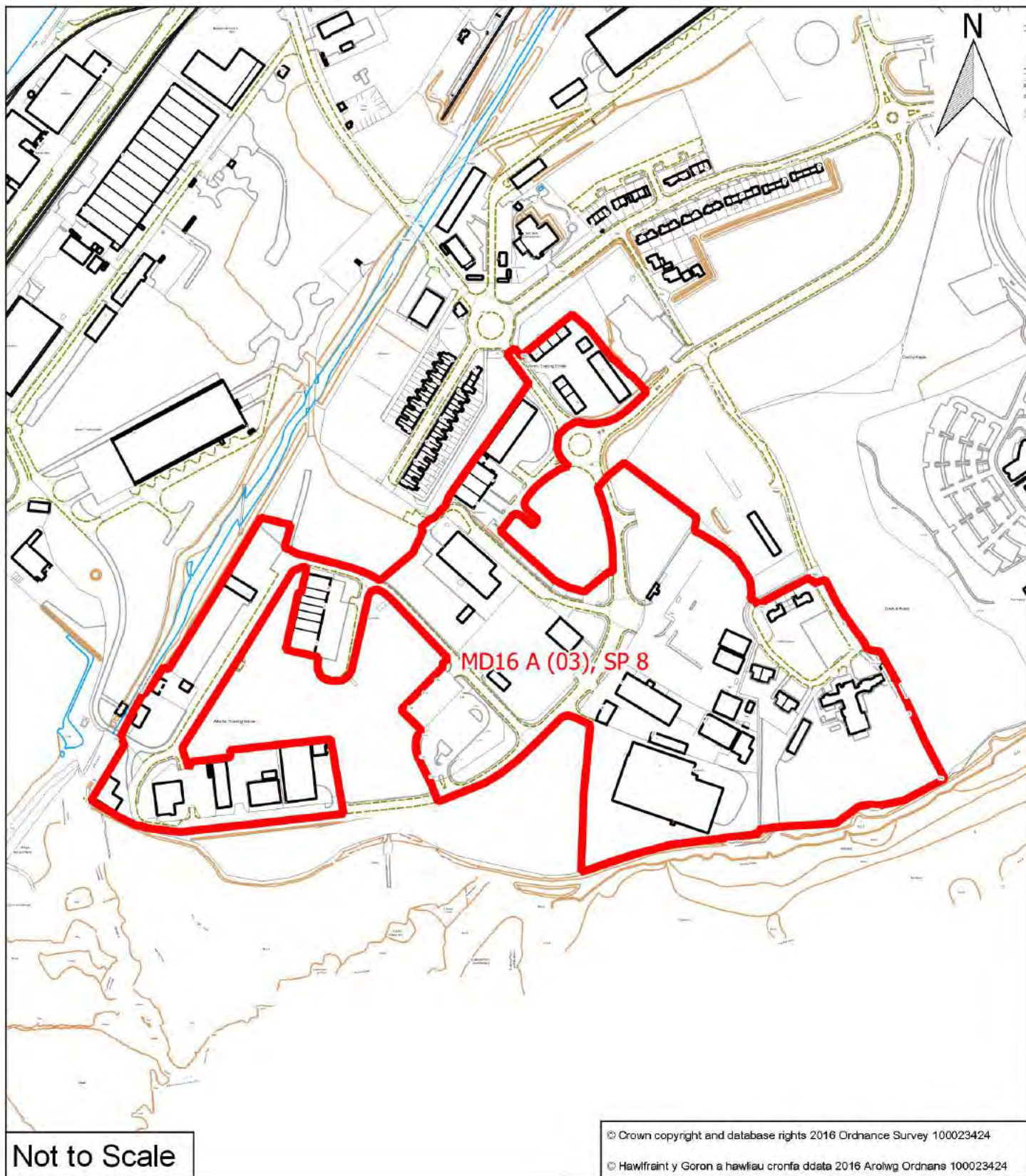
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC08 (HS5/AP10 and HS13/AP15) Proposed Existing Employment
Allocation - Barry Docks, Barry - Policy MD16A




Key:

 New Existing Employment Allocation

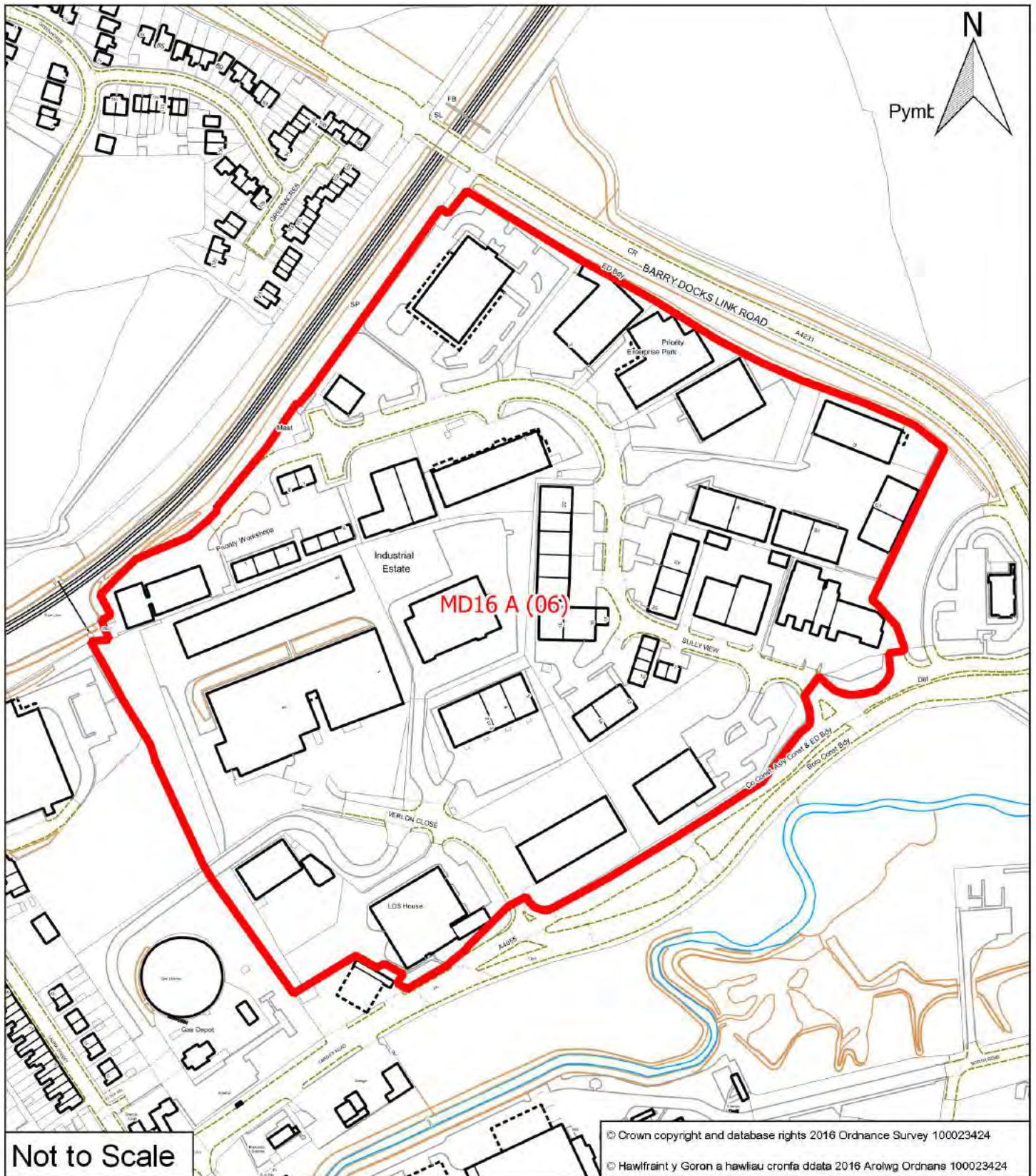
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC09 (HS5/AP10 and HS13/AP15) Proposed Existing Employment
Allocation - Atlantic Trading Estate, Barry - Policy MD16A



Key:

 New Existing Employment Allocation

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC10 (HS5/AP10) Proposed Existing Employment Allocation - Ty-Verlon Industrial Estate, Barry - Policy MD16A



Not to Scale

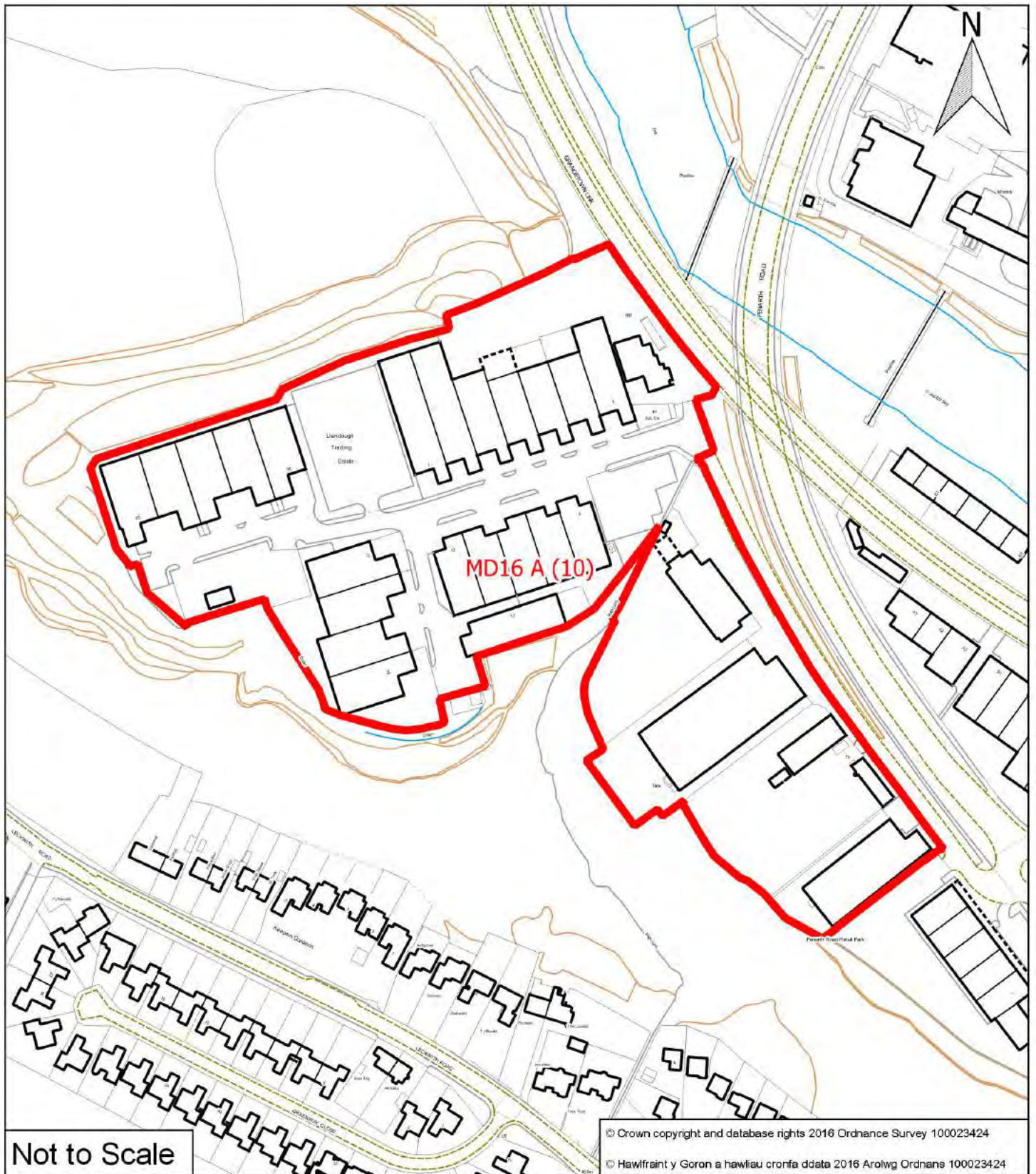
Key:
 New Existing Employment Allocation

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC11 (HS5/AP10) Proposed Existing Employment Allocation -
 Palmerston Trading Estate, Barry - Policy MD16A



Key:
 New Existing Employment Allocation

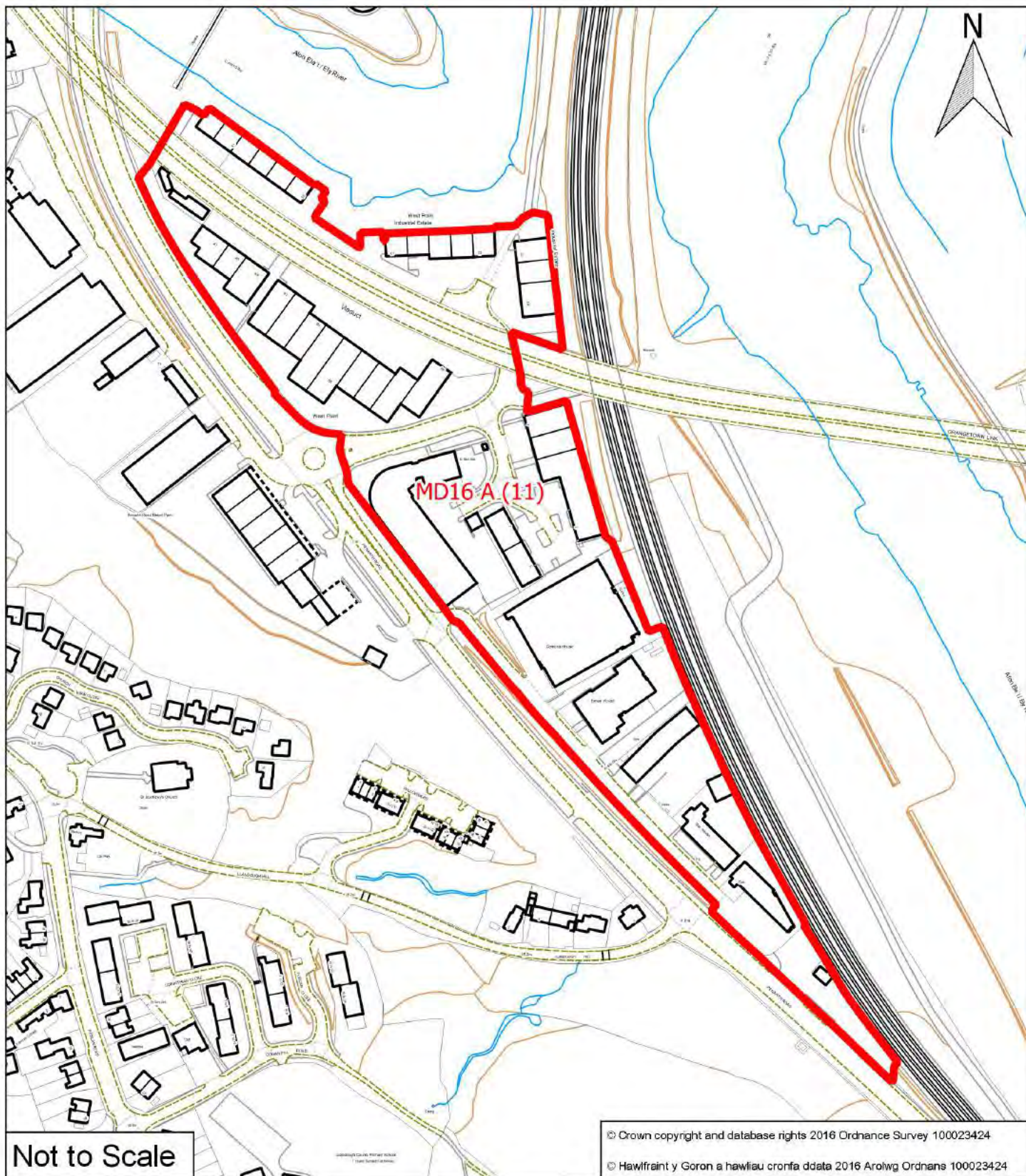
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC12 (HS5/AP10) Proposed Existing Employment Allocation -
Llandough Trading Estate, Llandough (Penarth) - Policy MD16A




Key:

 New Existing Employment Allocation

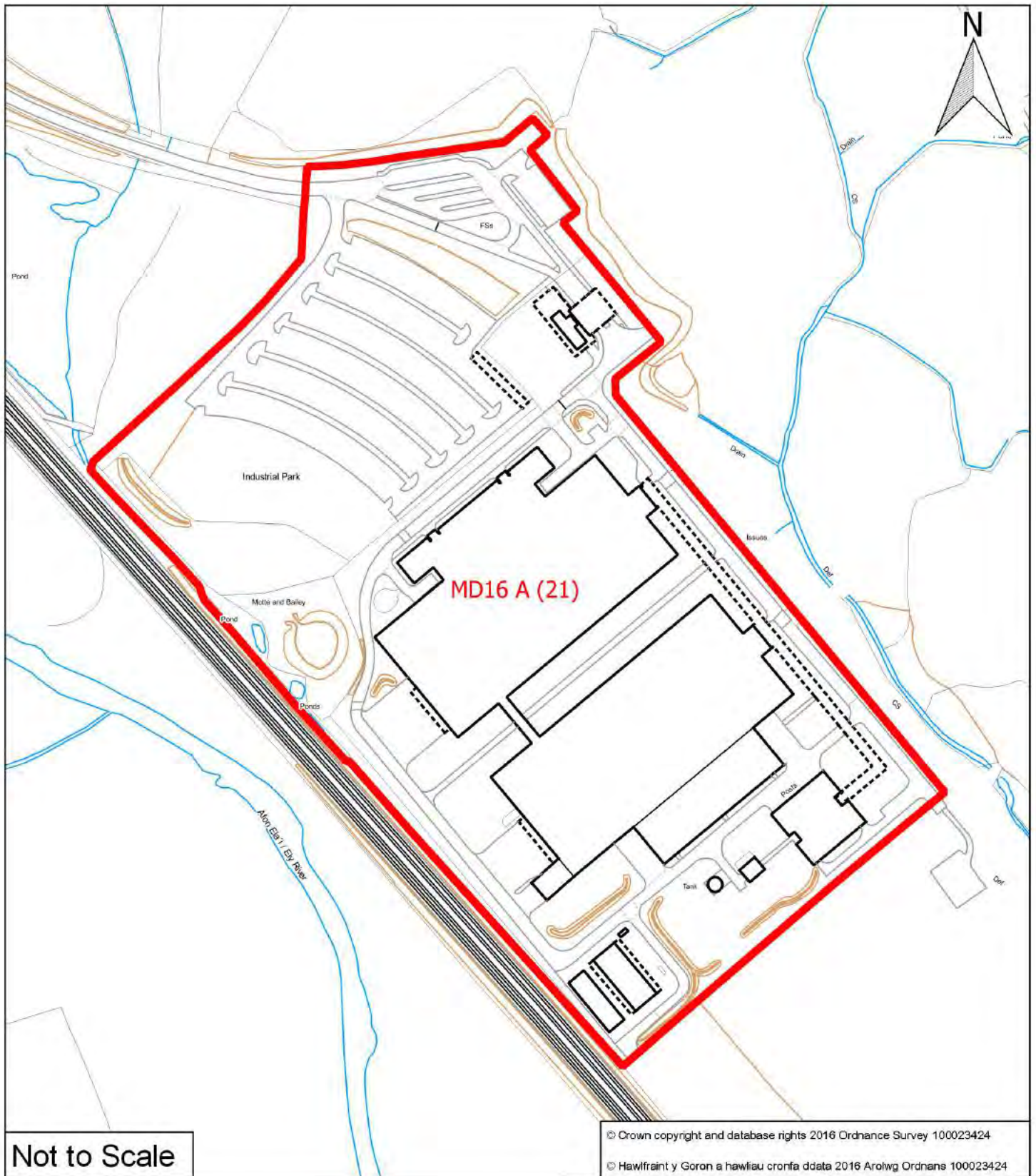
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC13 (HS5/AP10) Proposed Existing Employment Allocation - West
Point Industrial Estate, Llandough (Penarth) - Policy MD16A



Key:

 New Existing Employment Allocation


Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC14 (HS5/AP10) Proposed Existing Employment Allocation -
Renishaw, Land South of Junction 34, M4 - Policy MD16A



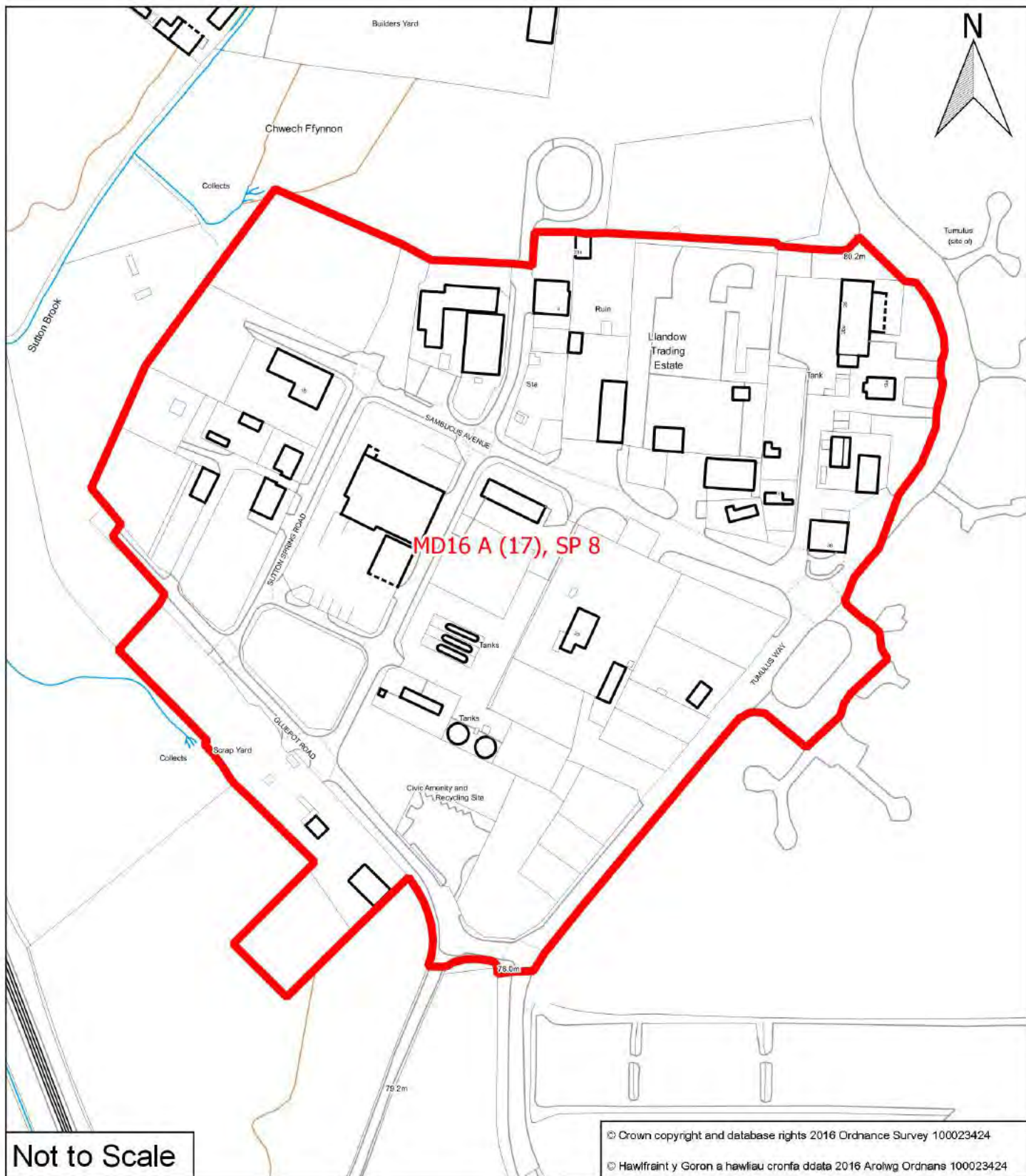
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Key:

 New Existing Employment Allocation

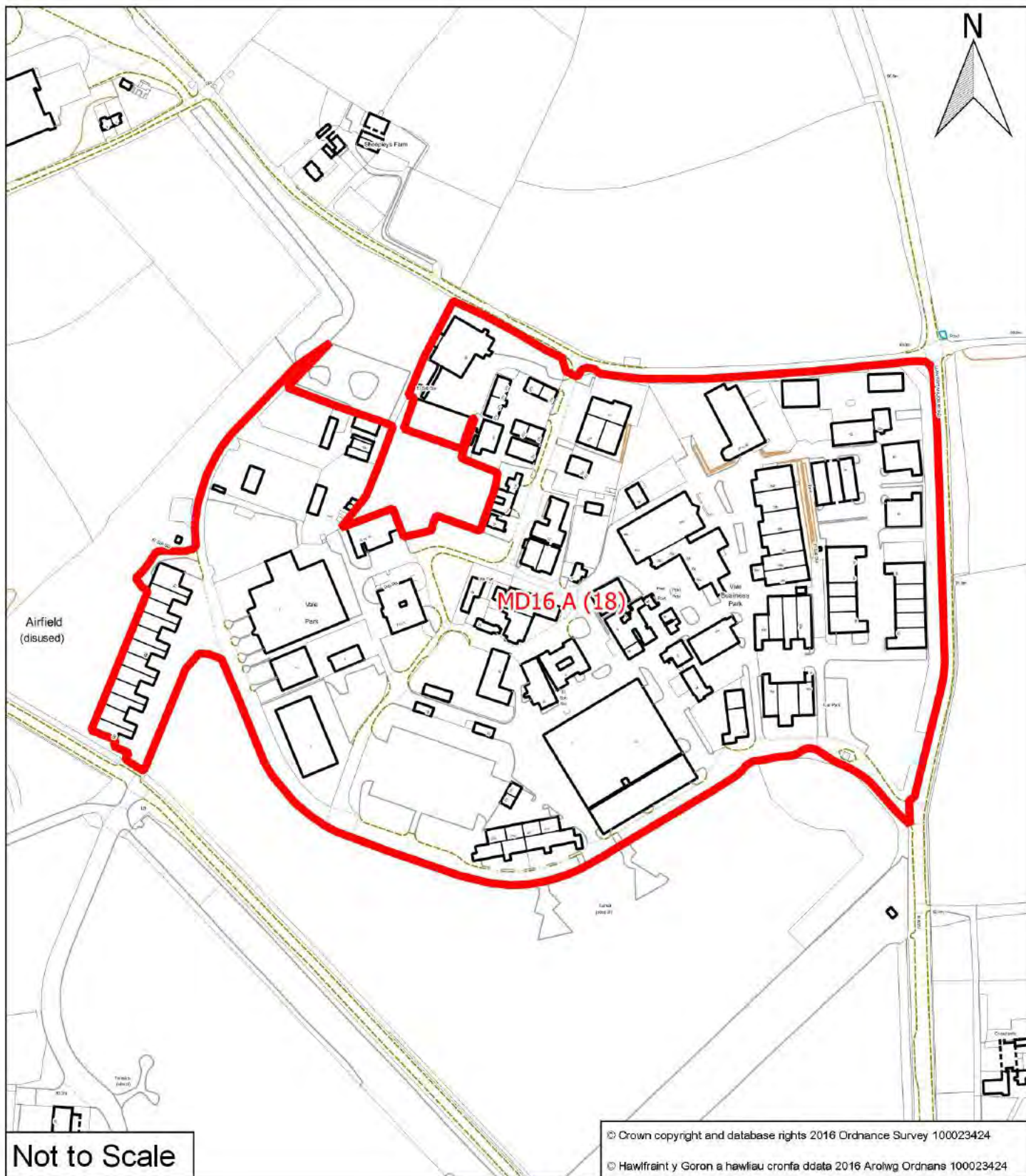
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC15 (HS5/AP10 and HS13/AP15) Proposed Existing Employment
Allocation - Llandow Trading Estate, Llandow - Policy MD16A



Key:

 New Existing Employment Allocation

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC16 (HS5/AP10) Proposed Existing Employment Allocation - Vale
Business Park, Llandow - Policy MD16A

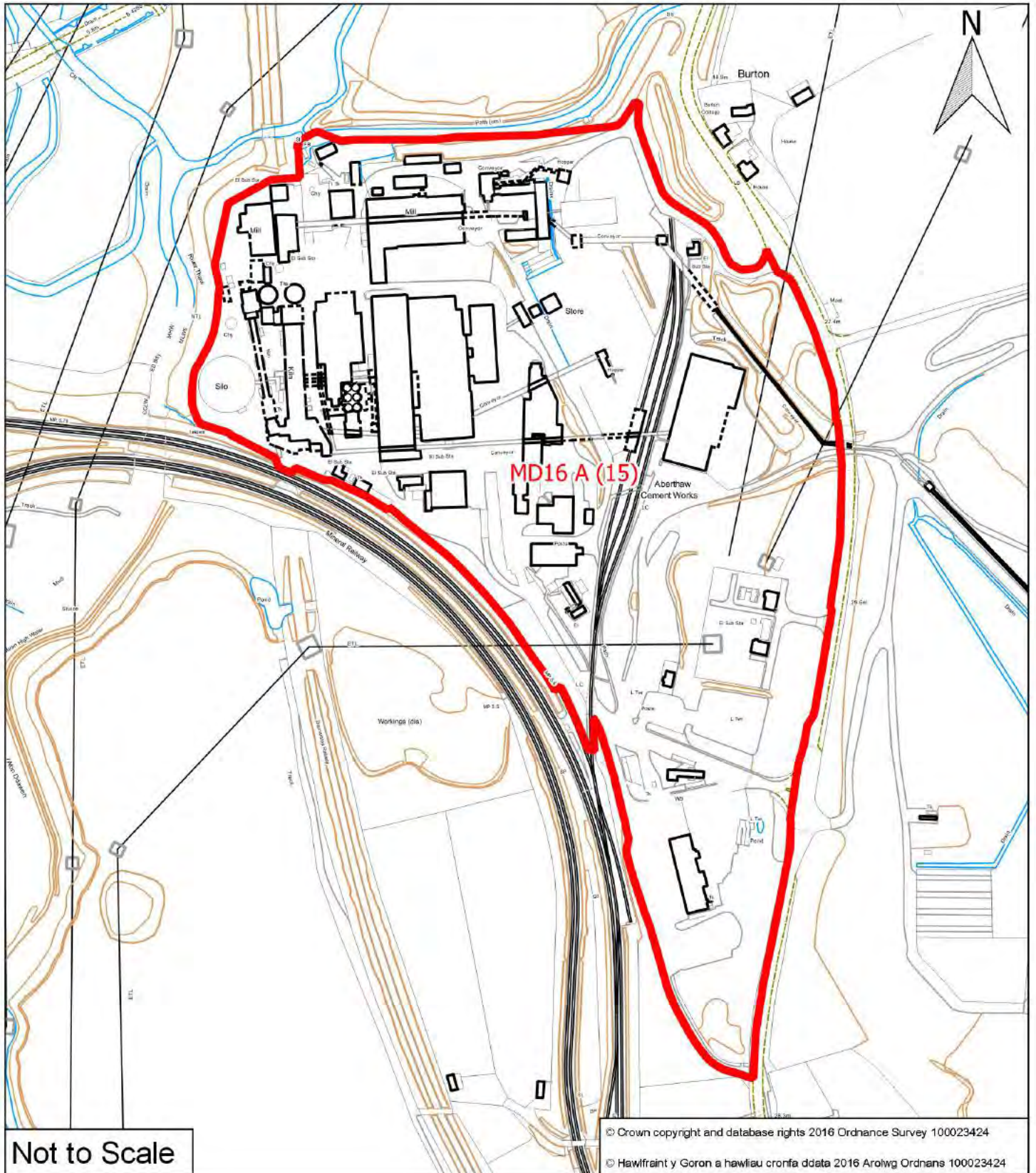


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Key:
 New Existing Employment Allocation

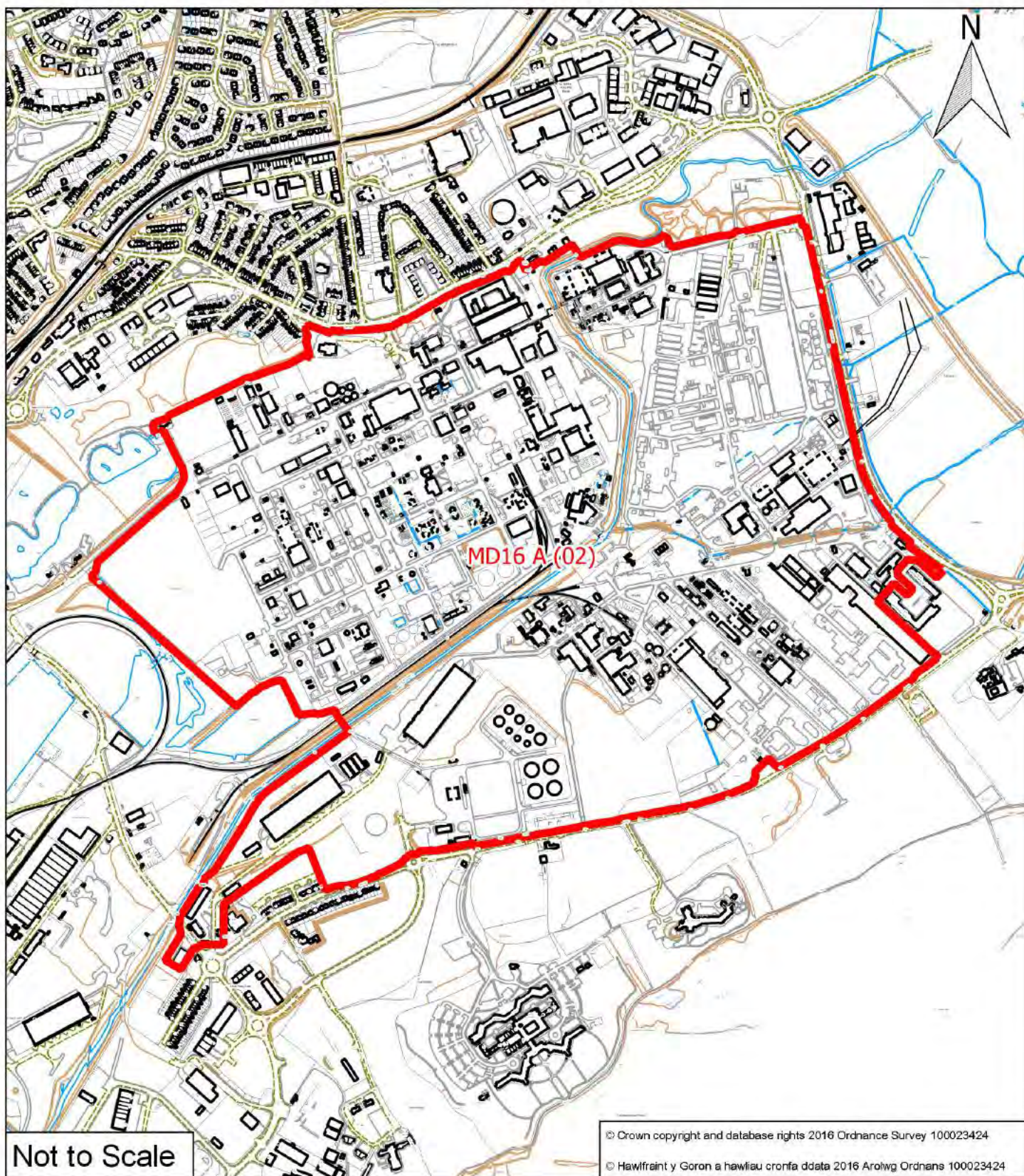
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC17 (HS5/AP10) Proposed Existing Employment Allocation -
Aberthaw Cement Works, East Aberthaw - Policy MD16A



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Key:
 New Existing Employment Allocation

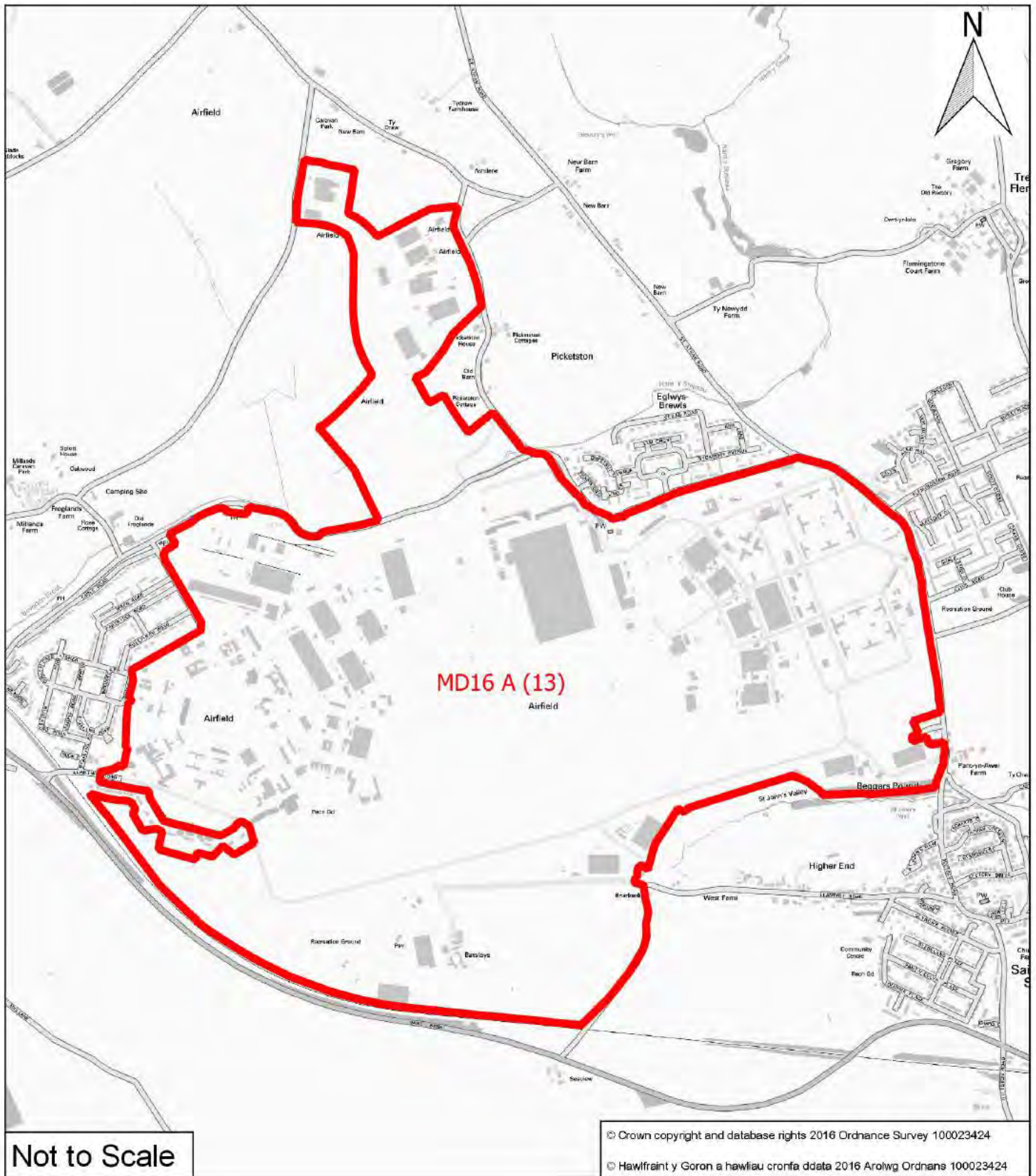
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC18 (HS5/AP10) Proposed Existing Employment Allocation - The
Chemical Complex, Barry - Policy MD16A



Key:

 New Existing Employment Allocation

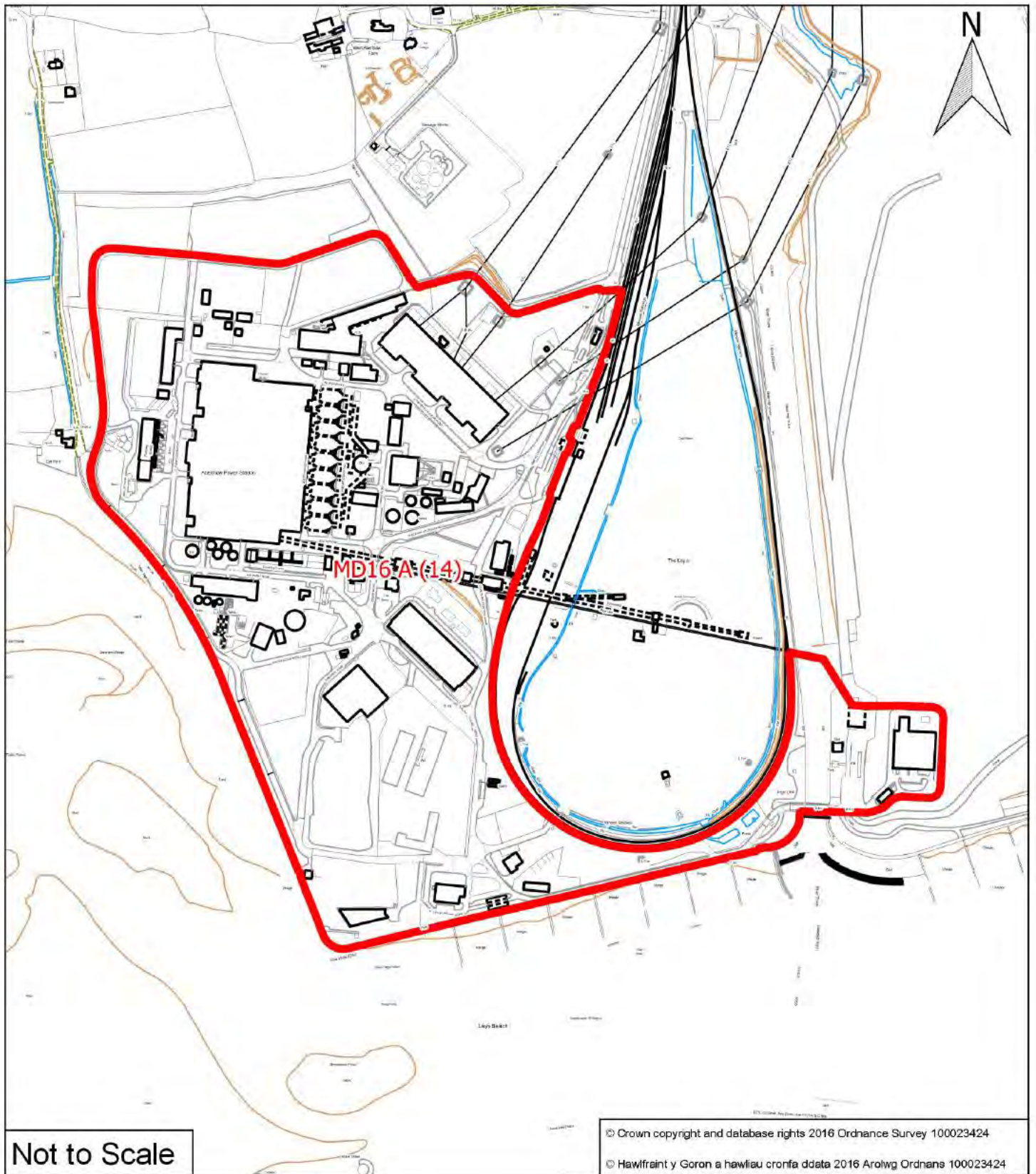
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC19 (HS5/AP10) Proposed Existing Employment Allocation - MOD,
 St Athan - Policy MD16A




Key:

New Existing Employment Allocation

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC20 (HS5/AP10) Proposed Existing Employment Allocation -
Aberthaw Power Station, West Aberthaw - Policy MD16A

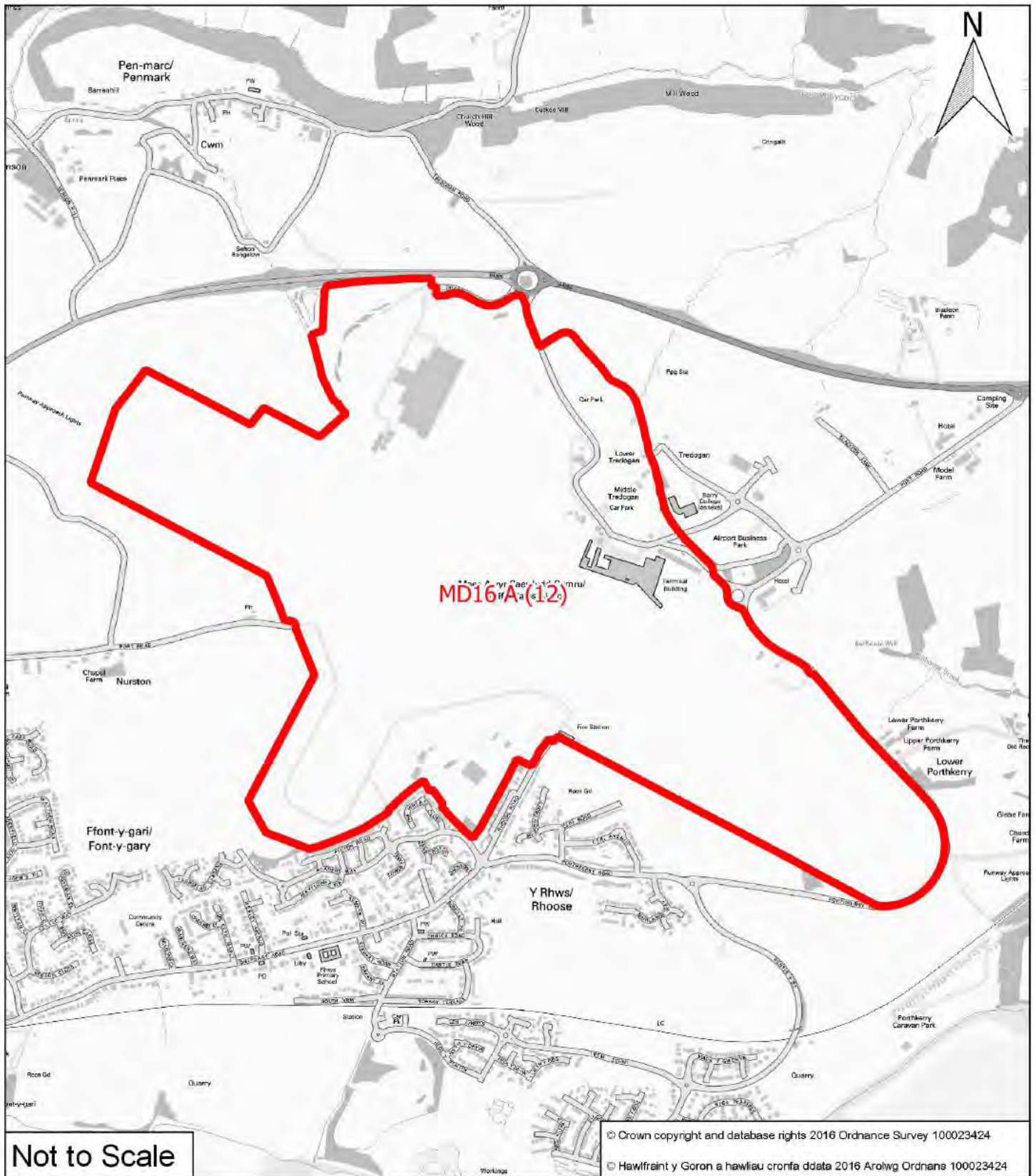


Key:

 New Existing Employment Allocation

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes

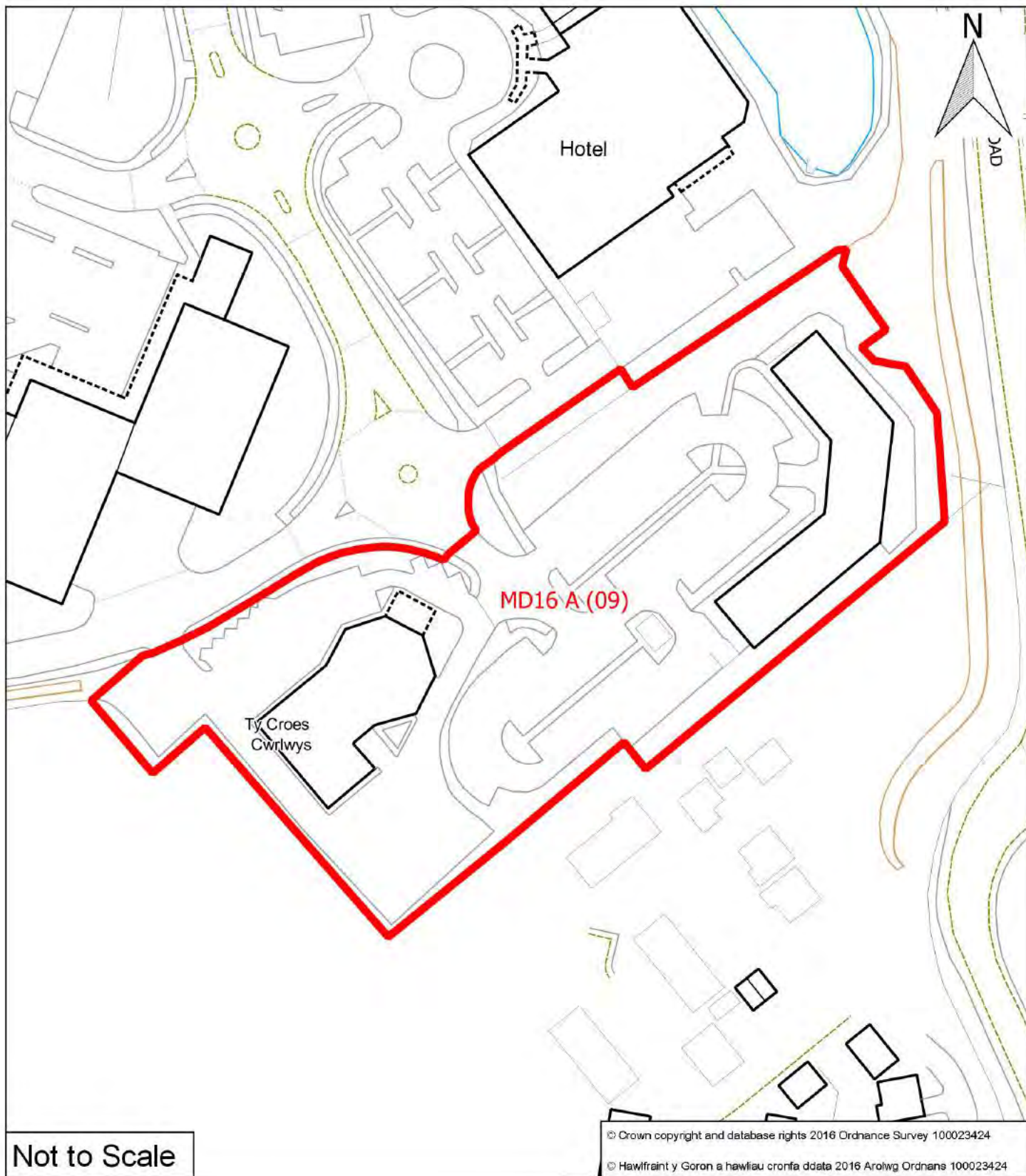
Map MAC21 (HS5/AP10) Proposed Existing Employment Allocation - Cardiff International Airport, Rhoose - Policy MD16A




Key:

New Existing Employment Allocation

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC22 (HS5/AP10) Proposed Existing Employment Allocation - St
Hilary Business Park, Culverhouse Cross - Policy MD16A



Key:

 New Existing Employment Allocation

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC23 (HS5/AP10) Proposed Existing Employment Allocation -
Airport Business Park, Rhoose - Policy MD16A



Key:

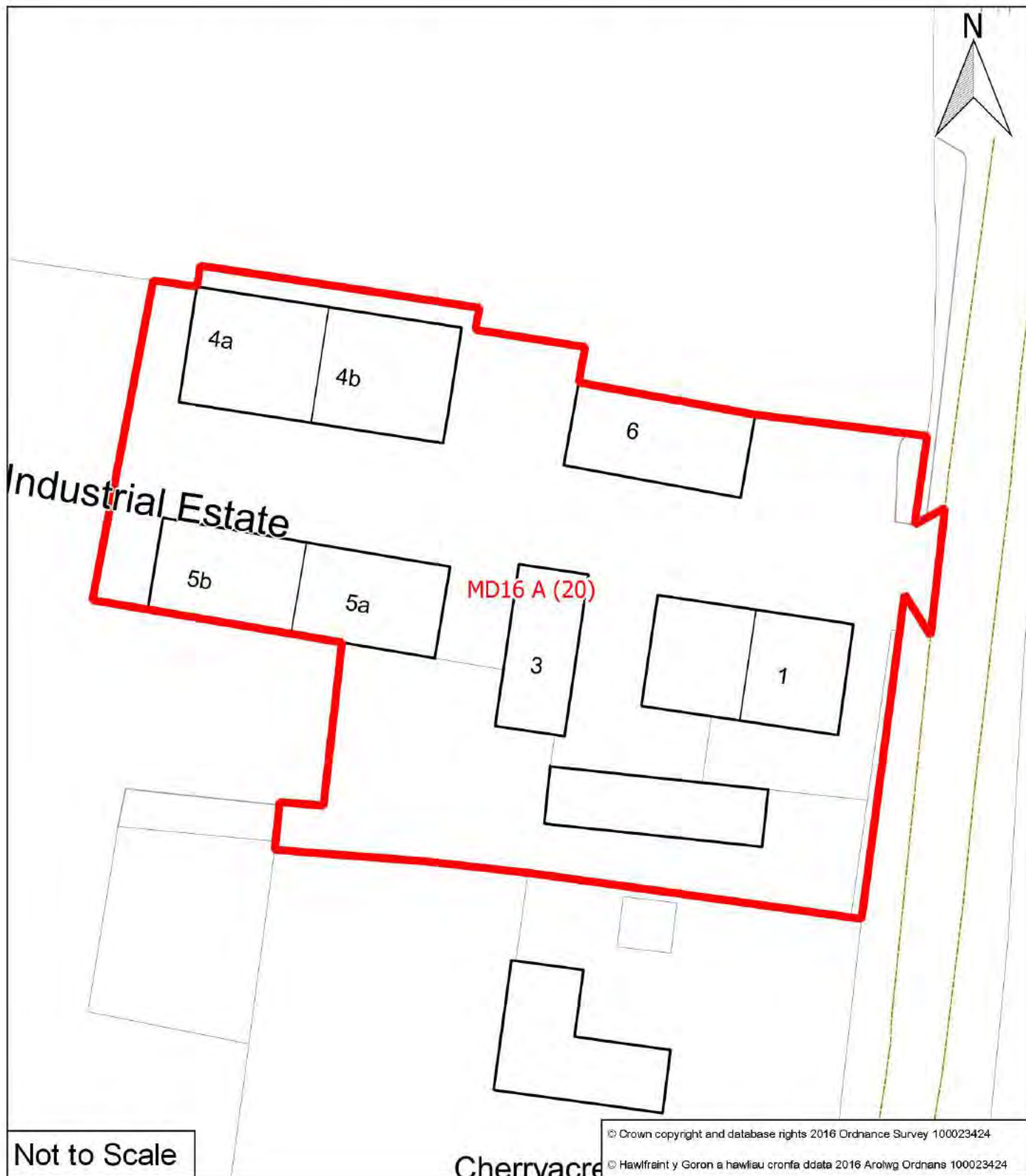
 New Existing Employment Allocation

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC25 (HS5/AP10) Proposed Existing Employment Allocation -
Heritage Business Park, Llantwit Major - Policy MD16A



Key:
 New Existing Employment Allocation

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC26 (HS5/AP10) Proposed Existing Employment Allocation - West
Winds Industrial Estate, Fferm Goch - Policy MD16A

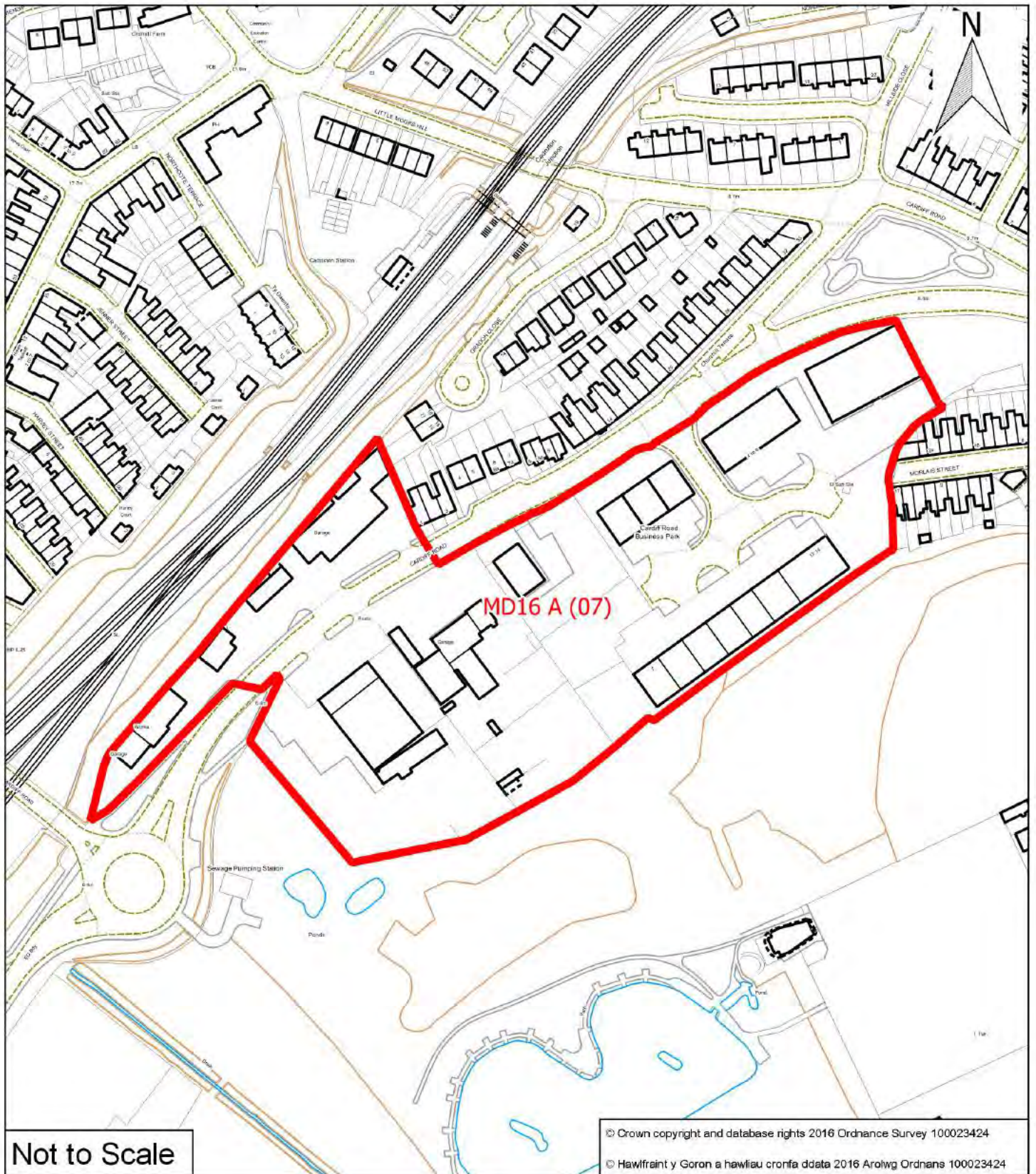


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Key:

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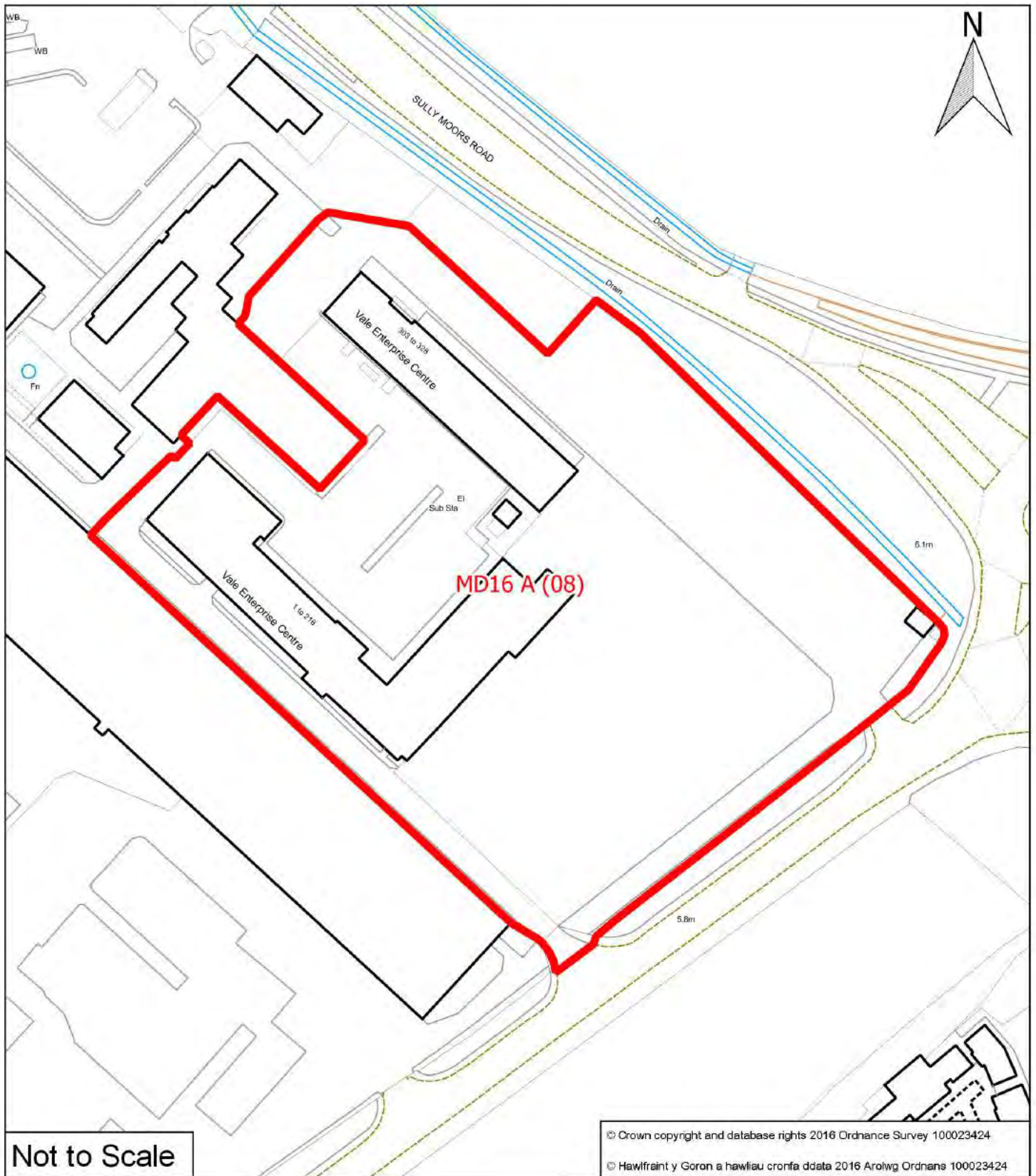
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC27 (HS5/AP10) Proposed Existing Employment Allocation -
Cardiff Road Business Park, Barry - Policy MD16A




Key:

 New Existing Employment Allocation

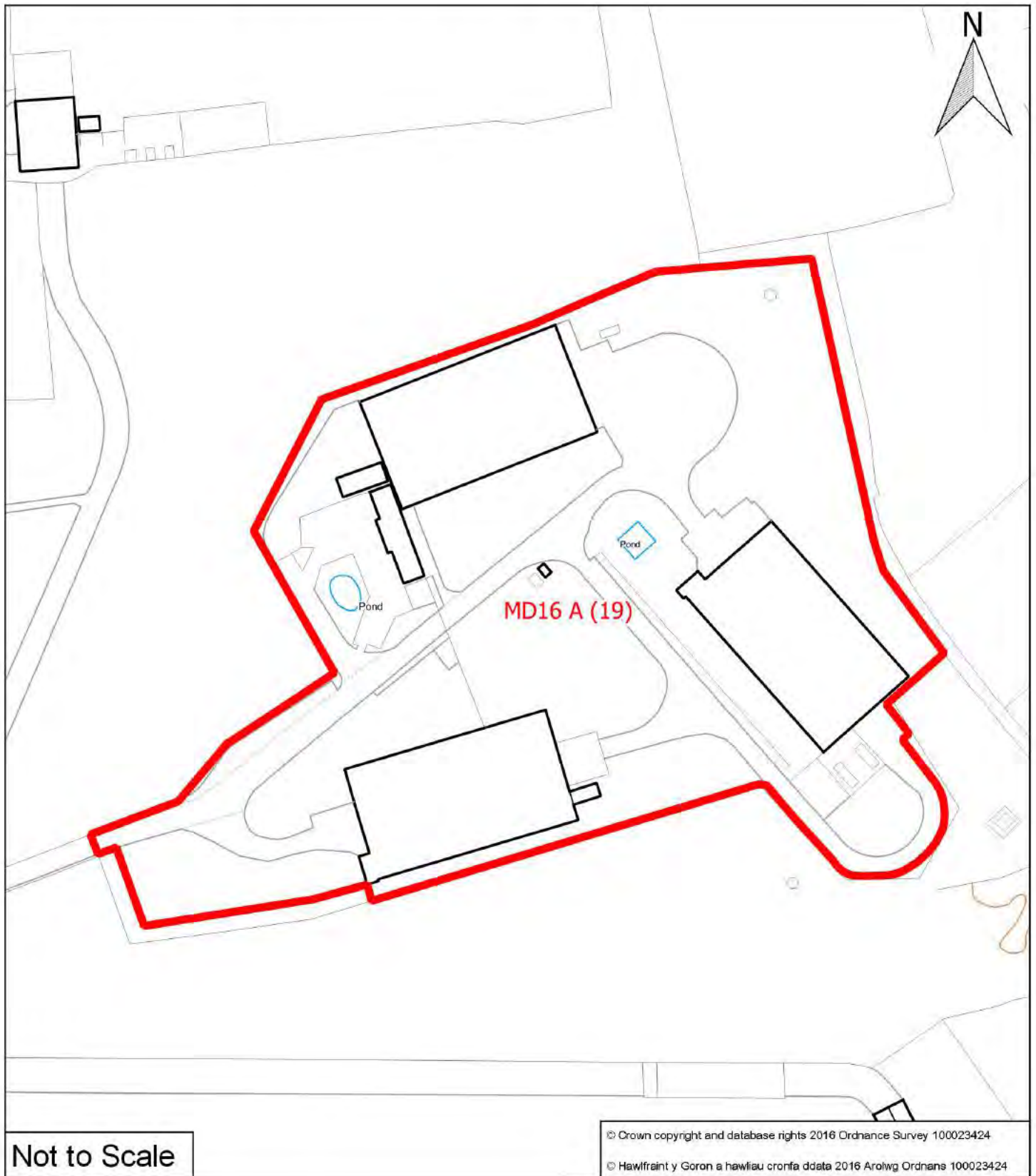
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC28 (HS5/AP10) Proposed Existing Employment Allocation - Vale
Enterprise Centre, Barry - Policy MD16A



Key:

 New Existing Employment Allocation

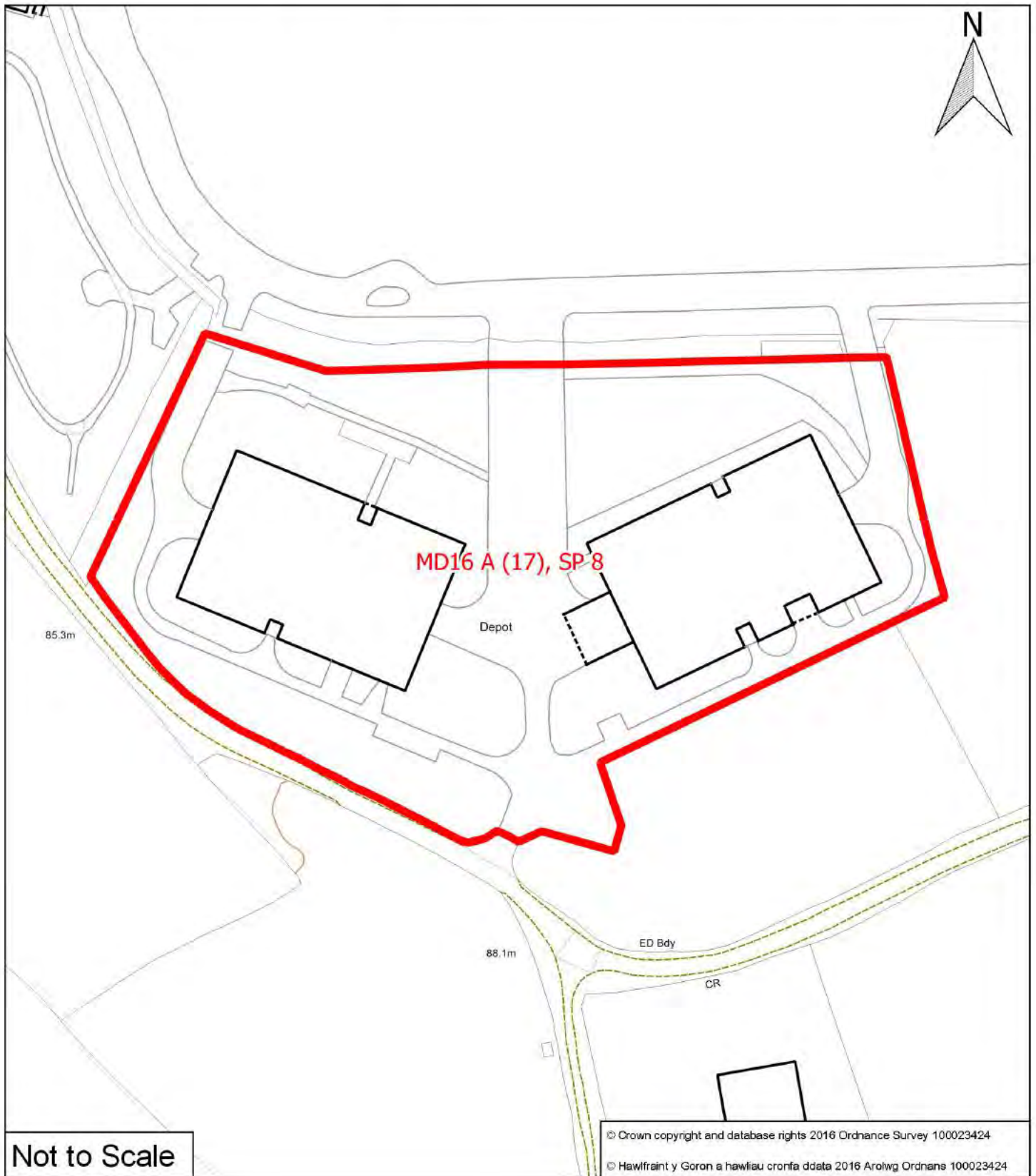
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC29 (HS5/AP10) Proposed Existing Employment Allocation -
Dyffryn Business Park, Llandow - Policy MD16A



Key:

 New Existing Employment Allocation

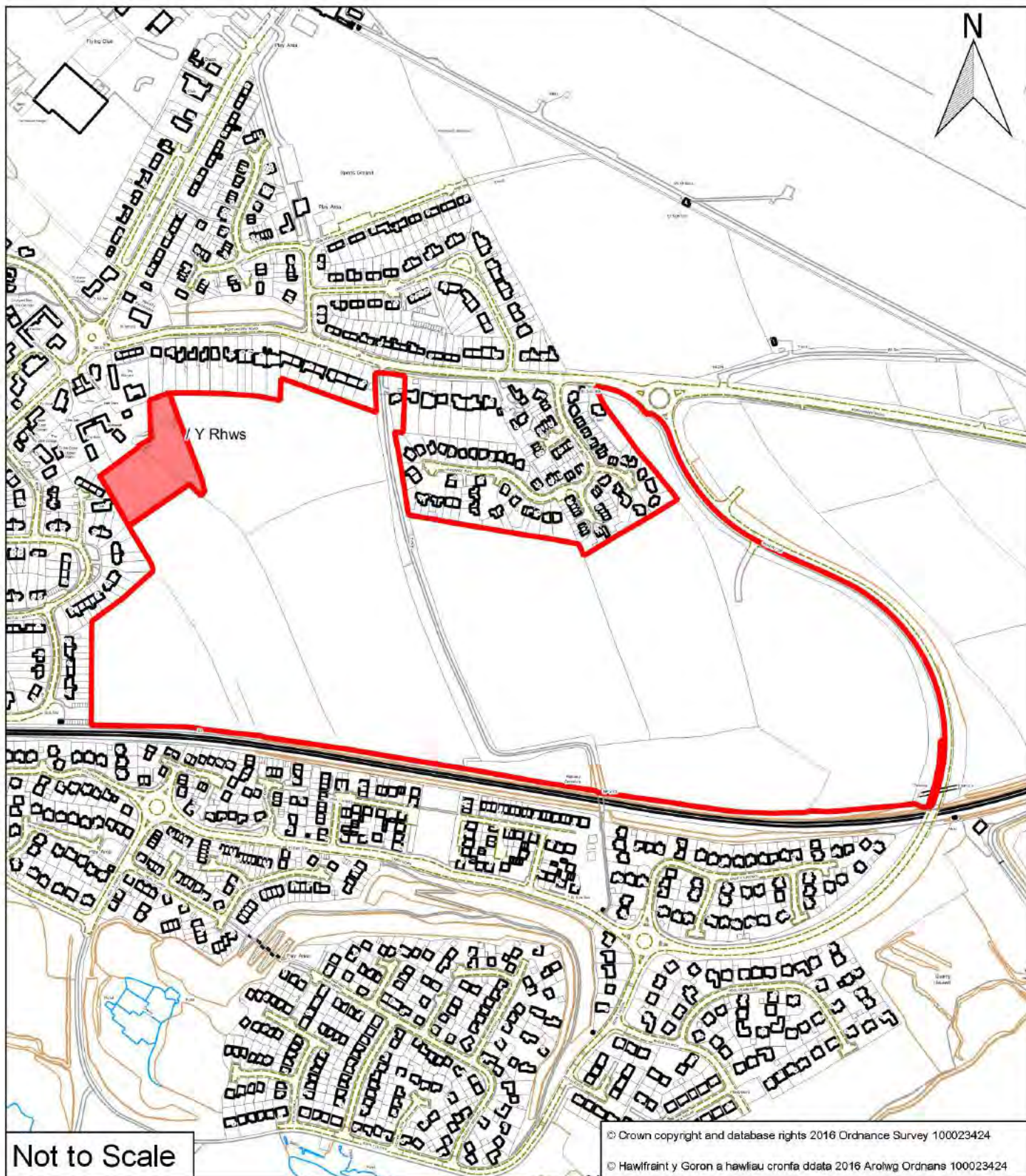
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC30 (HS5/AP10 and HS13/AP15) Proposed Existing Employment
Allocation - Llandow Trading Estate (South), Llandow - Policy MD16A




Key:

 New Existing Employment Allocation

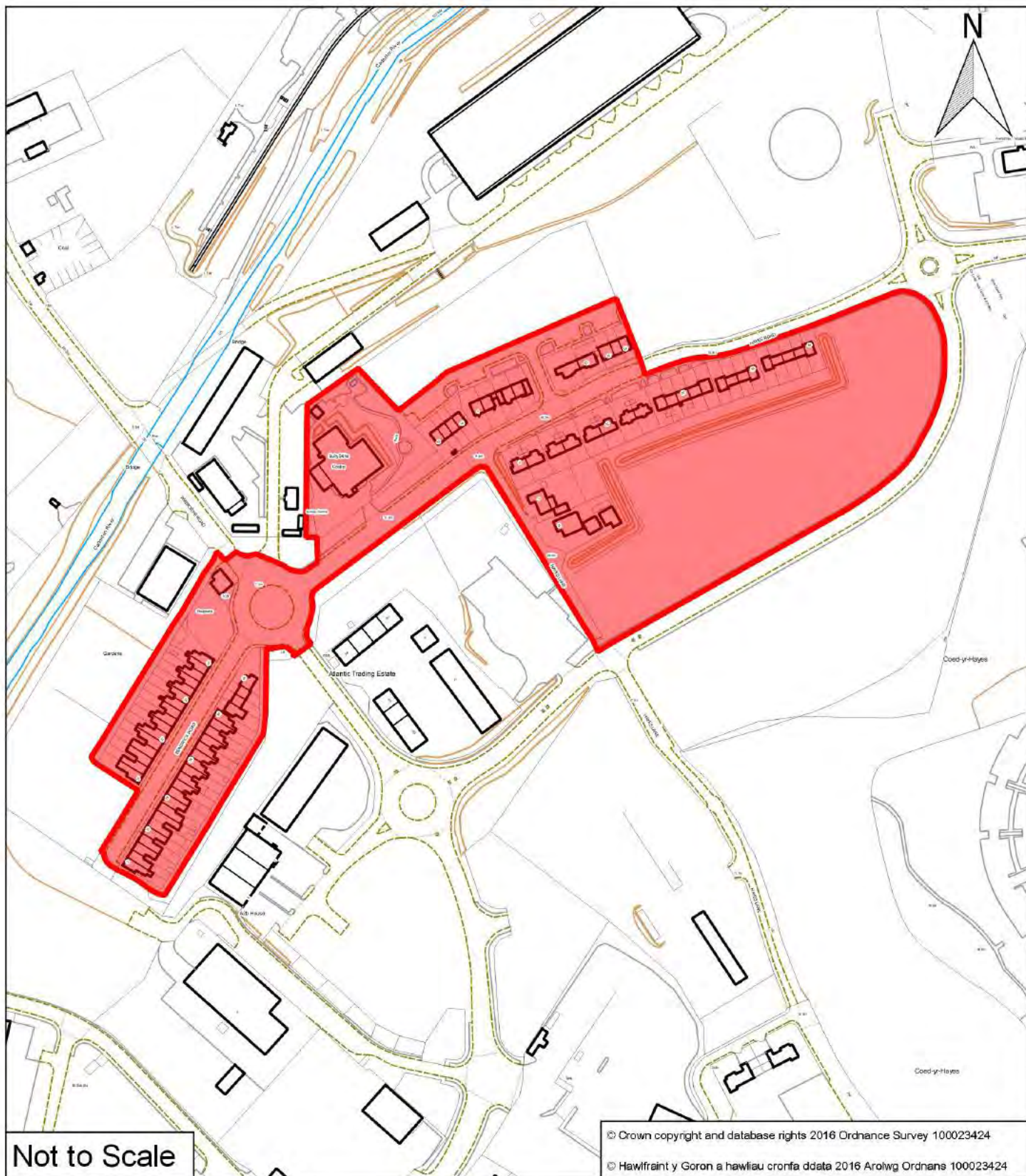
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC31 (HS10/AP02) Proposed Housing Allocation - Land North of the
Railway Line, Rhose - Policy MG2 (33)



Key:

 Area to be included within allocation

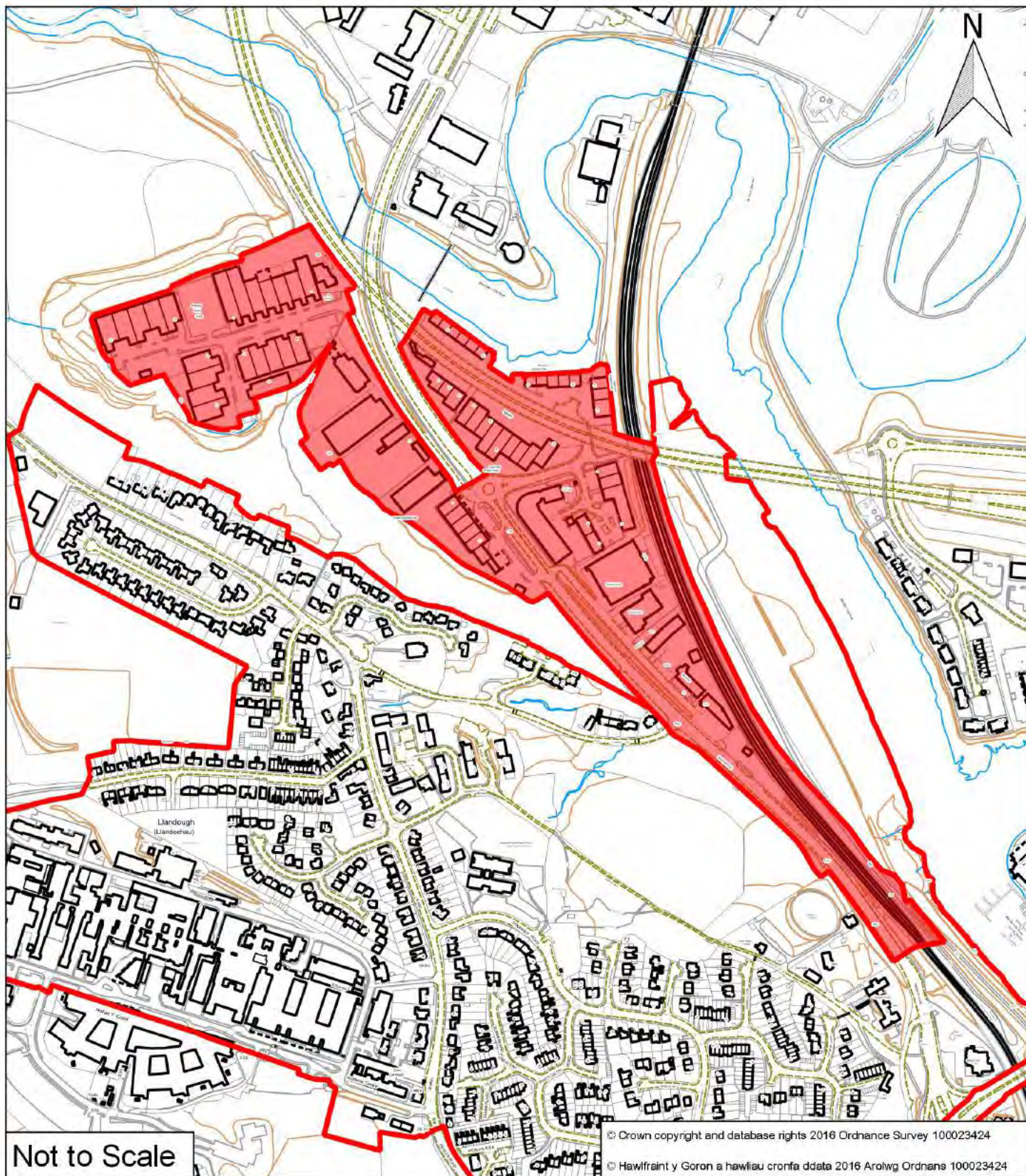
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC32 (HS12/AP01) Proposed Additional Barry Settlement Boundary
- The Bendricks, Barry - Policy MD5



Key:

 Area to be included within settlement boundary

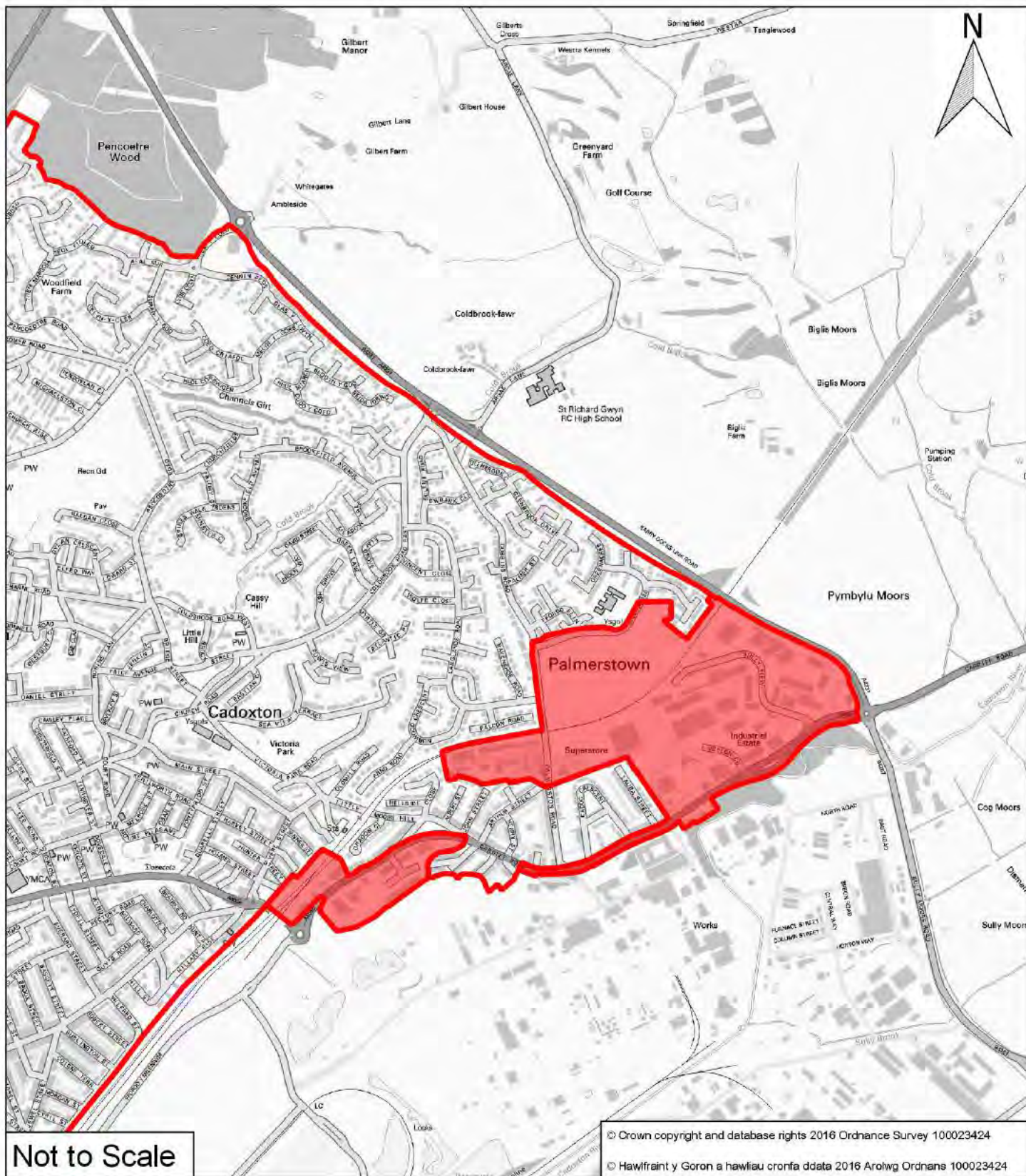
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC33 (HS12/AP01) Proposed Amendments to Settlement Boundary
- Llandough Settlement - Policy MD5



Key:

Area to be included within settlement boundary

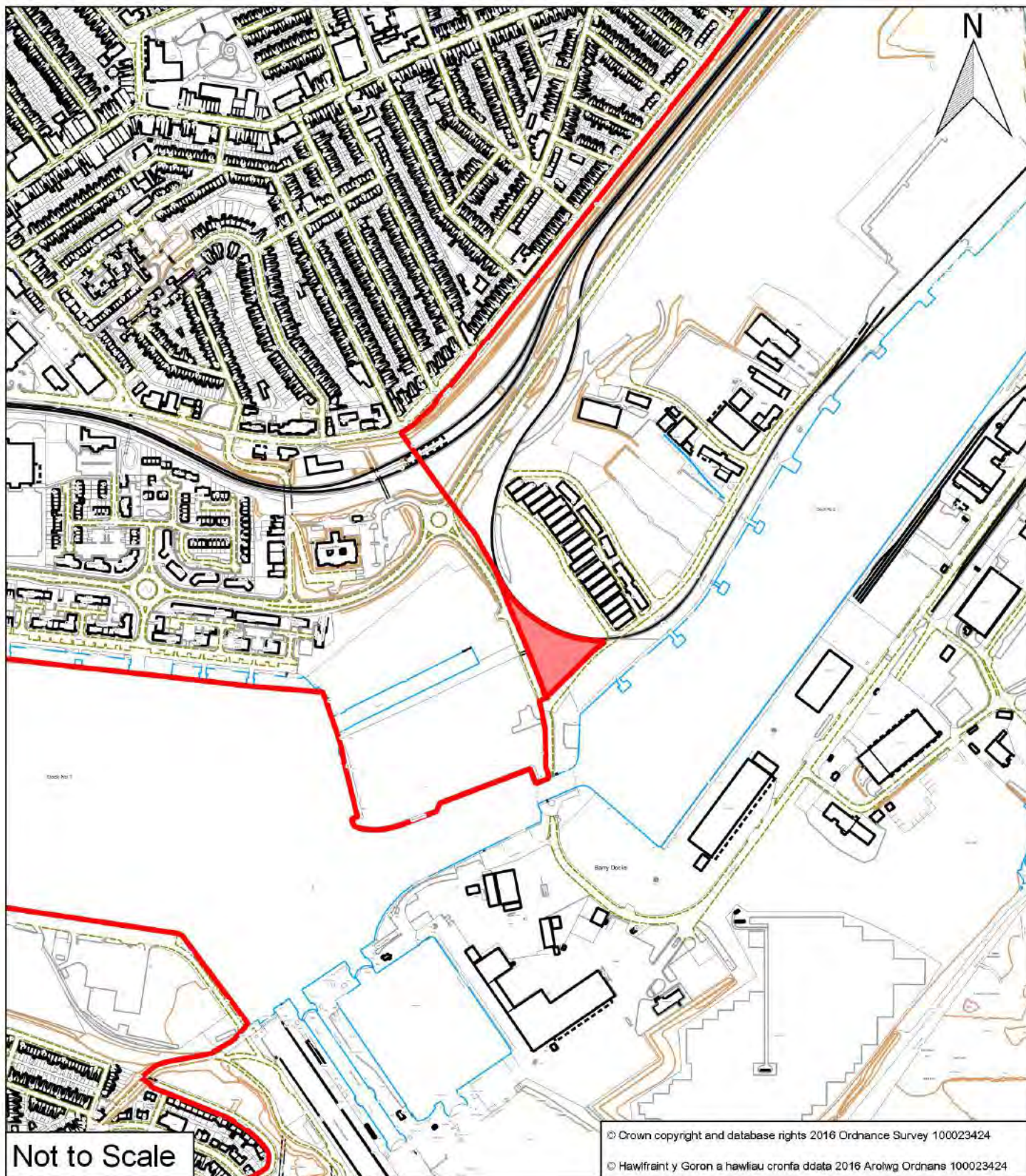
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes Map MAC34 (HS12/AP01) Proposed Amendments to Settlement Boundary - Eastern Corner of Barry - Policy MD5




Not to Scale

Key:
 Area to be included within settlement boundary

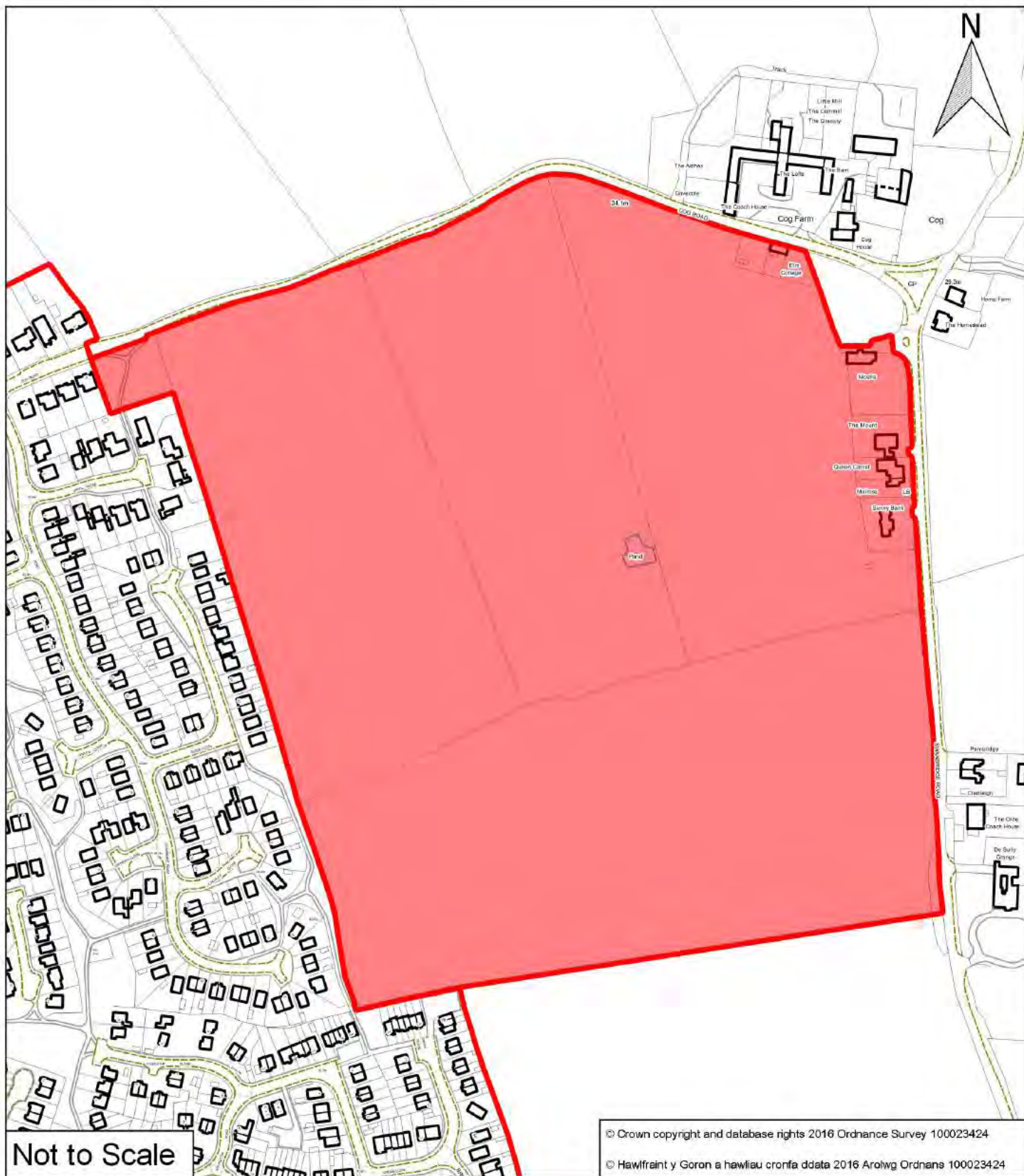
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC35 (HS12/AP01) Proposed Amendments to Settlement Boundary
- Southern Part of Barry - Policy MD5



Key:

 Area to be included within settlement boundary

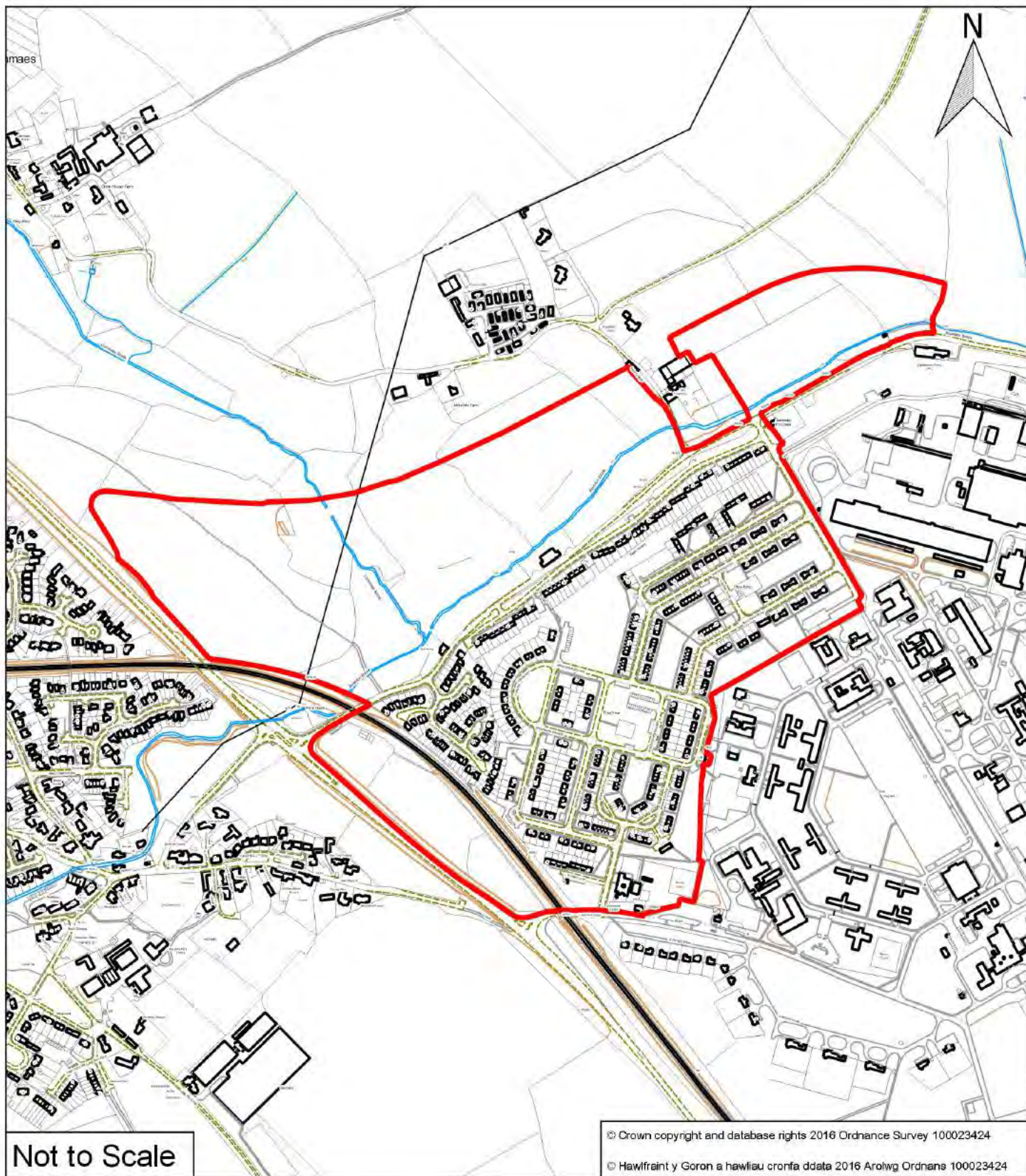
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC36 (HS12/AP01) Proposed Amendments to Settlement Boundary
- East of Sully - Policy MD5



Key:

 Area to be included within settlement boundary

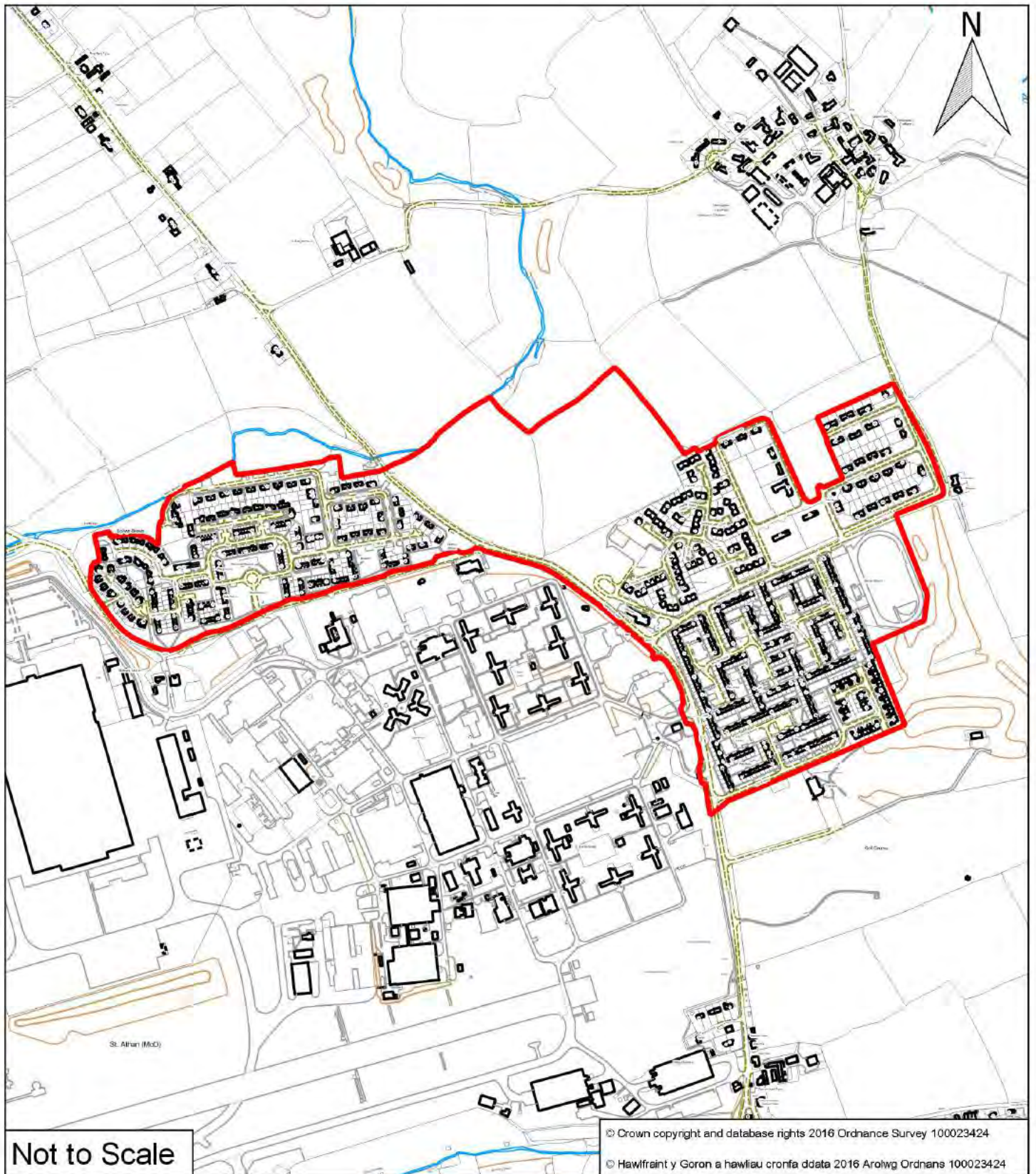
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC37 (HS12/AP01) Proposed Additional Settlement Boundary -
Llantwit Major 2 - Policy MD5



Key:

 Additional Settlement Boundary

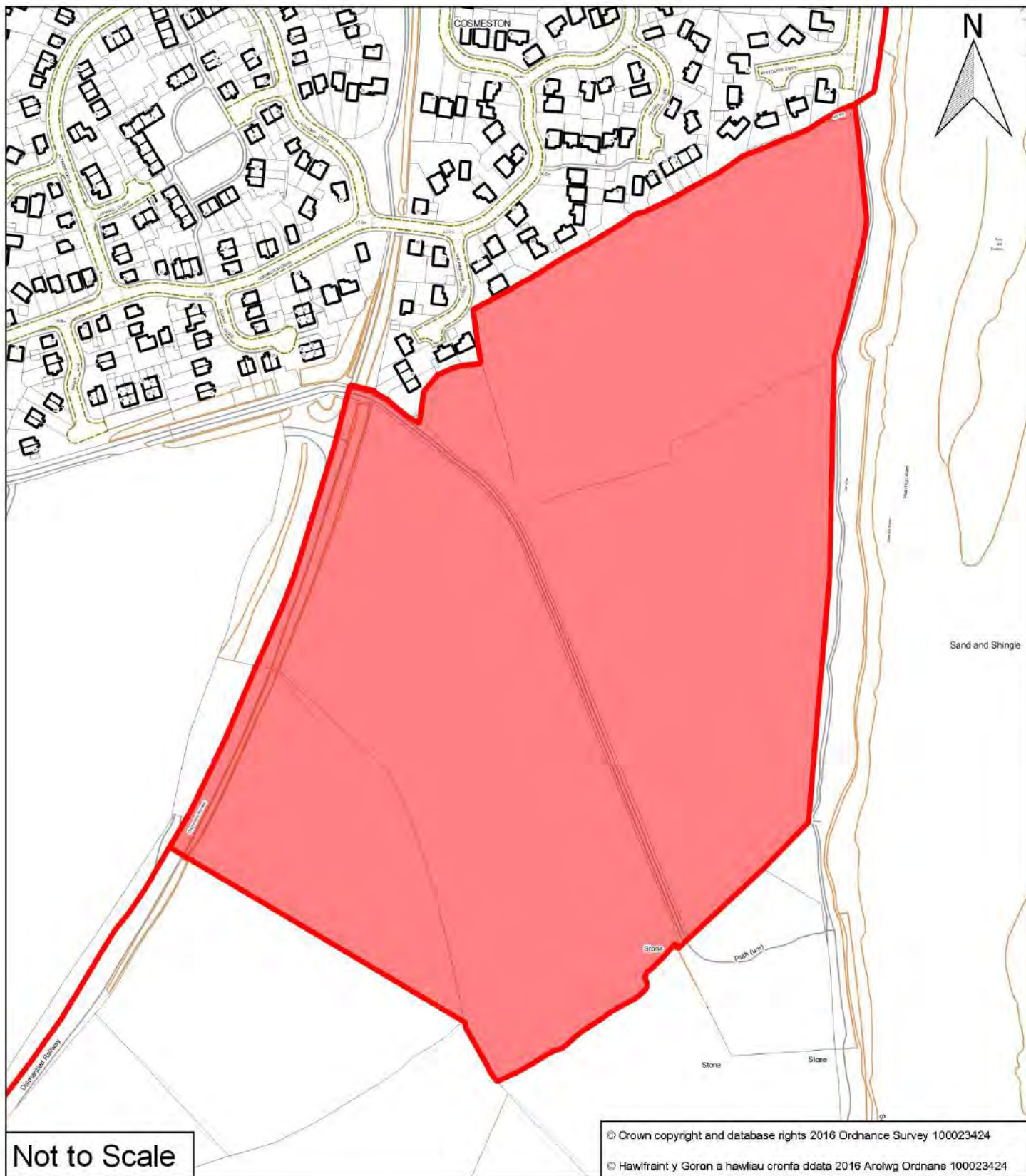
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC38 (HS12/AP01) Proposed Additional St Athan Settlement
Boundary - Eglwys Brewis - Policy MD5



Key:

 Additional Settlement Boundary

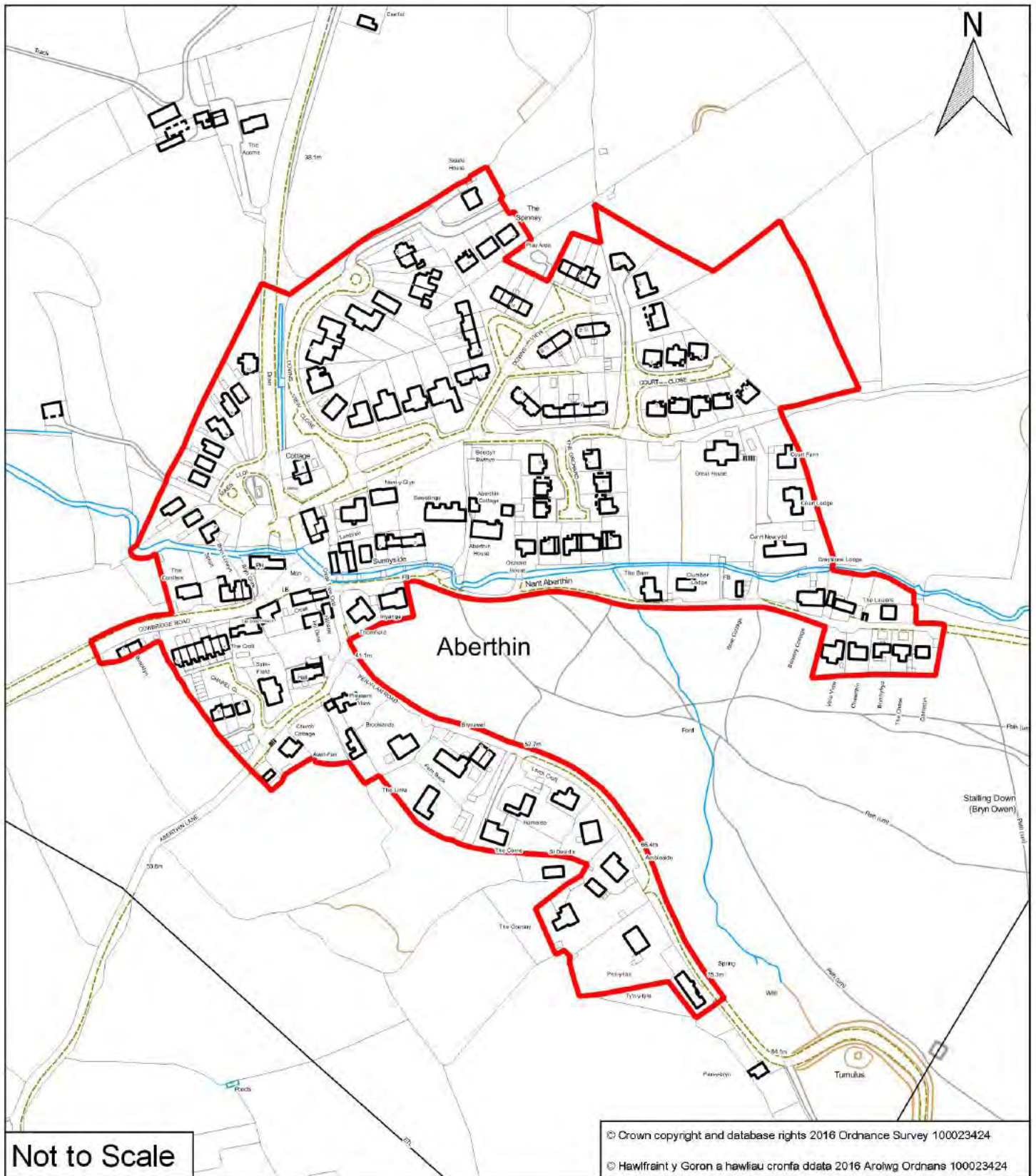
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC39 (HS12/AP01) Proposed Amendments to Settlement Boundary
- Southern Part of Penarth - Policy MD5



Key:

 Area to be included within settlement boundary

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC40 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
 Aberthin Settlement Boundary - Policy MD5



Not to Scale

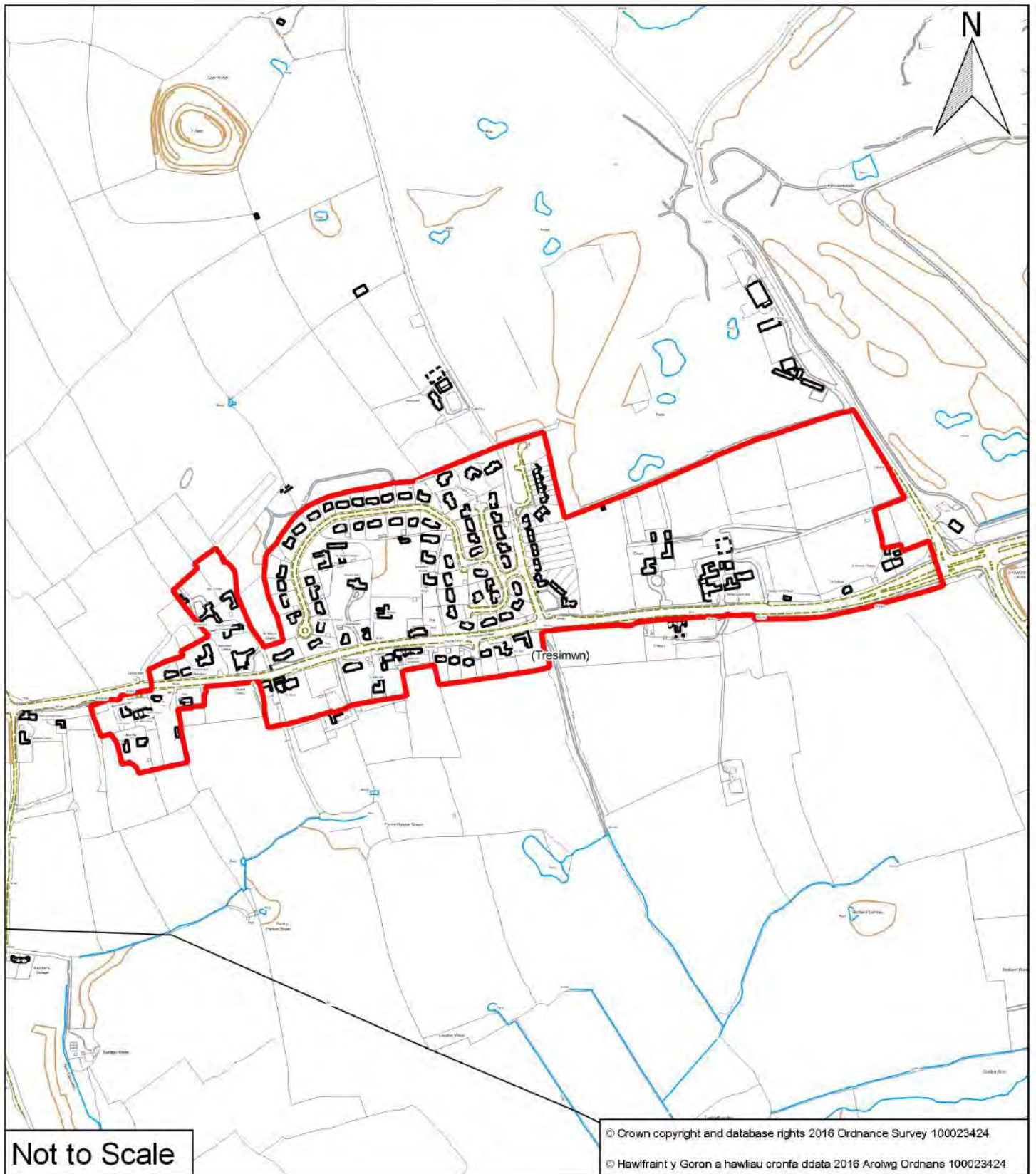
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Key:

New Minor Rural Settlement Boundary

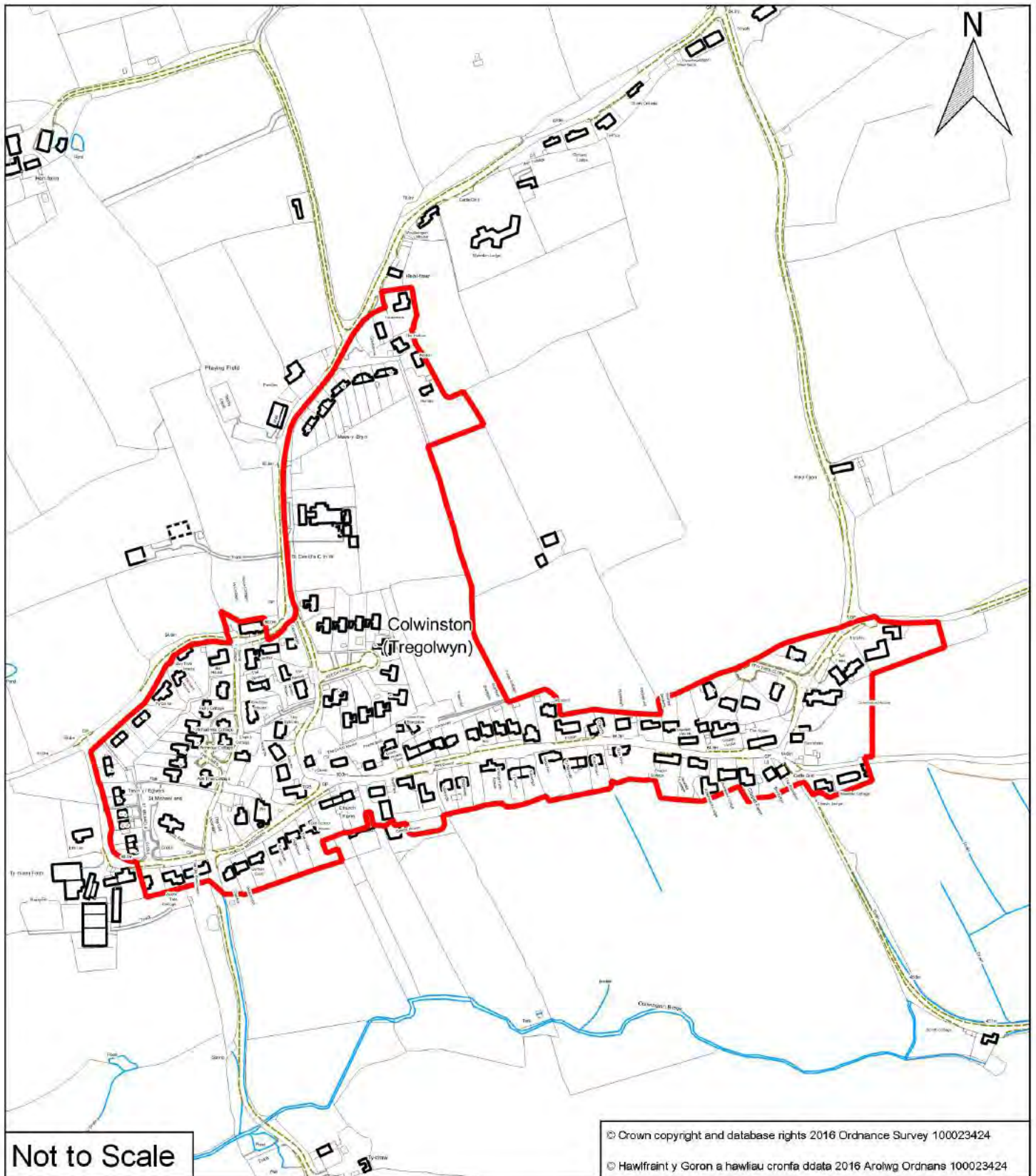
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC41 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
Bonvilston Settlement Boundary - Policy MD5



Key:

 New Minor Rural Settlement Boundary

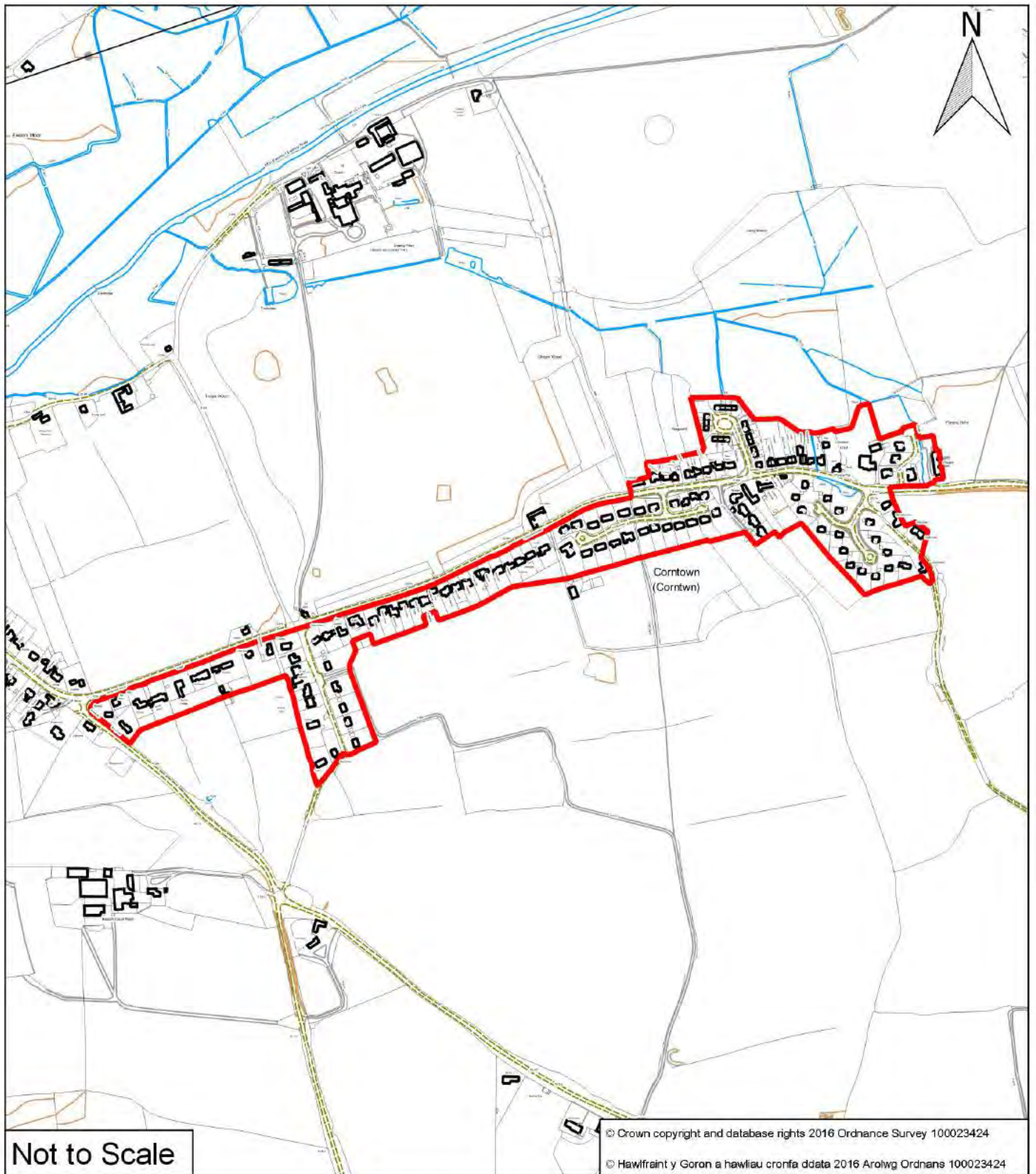
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC42 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
Colwinston Settlement Boundary - Policy MD5



Key:

 New Minor Rural Settlement Boundary

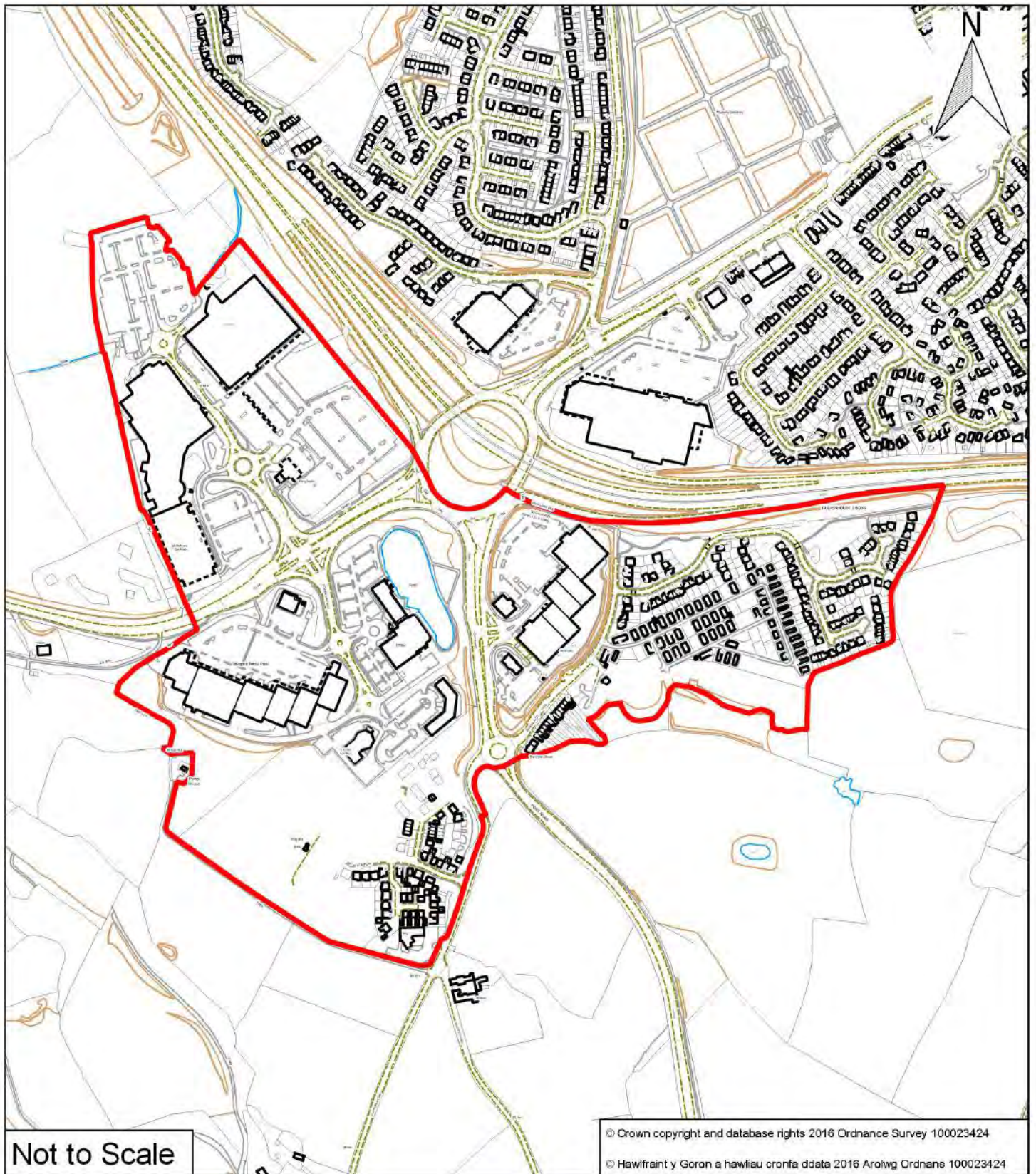
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC43 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
Corntown Settlement Boundary - Policy MD5



Key:

 New Minor Rural Settlement Boundary

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC44 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
Culverhouse Cross Settlement Boundary - Policy MD5



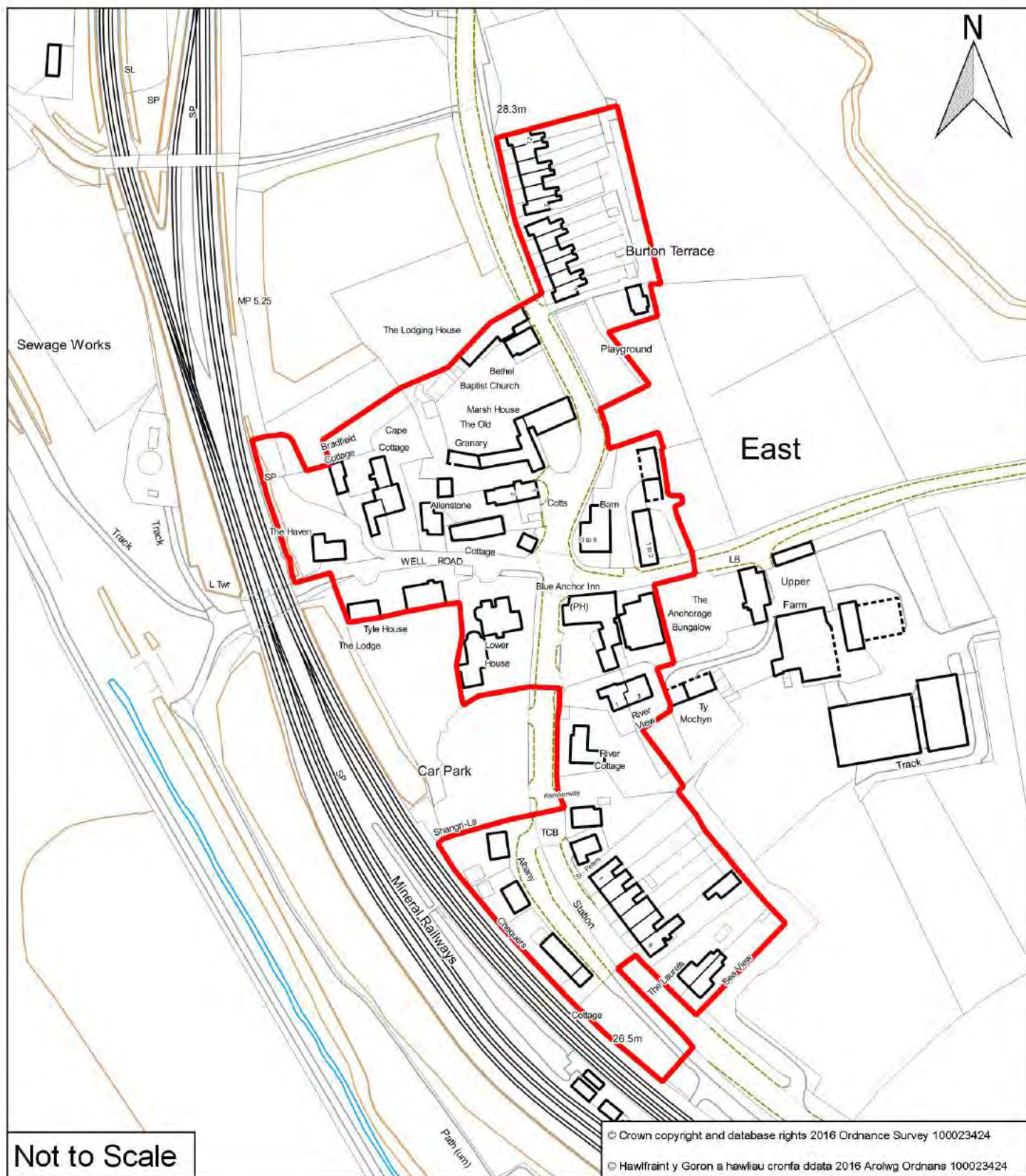
Not to Scale

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Key:

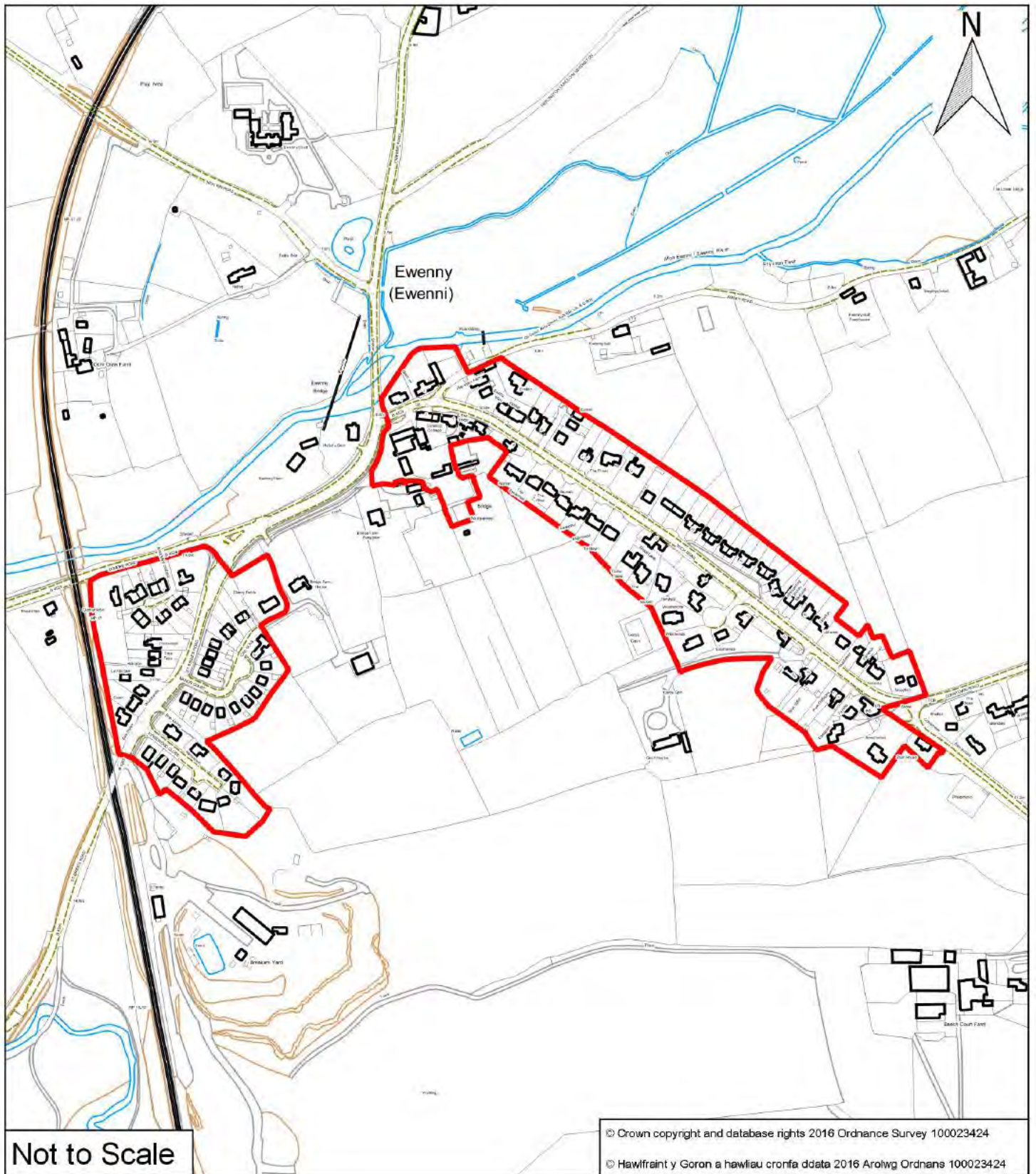
 New Minor Rural Settlement Boundary

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC45 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
 East Aberthaw Settlement Boundary - Policy MD5



Key:
 New Minor Rural Settlement Boundary

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC46 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
Ewenny Settlement Boundary - Policy MD5



Key:

 New Minor Rural Settlement Boundary

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC47 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
 Fferm Goch Settlement Boundary - Policy MD5

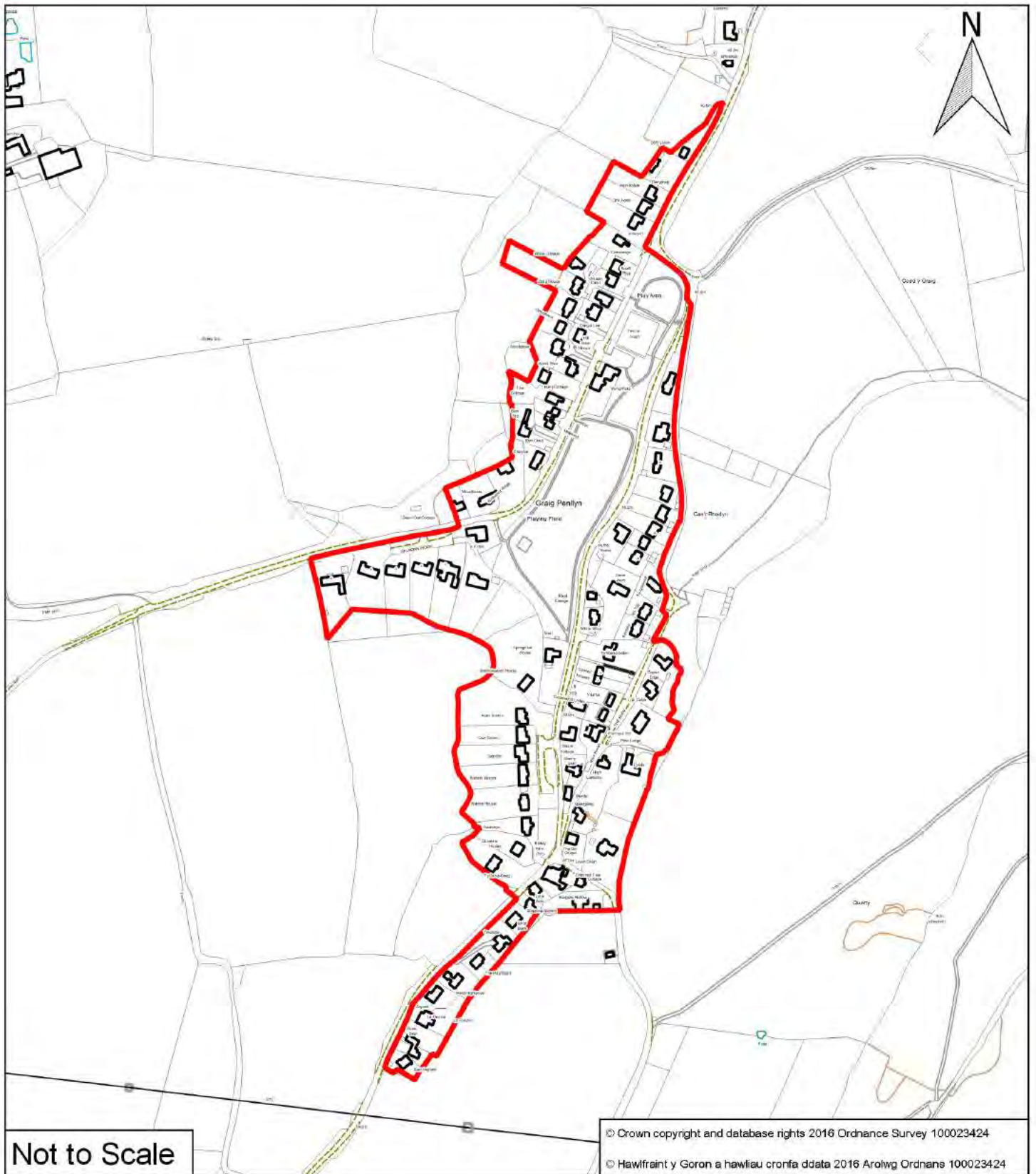


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Key:

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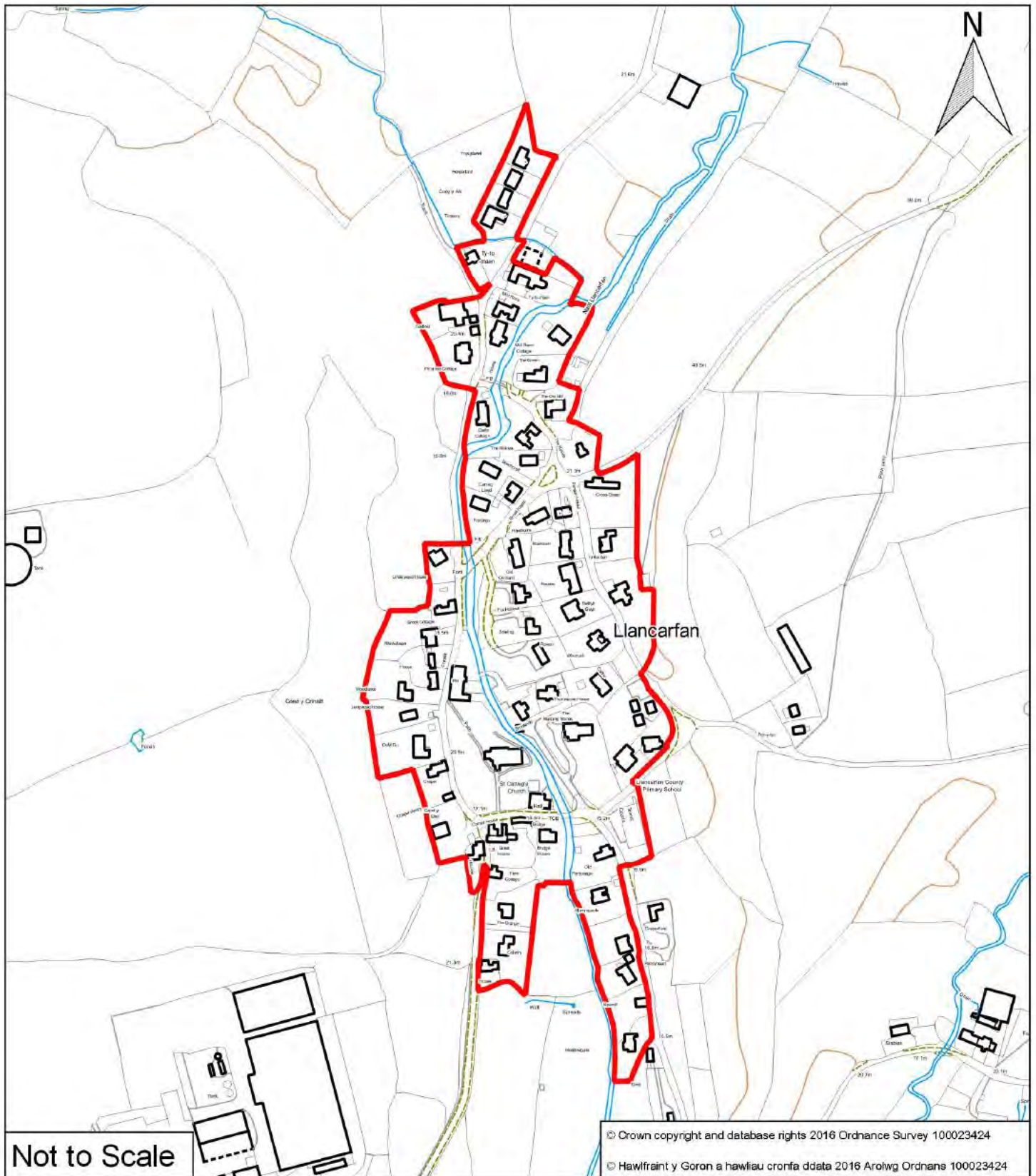
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC48 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
Graig Penllyn Settlement Boundary - Policy MD5



Key:

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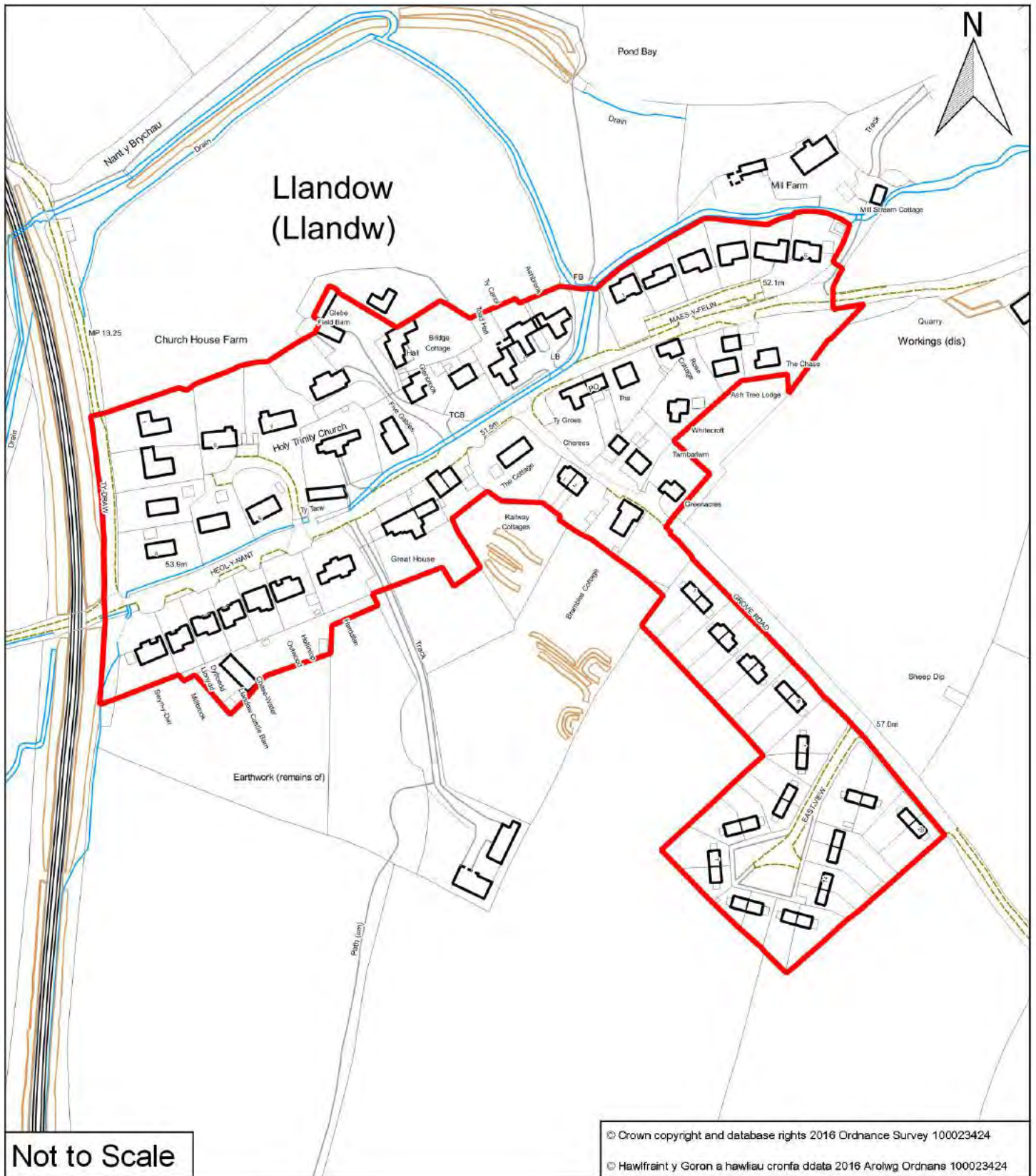
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC49 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
 Llancarfan Settlement Boundary - Policy MD5



Key:

New Minor Rural Settlement Boundary

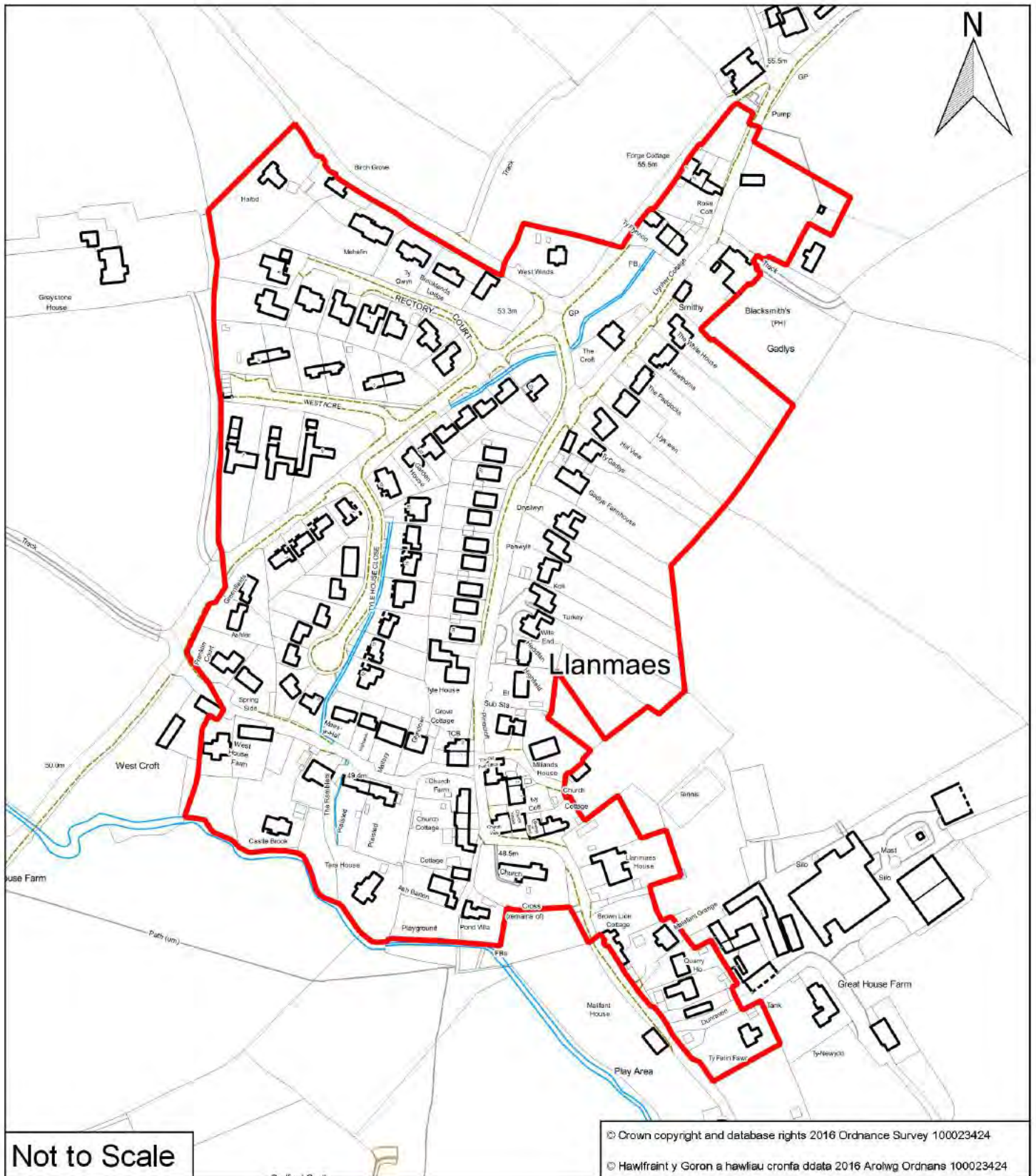
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC50 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
 Llandow Settlement Boundary - Policy MD5



Key:

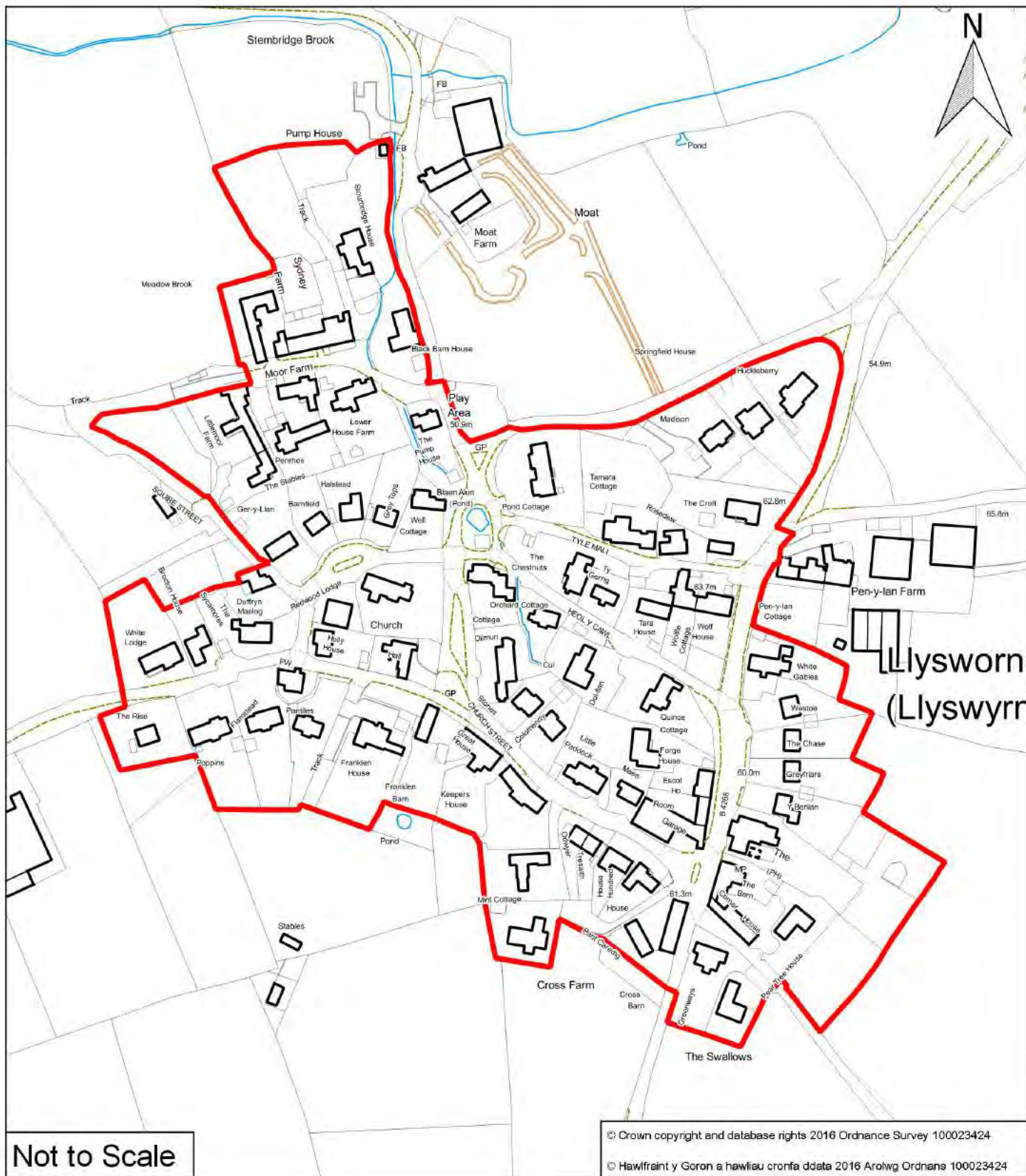
New Minor Rural Settlement Boundary

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC51 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
 Llanmaes Settlement Boundary - Policy MD5



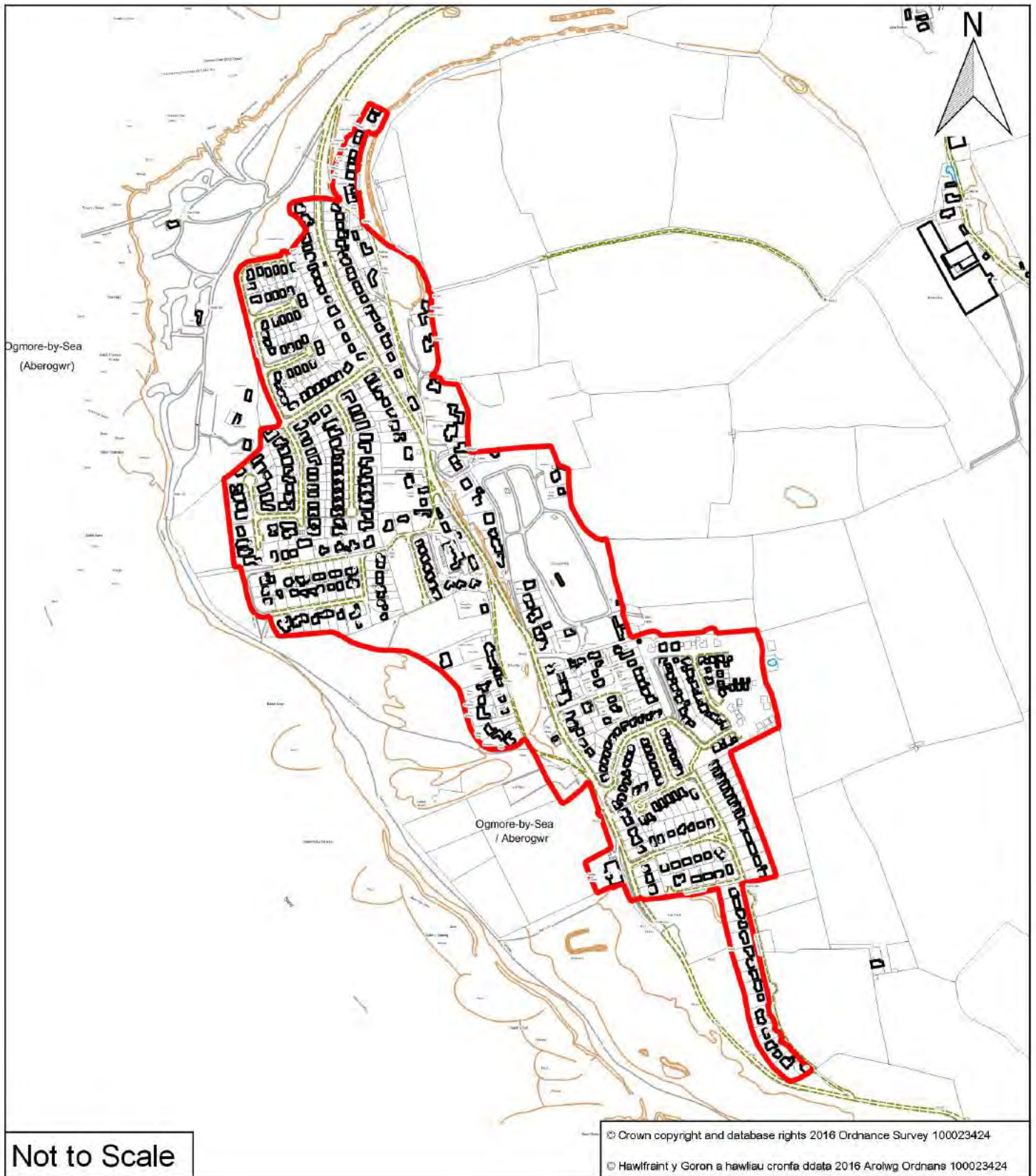
Key:
 New Minor Rural Settlement Boundary

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC52 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
 Llysworney Settlement Boundary - Policy MD5



Key:
 New Minor Rural Settlement Boundary

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC53 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
Ogmore-by-Sea Settlement Boundary - Policy MD5

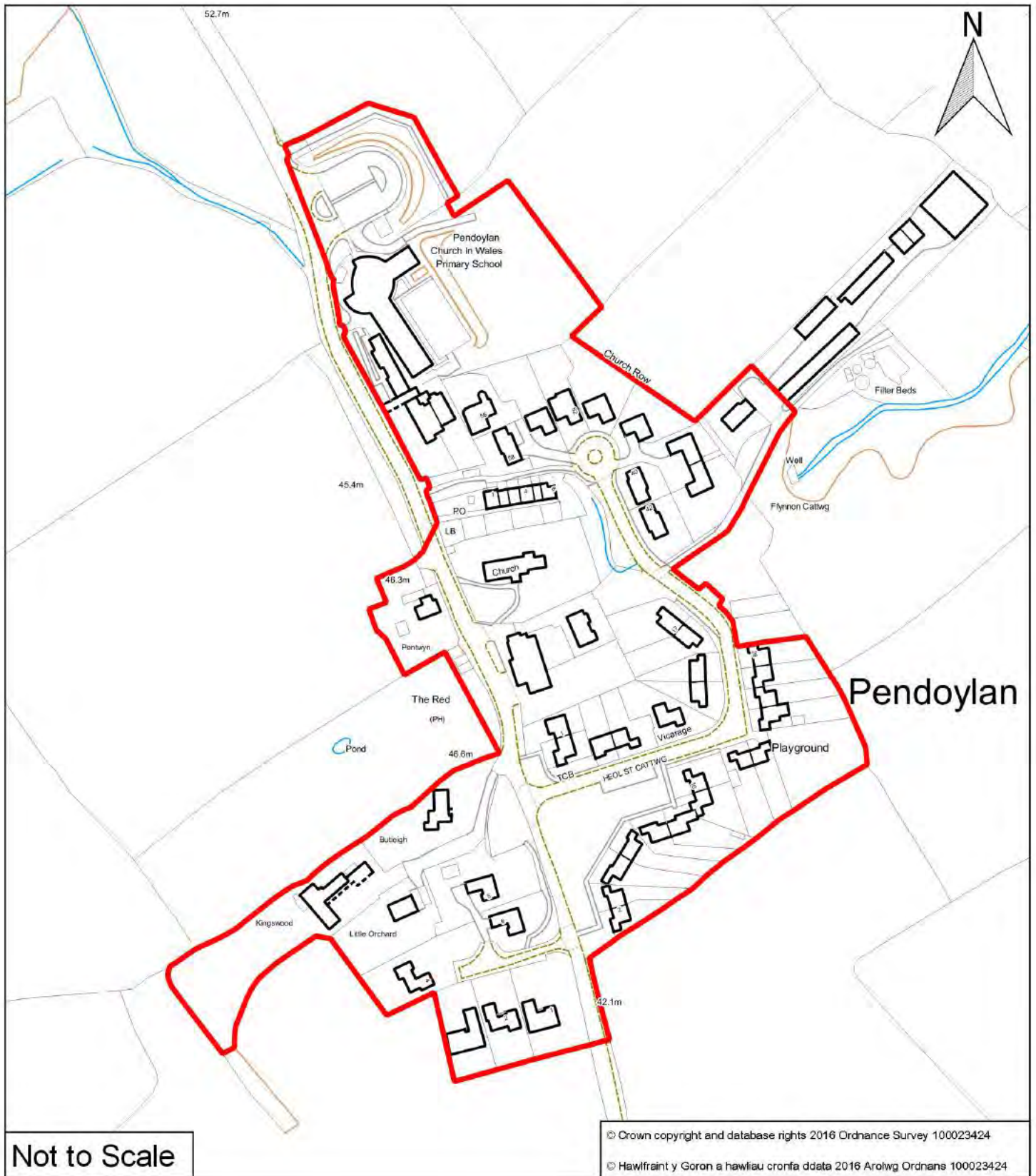


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Key:

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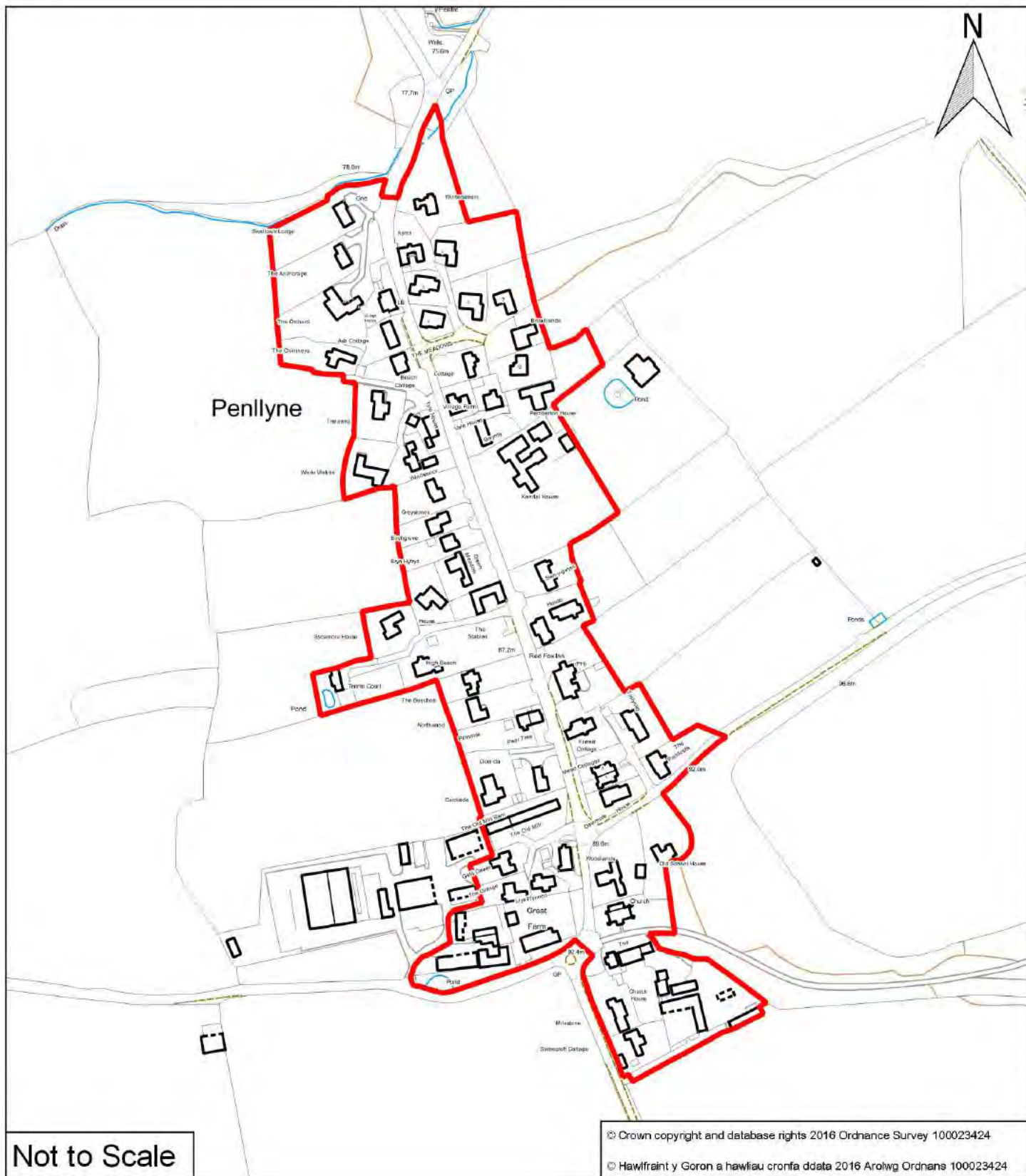
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC54 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
 Pendoylan Settlement Boundary - Policy MD5



Key:

New Minor Rural Settlement Boundary

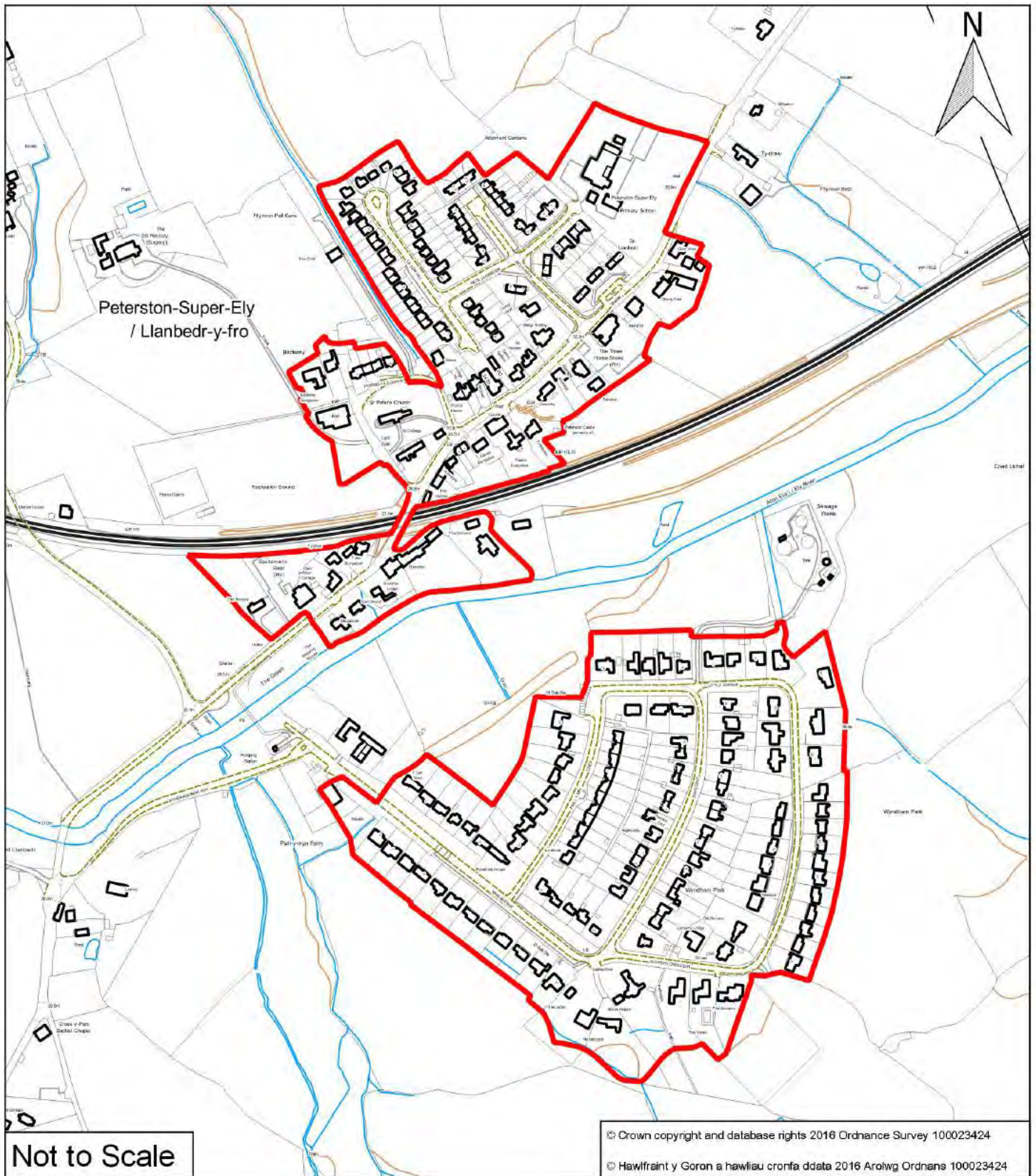
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC55 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
 Penllyn Settlement Boundary - Policy MD5



Key:

New Minor Rural Settlement Boundary

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC56 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
 Peterston-super-Ely Settlement Boundary - Policy MD5



Key:

New Minor Rural Settlement Boundary

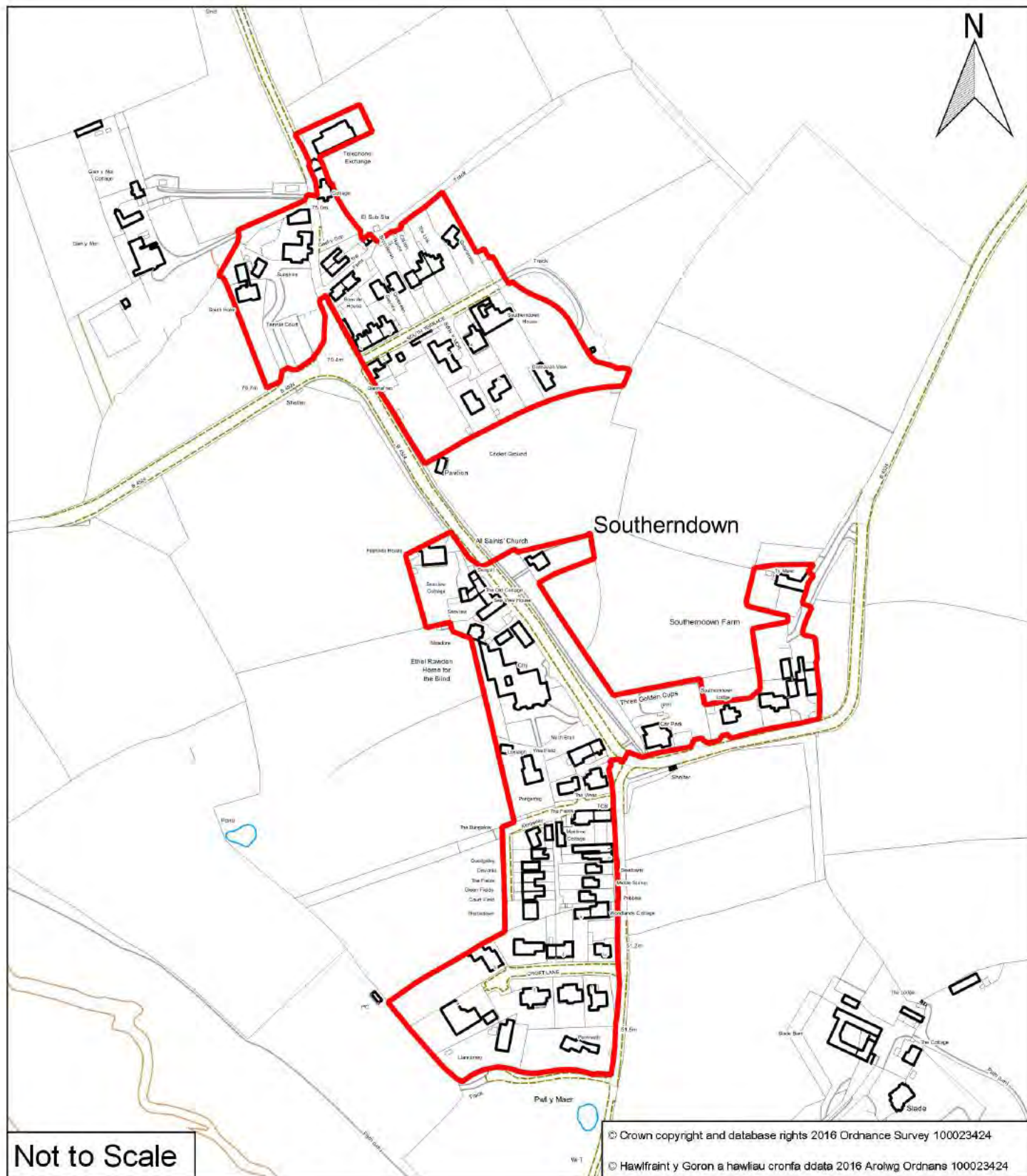
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC57 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
 Siginstone Settlement Boundary - Policy MD5



Key:

New Minor Rural Settlement Boundary

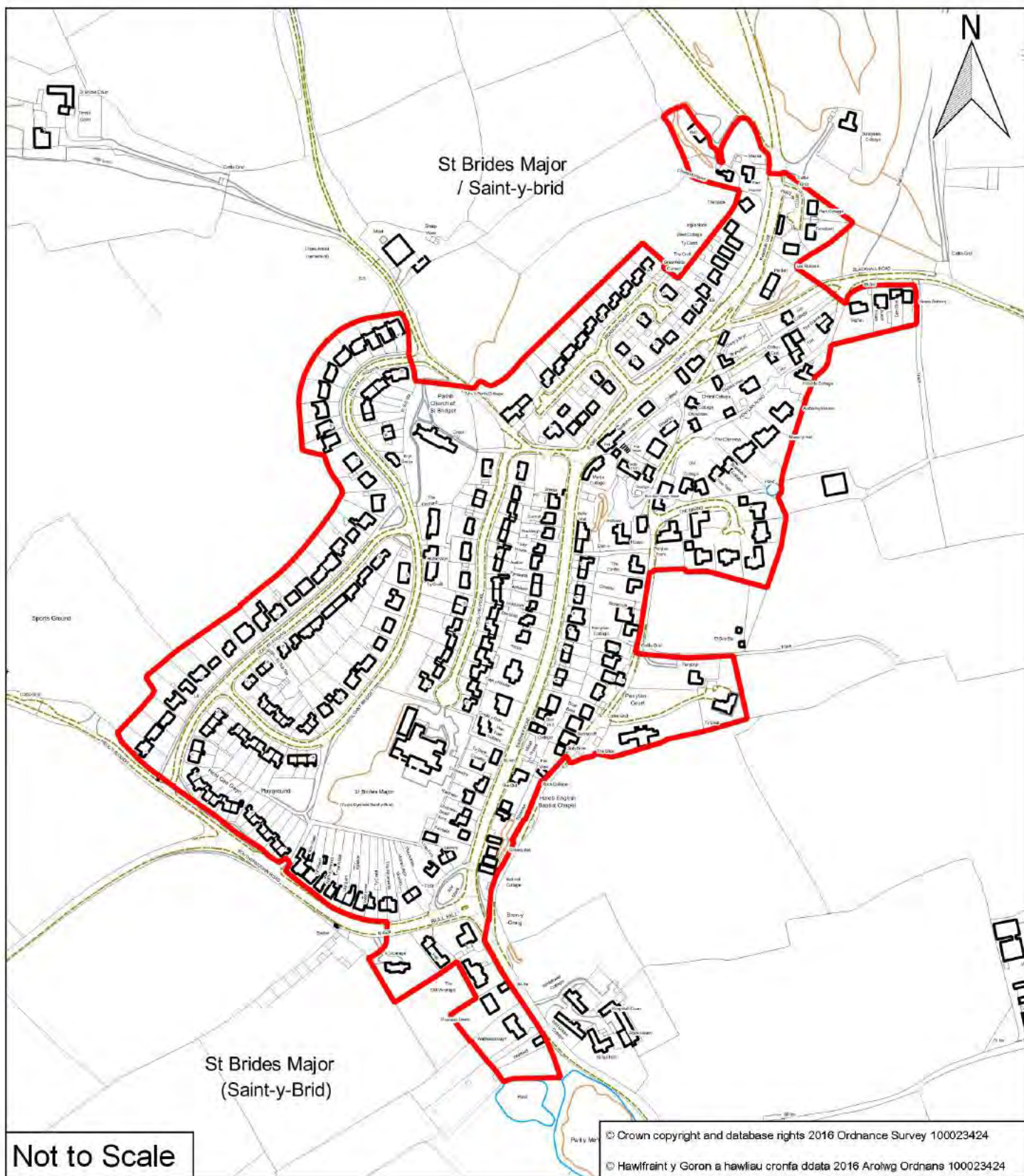
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC58 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
 Southerndown Settlement Boundary - Policy MD5



Key:

New Minor Rural Settlement Boundary

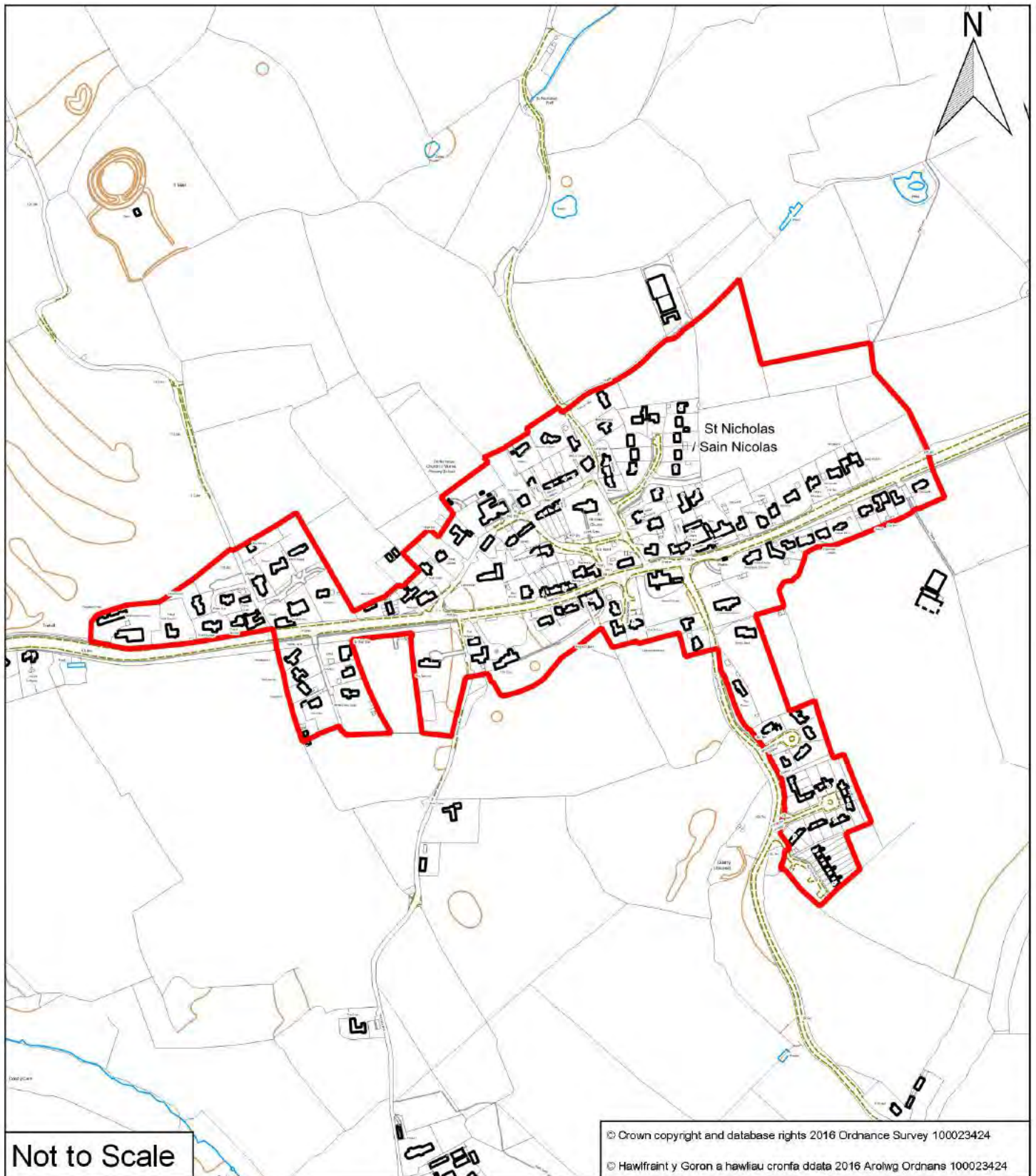
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes Map MAC59 (HS12/AP03) Proposed Minor Rural Settlement Boundary - St Brides Major Settlement Boundary - Policy MD5



Key:

 New Minor Rural Settlement Boundary

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC60 (HS12/AP03) Proposed Minor Rural Settlement Boundary - St.
Nicholas Settlement Boundary - Policy MD5



Key:

 New Minor Rural Settlement Boundary

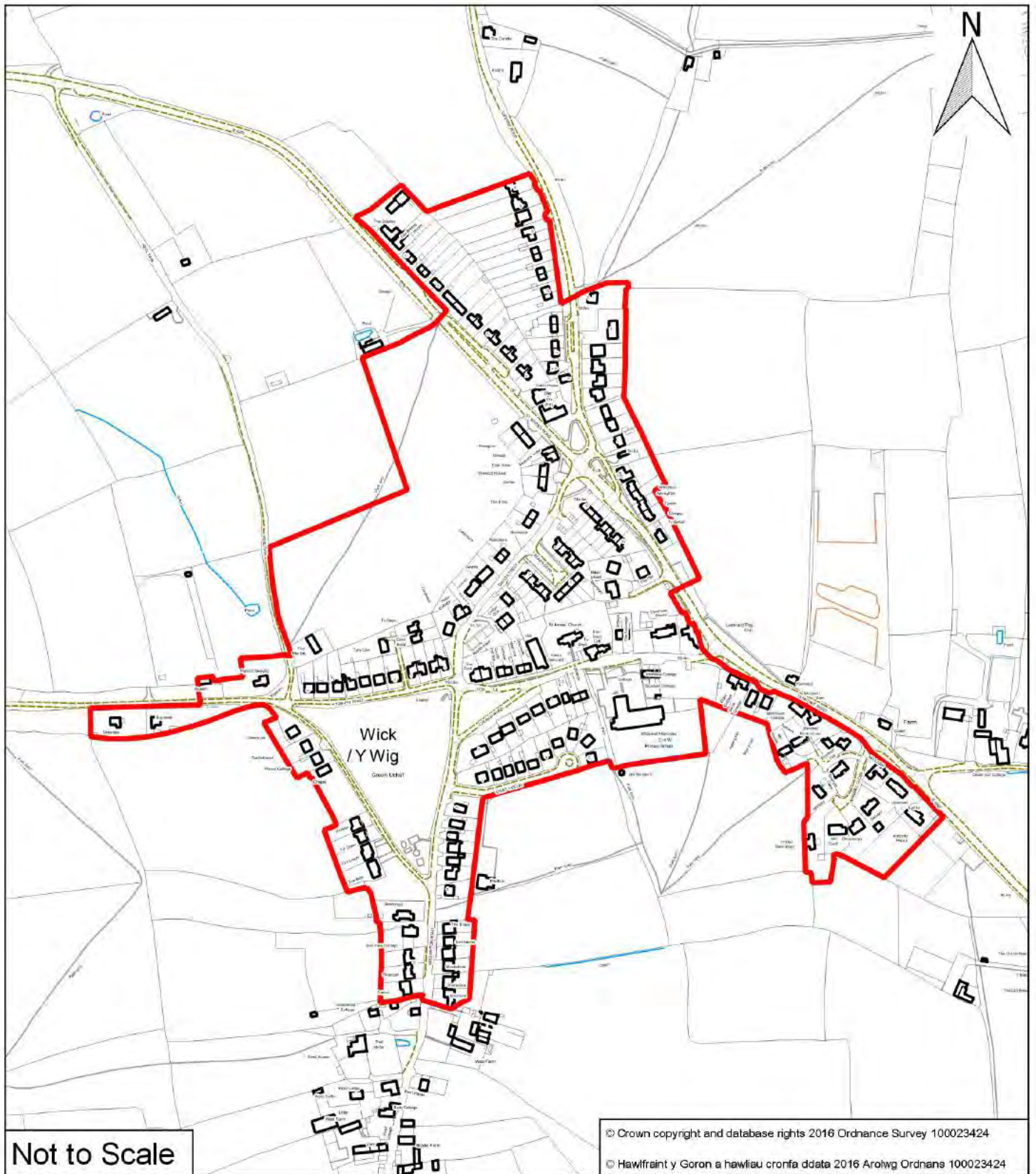
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC61 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
 Treoes Settlement Boundary - Policy MD5



Key:

New Minor Rural Settlement Boundary

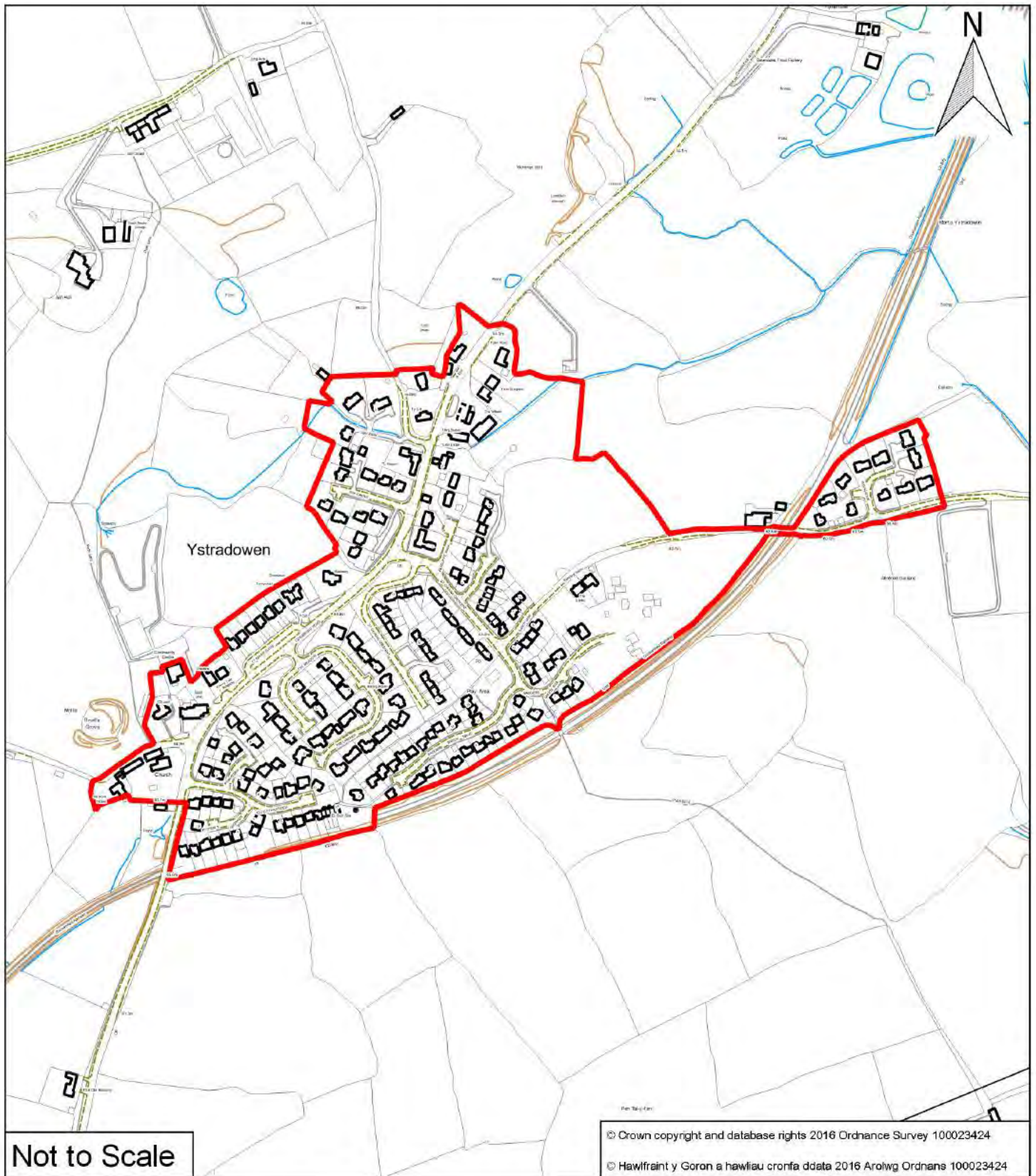
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC62 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
Wick Settlement Boundary - Policy MD5



Key:

 New Minor Rural Settlement Boundary

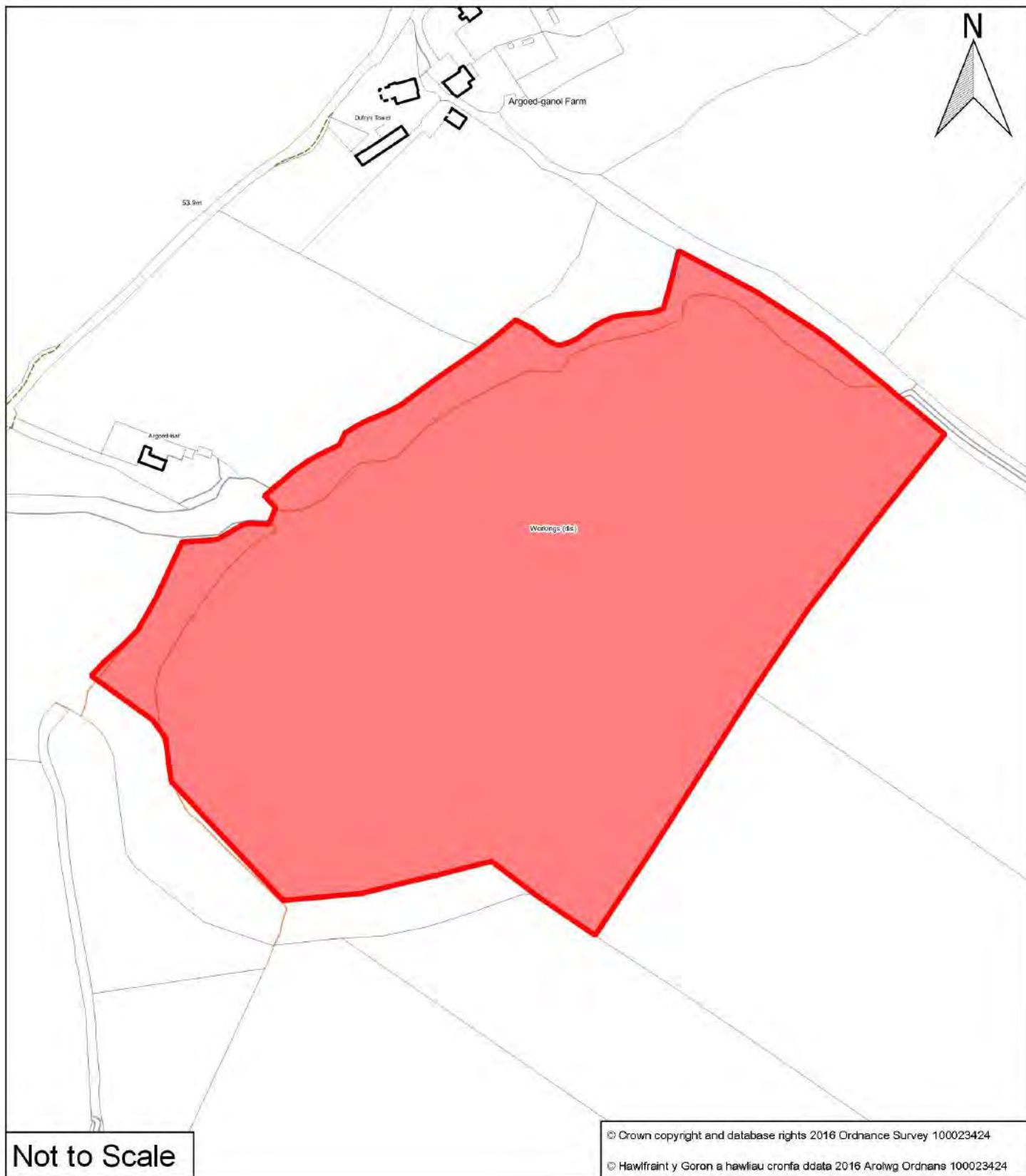
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC63 (HS12/AP03) Proposed Minor Rural Settlement Boundary -
Ystradowen Settlement Boundary - Policy MD5



Key:

 New Minor Rural Settlement Boundary

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC64 (HS13/AP03) Proposed Removal of Dormant Minerals Quarry
- Argoed Isha Quarry - Policy MG22

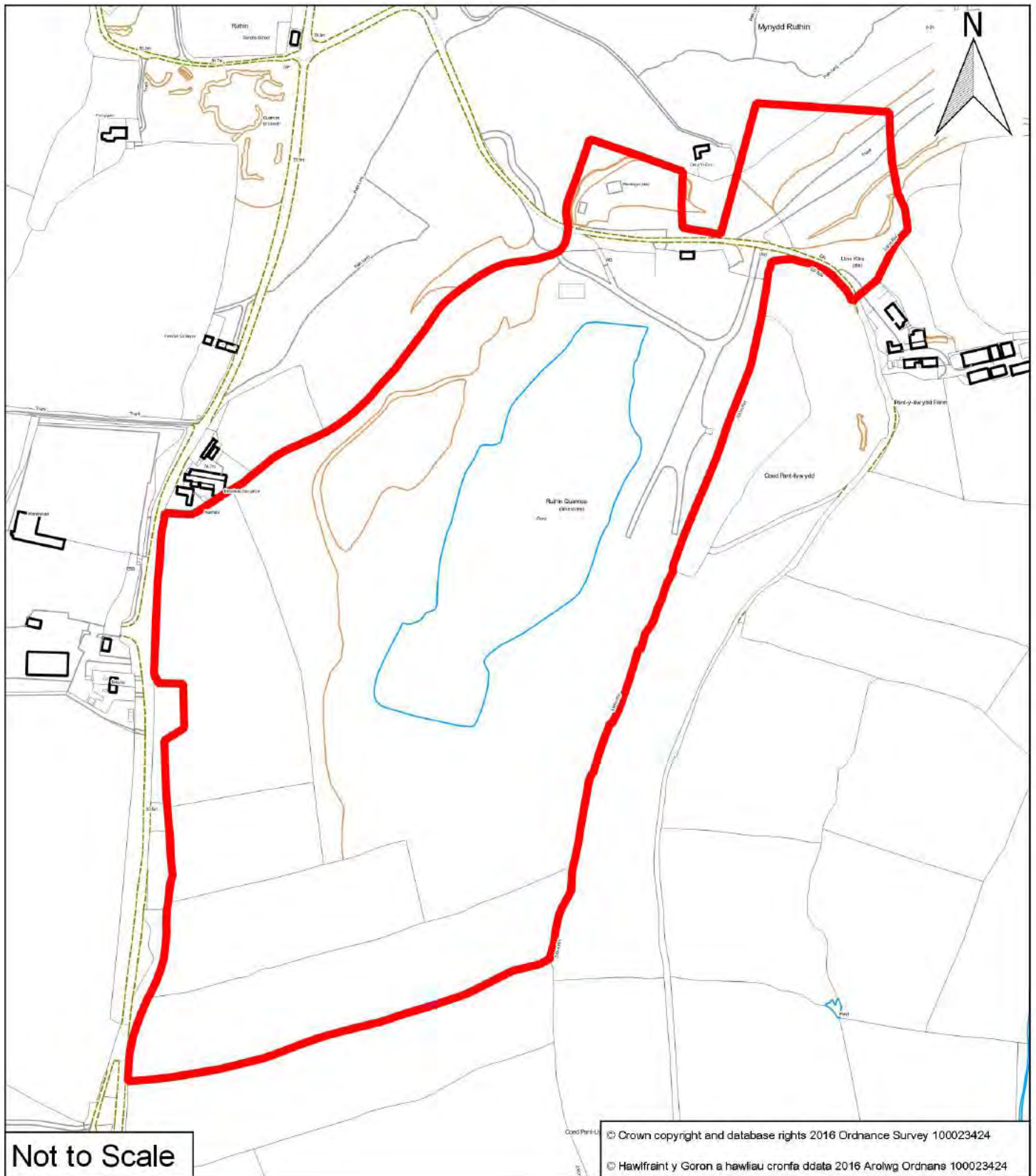


Not to Scale


Key:

 Area to be removed from allocation

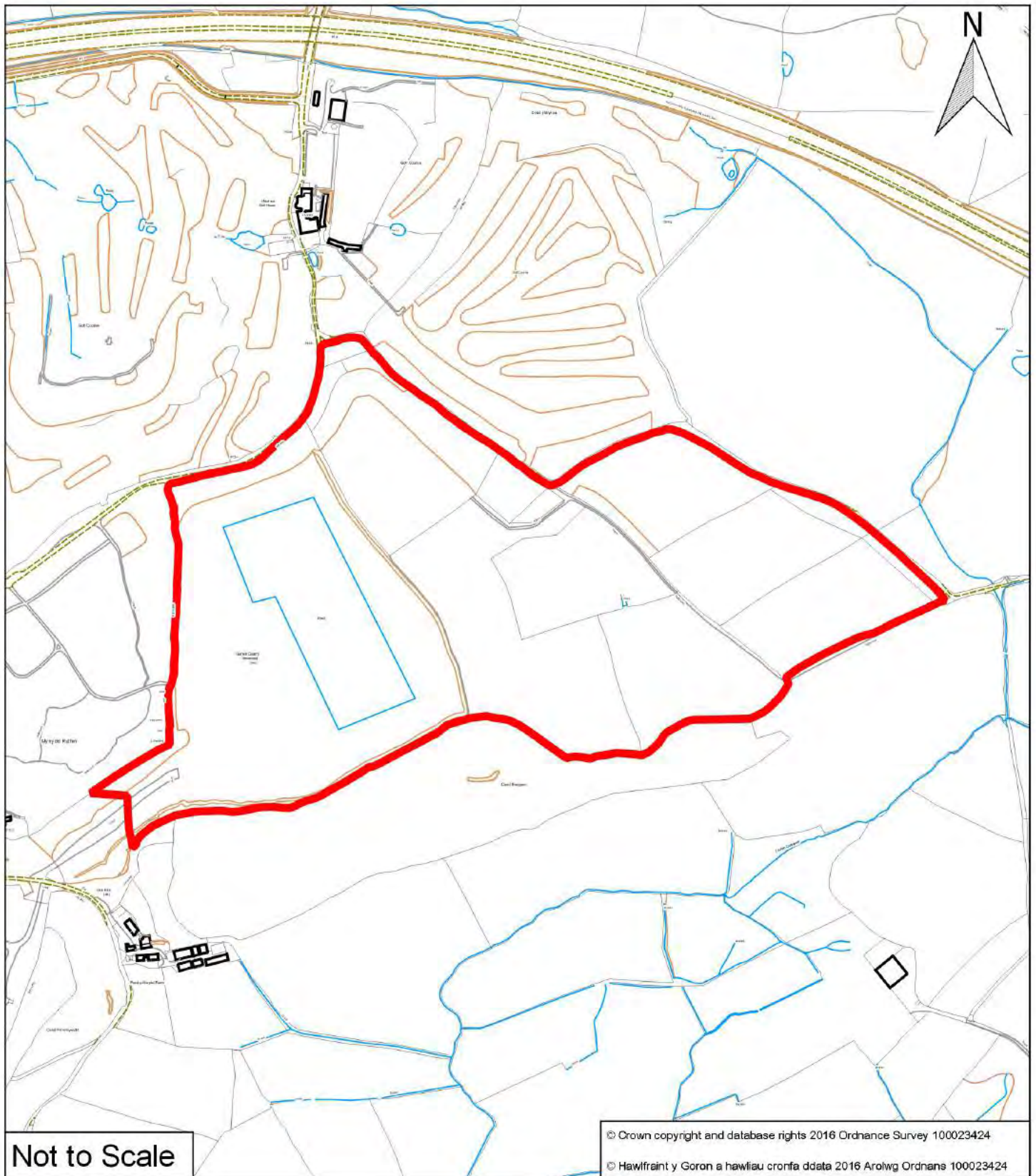
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC65 (HS13/AP04) Proposed Specific Sites for Mineral Working -
Ruthin Quarry - Policy MG23A




Key:

 Specific Site for Mineral Working

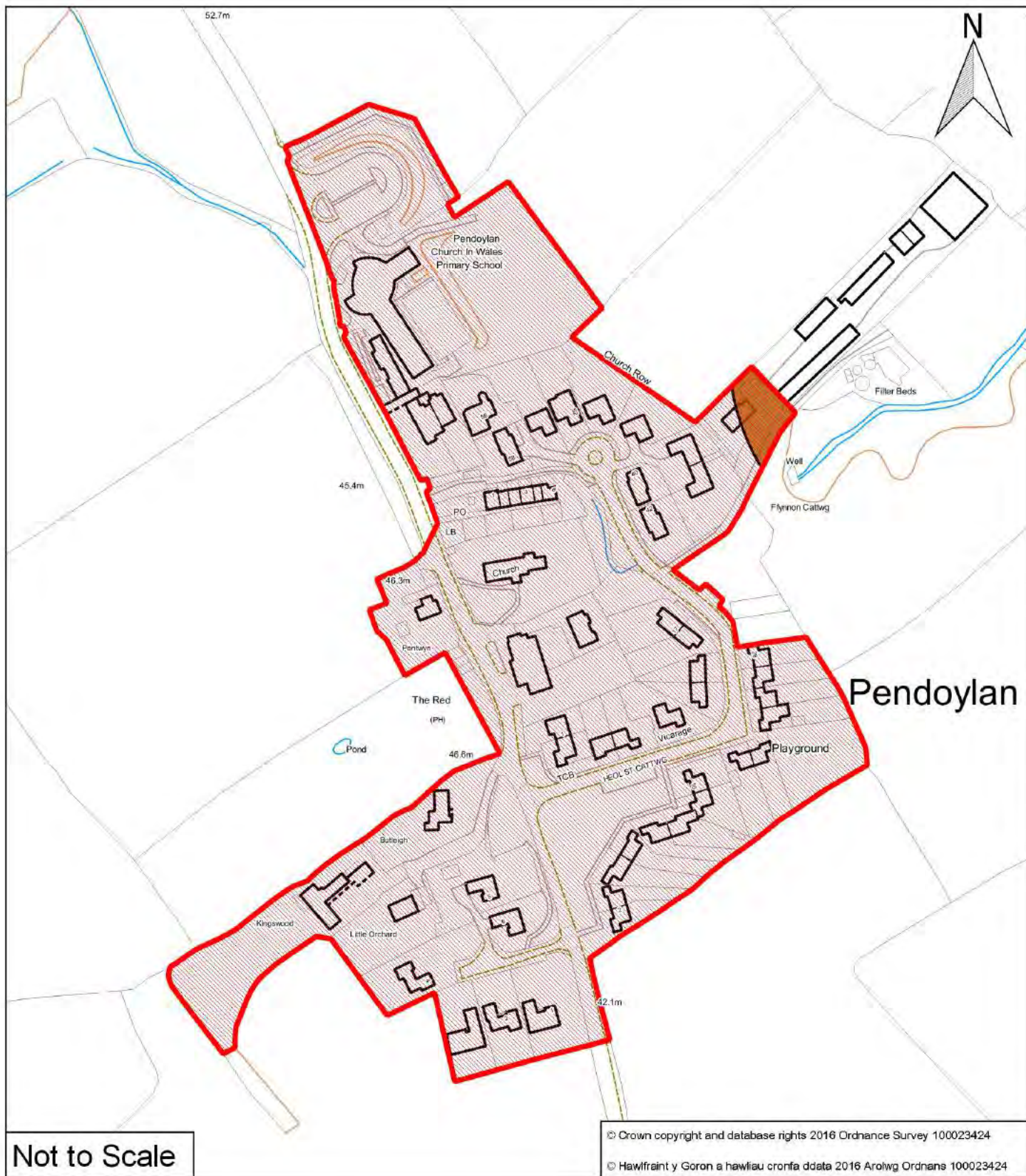
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC66 (HS13/AP04) Proposed Specific Sites for Mineral Working -
Garwa Quarry - Policy MG23A



Key:

 Specific Site for Mineral Working

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC67 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
 (Residential Sites) - Pendoylan Settlement

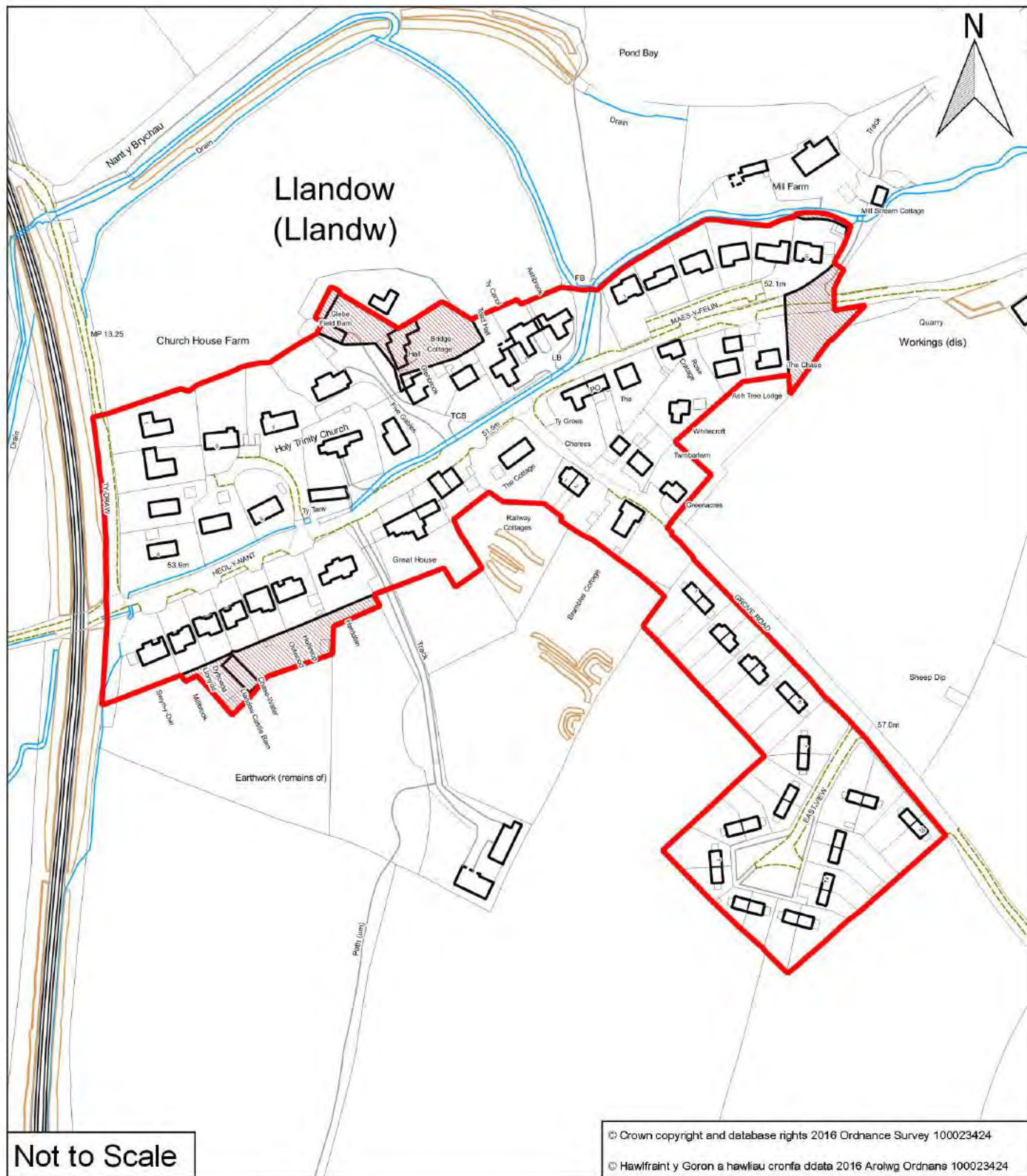


Not to Scale

Key:

- Limestone 2 Deletions
- Sand and Gravel 2 Deletions

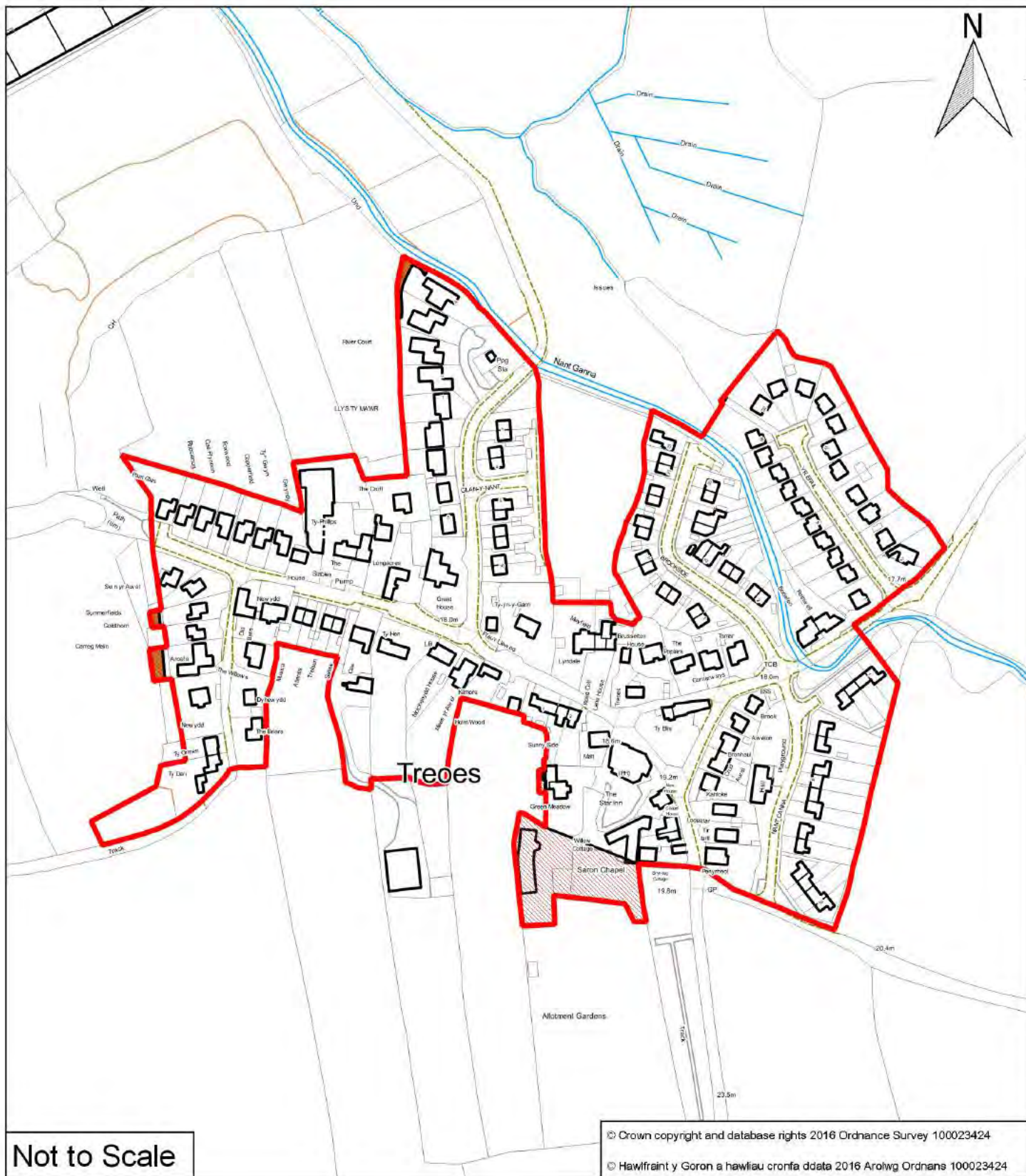
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC70 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
 (Residential Sites) - Llandow Settlement



Key:

 Limestone 2 Deletions

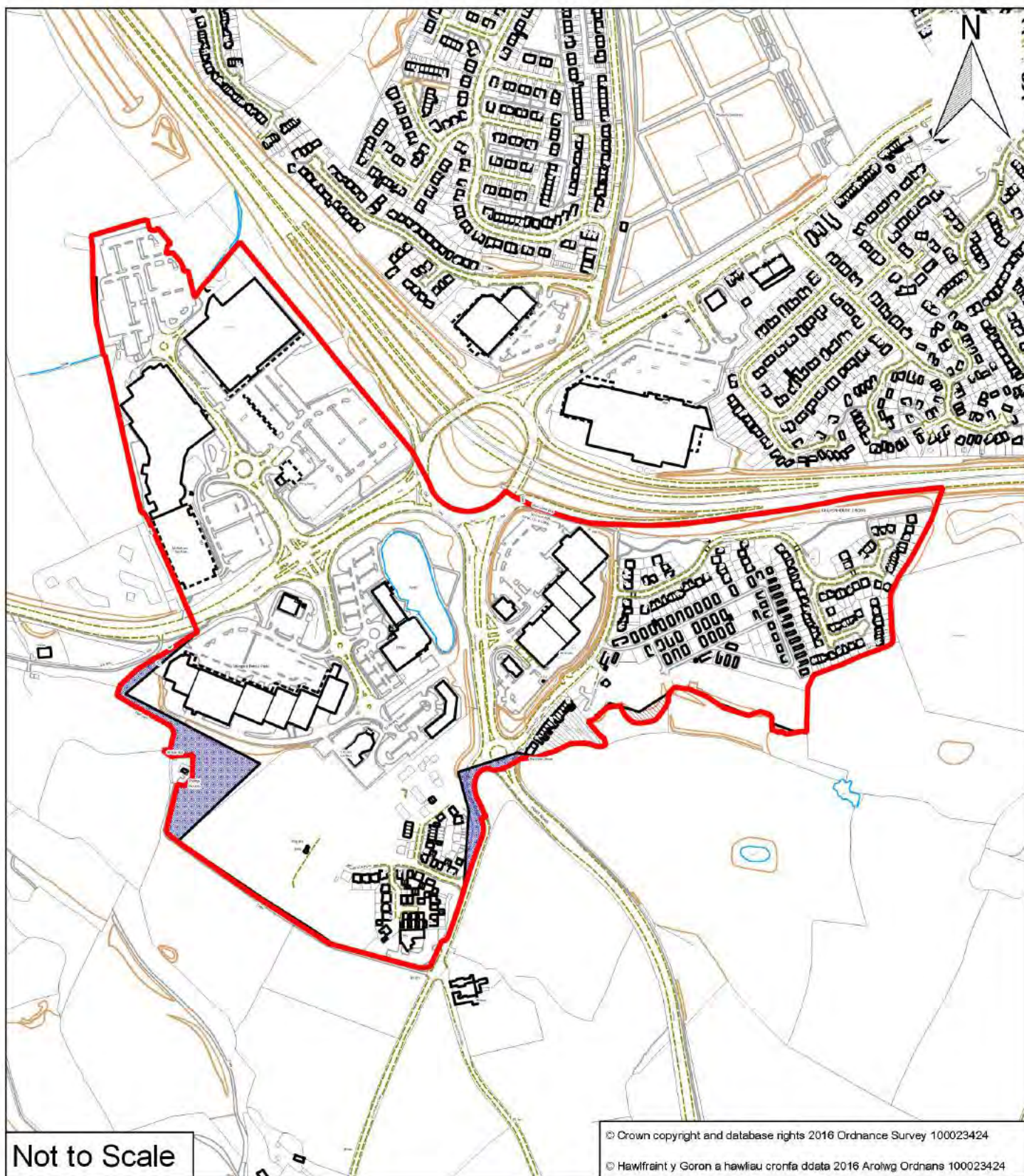
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes Map MAC71 (HS13/AP07) Proposed Minerals for Safeguarding Deletions (Residential Sites) - Treoes Settlement



Key:

- Limestone 2 Deletions
- Sand and Gravel 2 Deletions

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC72 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Culverhouse Cross Settlement



Key:

-  Limestone 1 Deletions
-  Limestone 2 Deletions

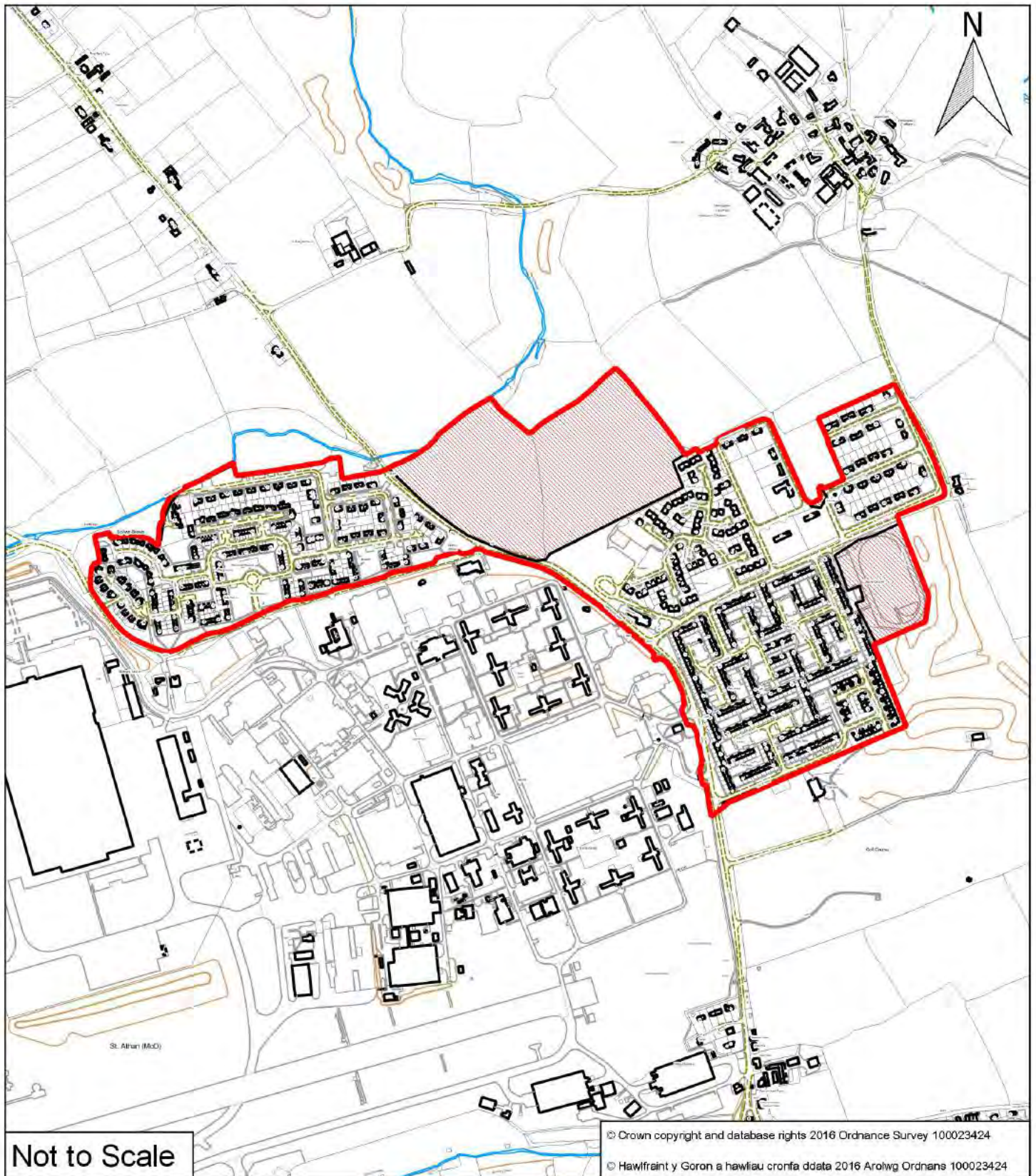
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC73 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
 (Residential Sites) - Fferm Goch Settlement



Key:

- Limestone 1 Deletions
- Limestone 2 Deletions
- Sandstone 2 Deletions

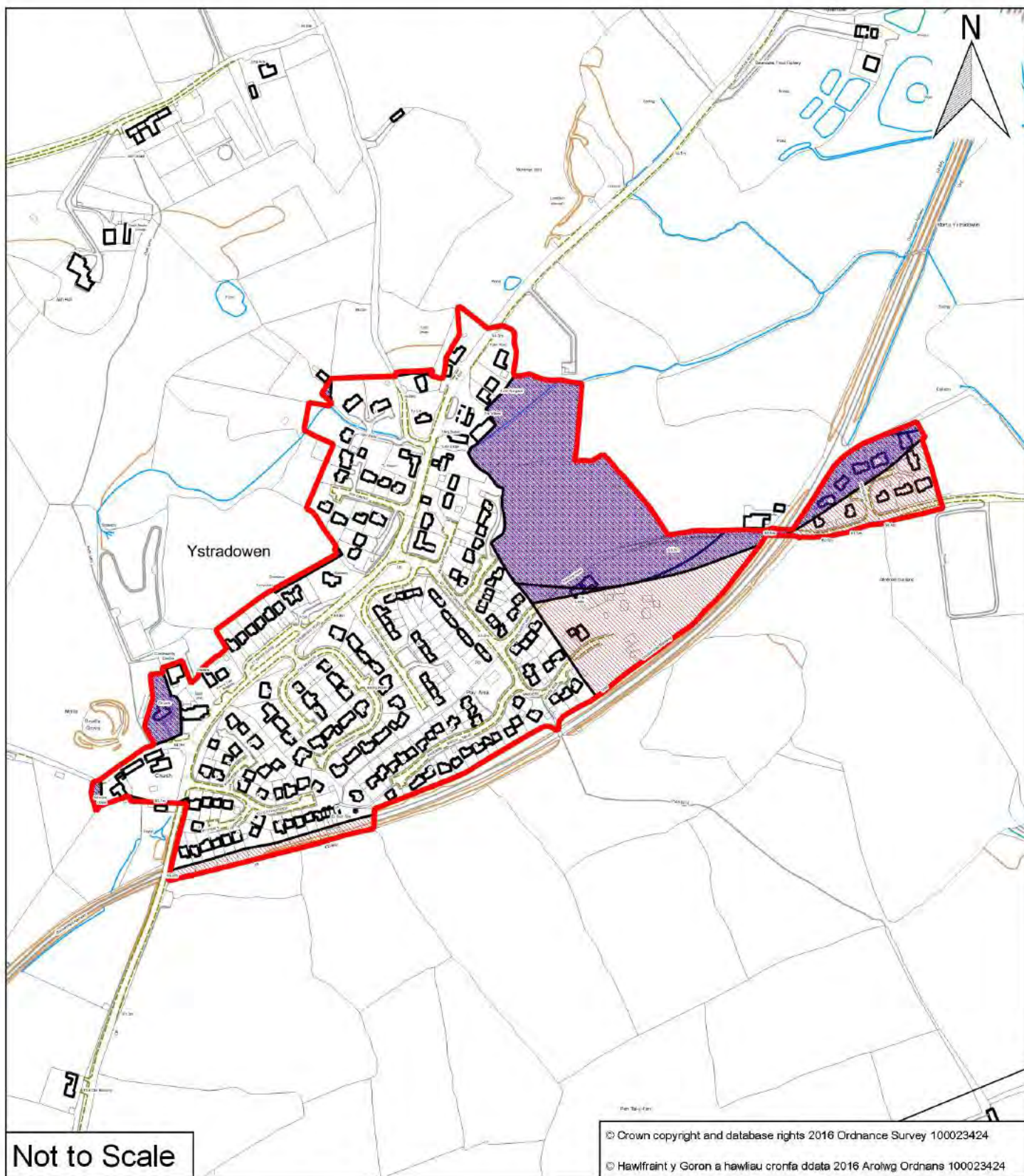
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC74 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Eglwys Brewis Settlement



Key:

 Limestone 2 Deletions

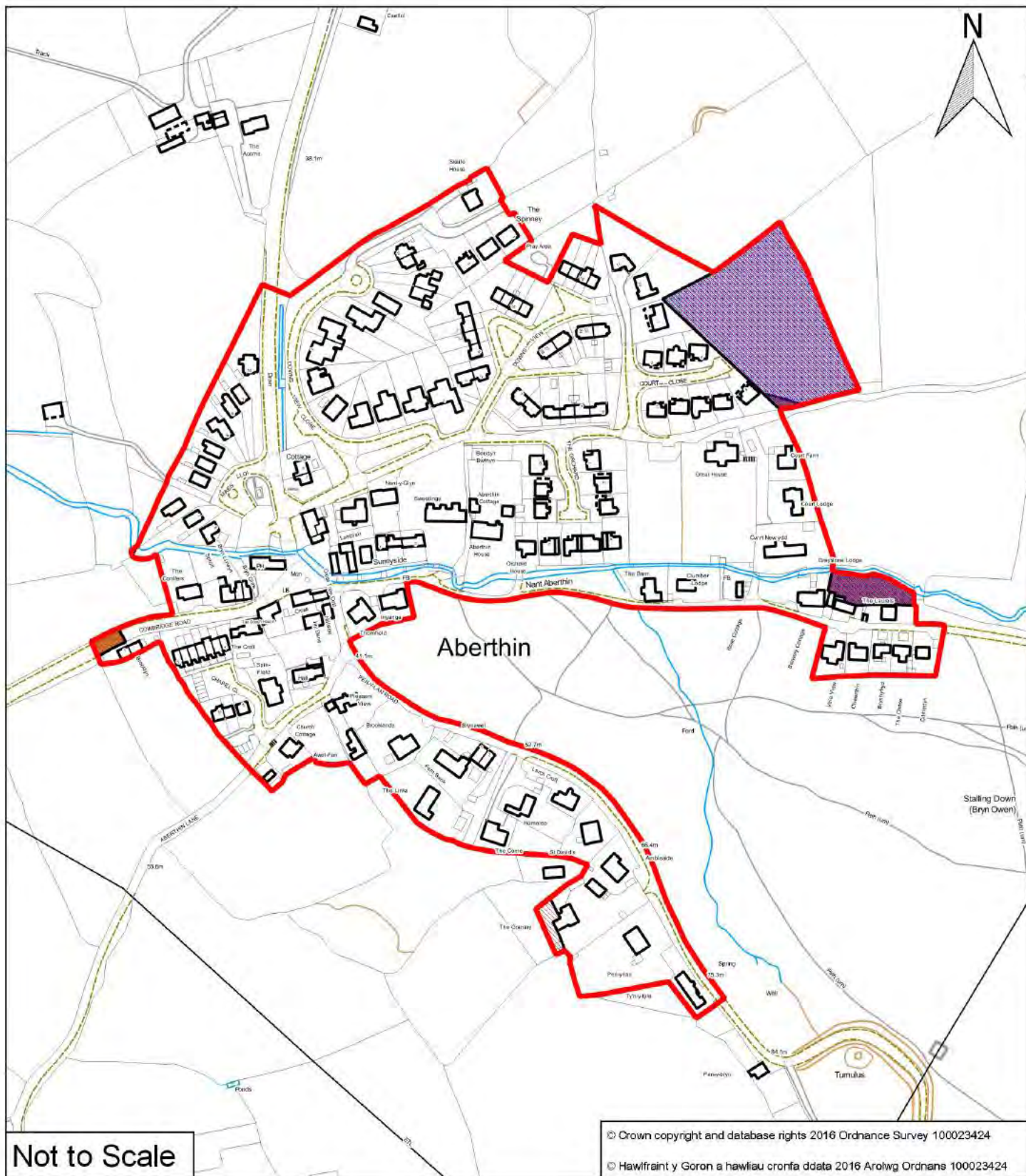
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC75 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Ystradowen Settlement



Key:

-  Limestone 1 Deletions
-  Limestone 2 Deletions

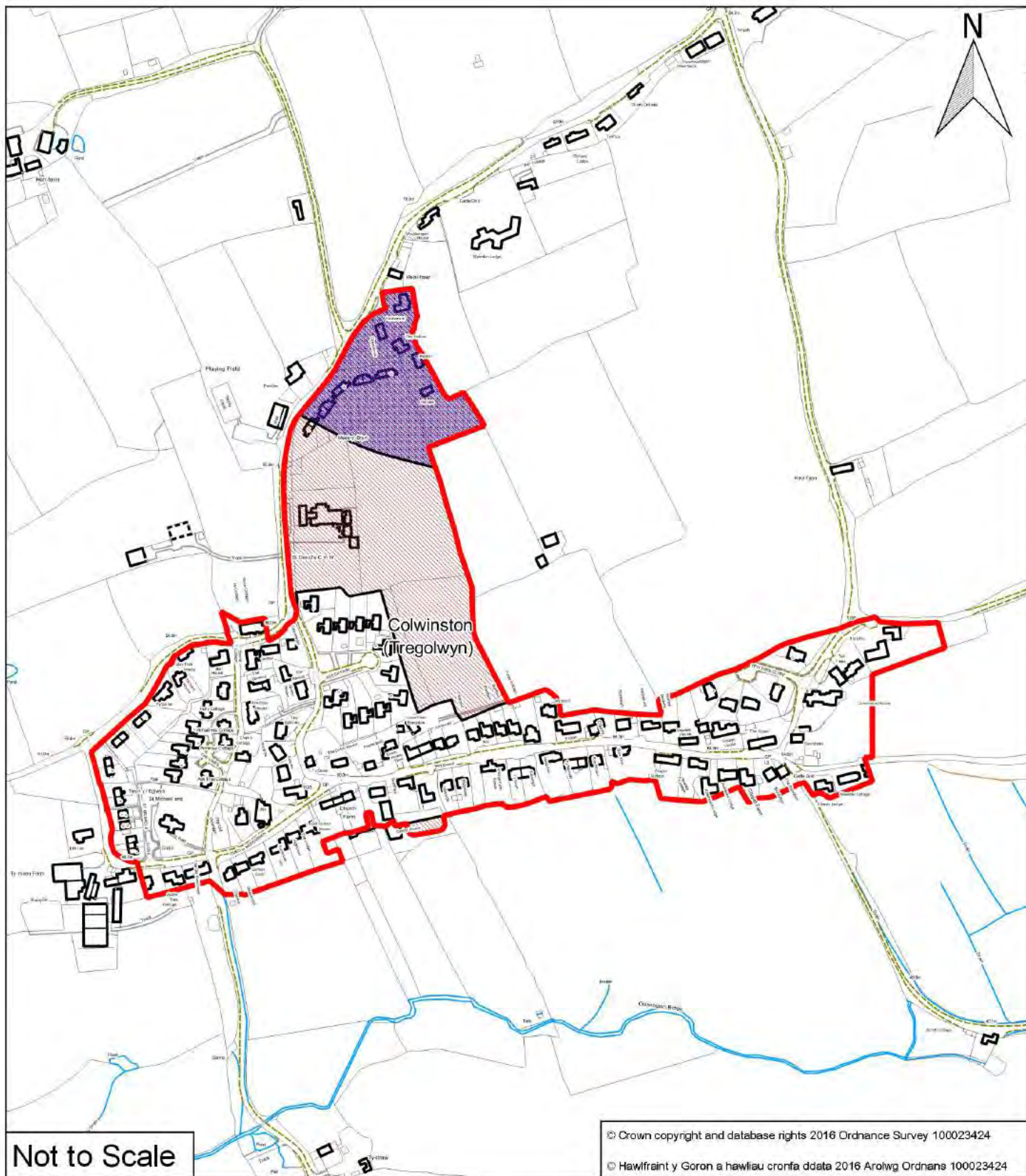
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC76 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
 (Residential Sites) - Aberthin Settlement



Key:

- Limestone 1 Deletions
- Sand and Gravel 2 Deletions
- Limestone 2 Deletions

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC77 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Colwinston Settlement



Key:

-  Limestone 1 Deletions
-  Limestone 2 Deletions

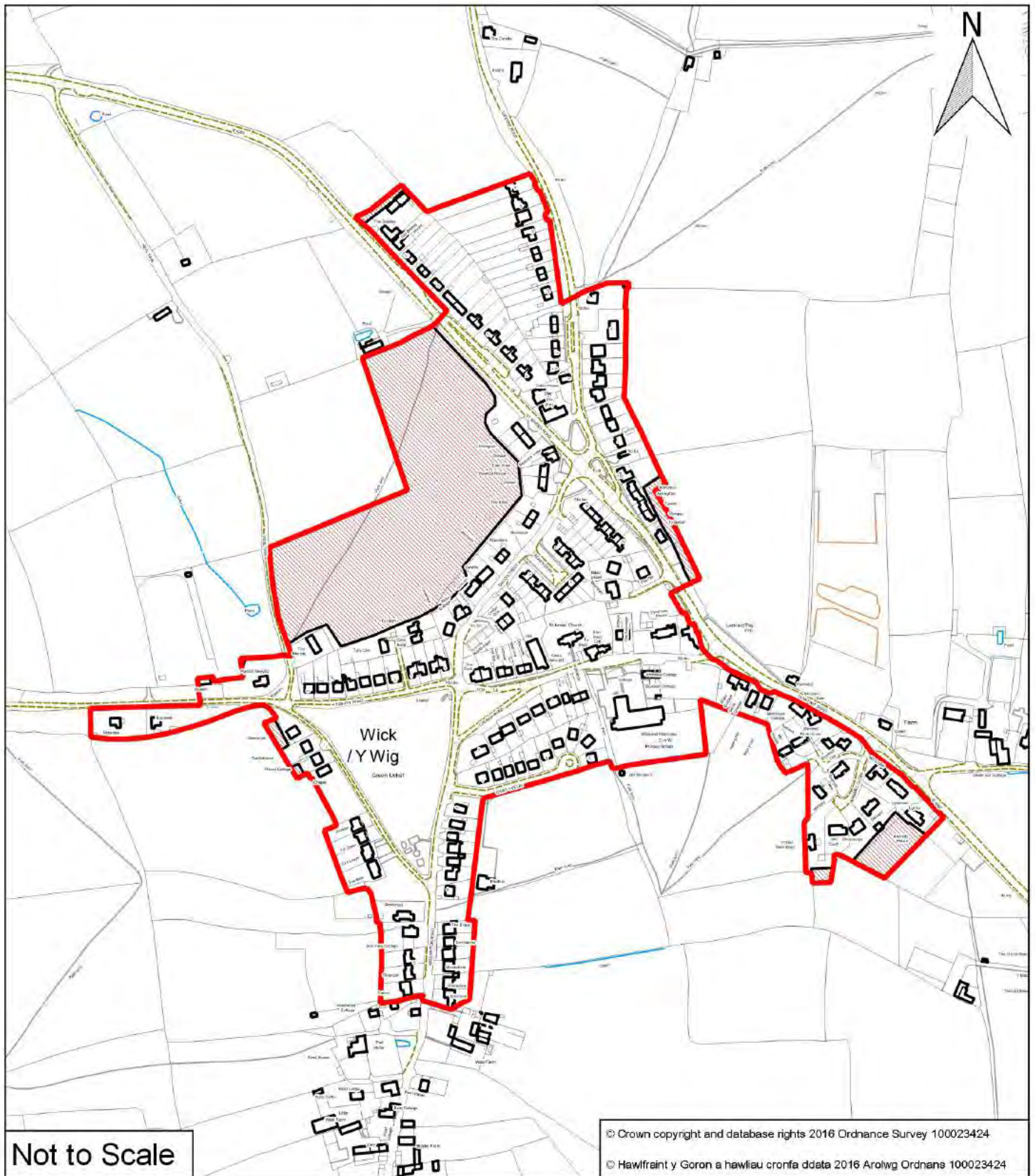
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC78 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
 (Residential Sites) - Ogmore-by-Sea Settlement



Key:

- Limestone 1 Deletions
- Limestone 2 Deletions

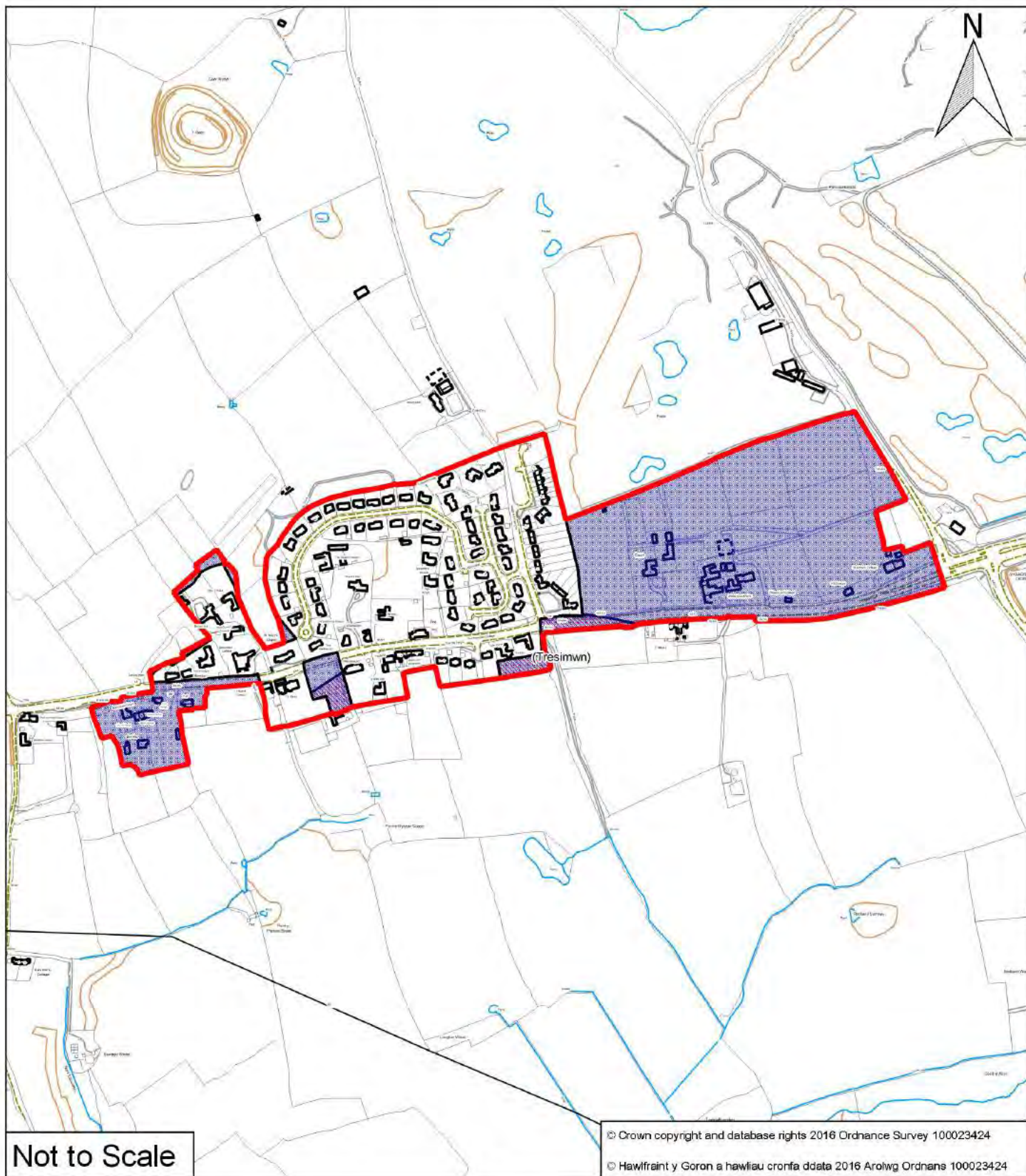
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC79 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Wick Settlement



Key:

 Limestone 2 Deletions

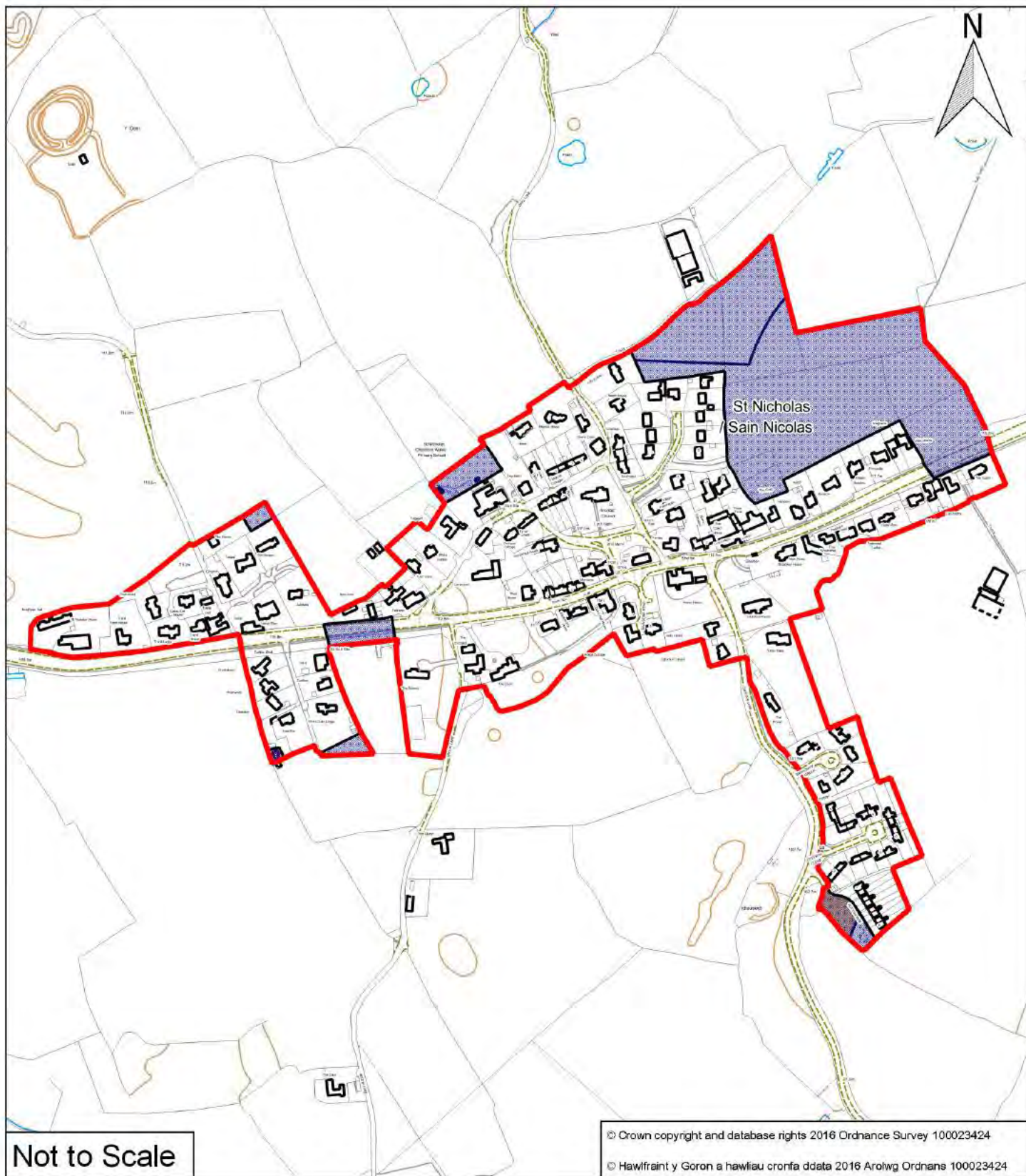
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC80 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Bonvilston Settlement



Key:

 Limestone 1 Deletions  Limestone 2 Deletions

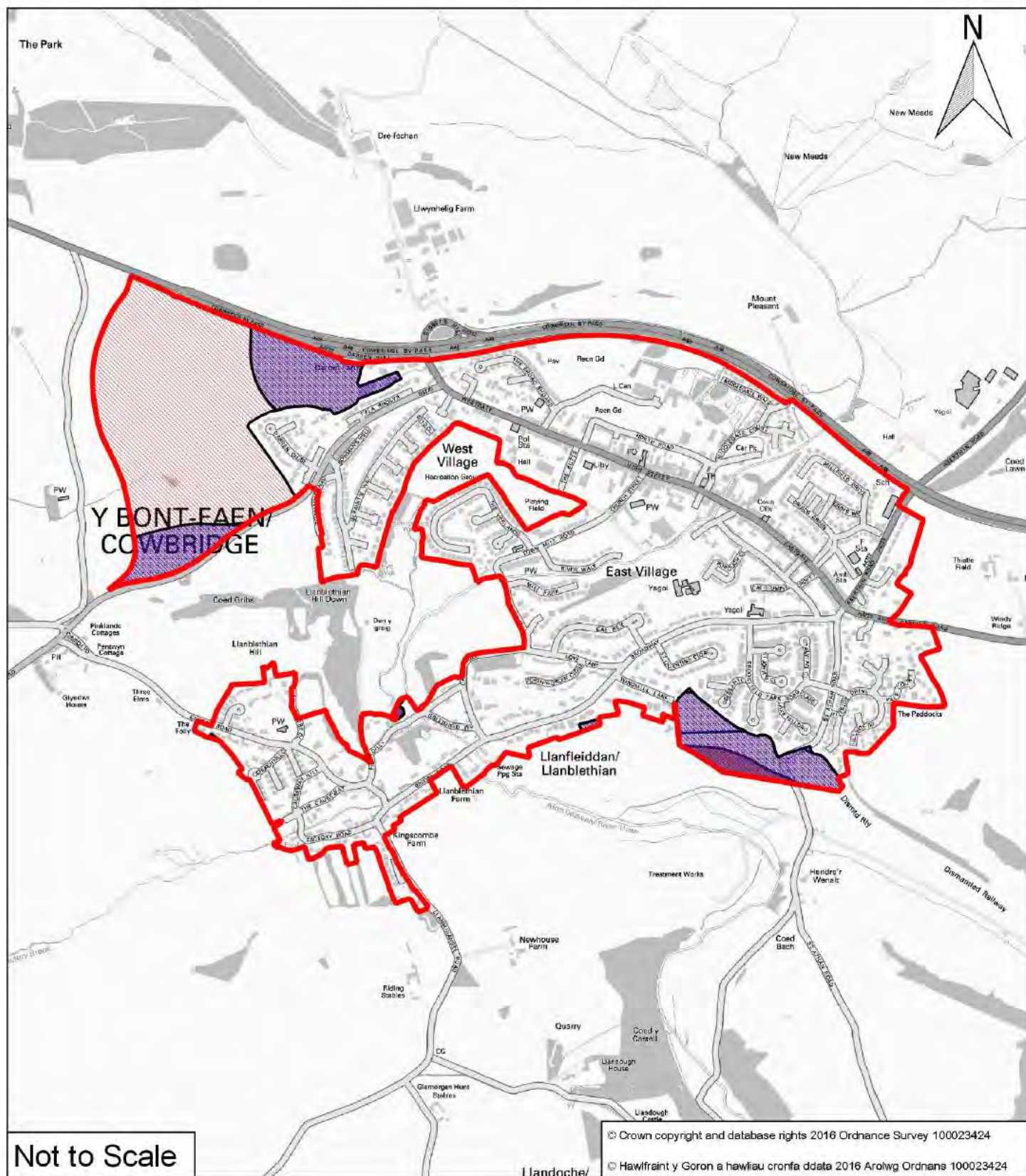
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC81 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
 (Residential Sites) - St. Nicholas Settlement



Key:

- Limestone 1 Deletions
- Limestone 2 Deletions
- Sand and Gravel 1 Deletions

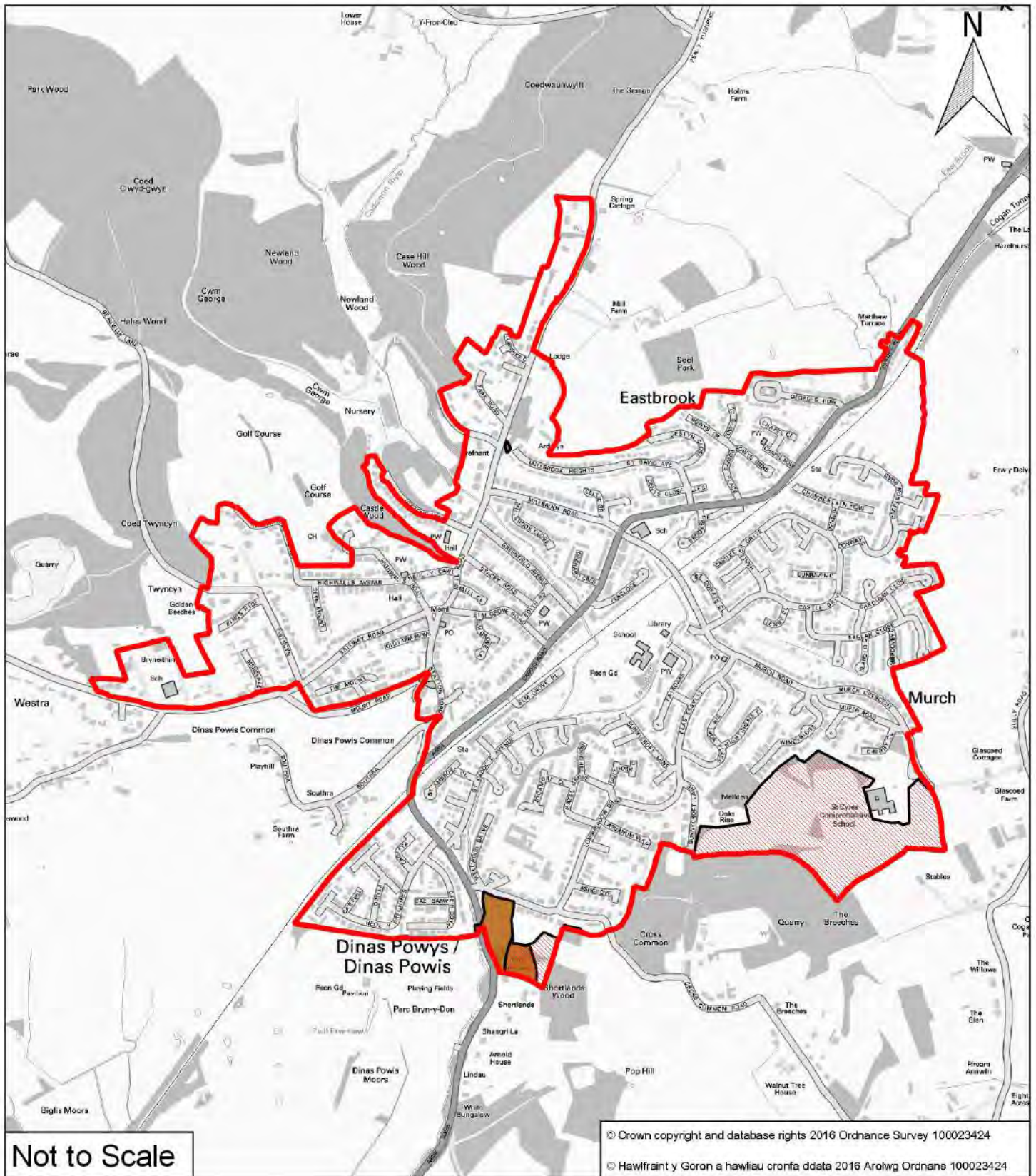
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes Map MAC82 (HS13/AP07) Proposed Minerals for Safeguarding Deletions (Residential Sites) - Cowbridge Settlement



Key:

- Limestone 1 Deletions
- Limestone 2 Deletions
- Sand and Gravel 2 Deletions

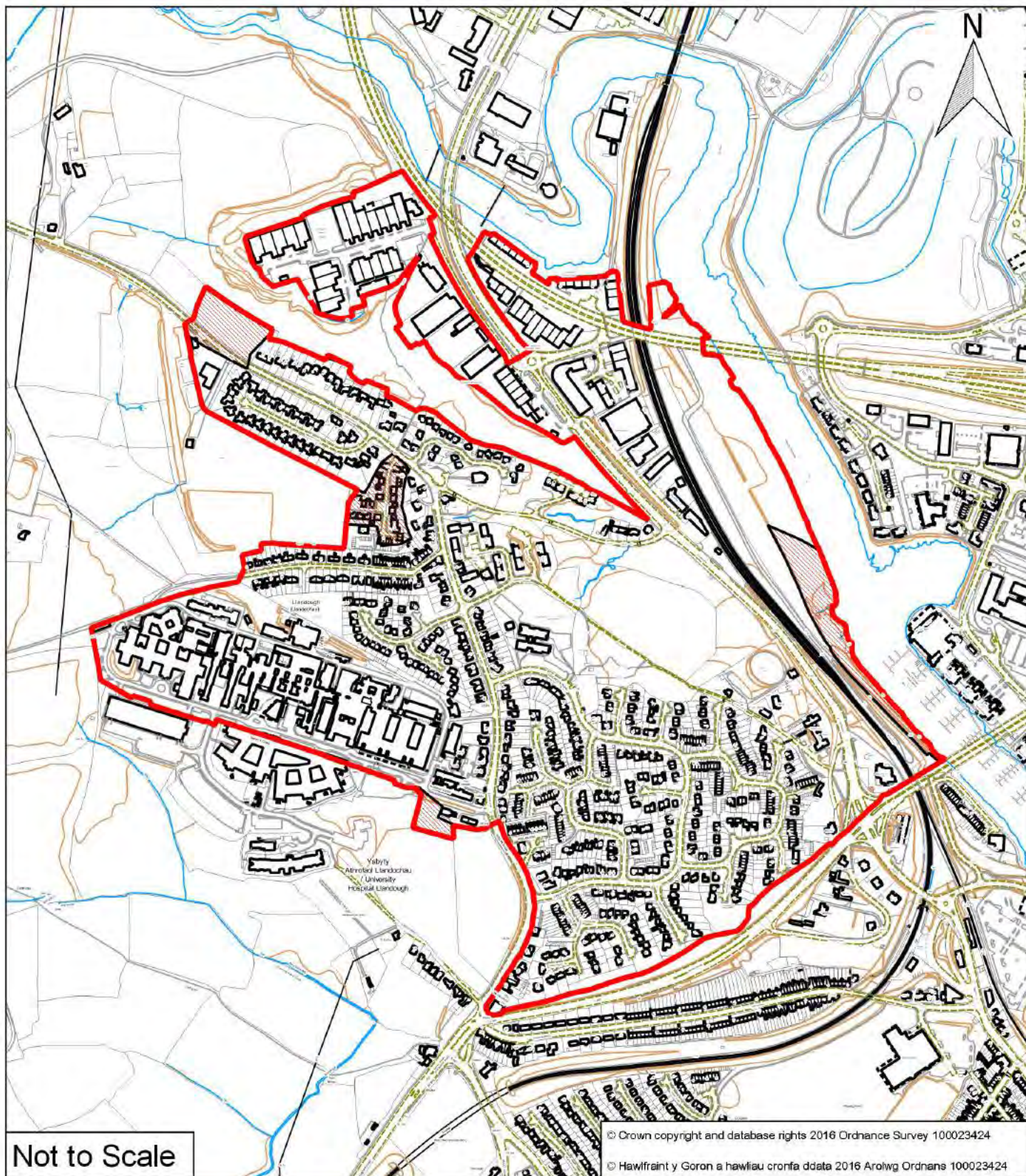
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes Map MAC83 (HS13/AP07) Proposed Minerals for Safeguarding Deletions (Residential Sites) - Dinas Powys Settlement



Key:

- Limestone 2 Deletions
- Sand and Gravel 2 Deletions

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC84 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Llandough Settlement



Key:

 Limestone 2 Deletions

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes Map MAC85 (HS13/AP07) Proposed Minerals for Safeguarding Deletions (Residential Sites) - Llantwit Major Settlement

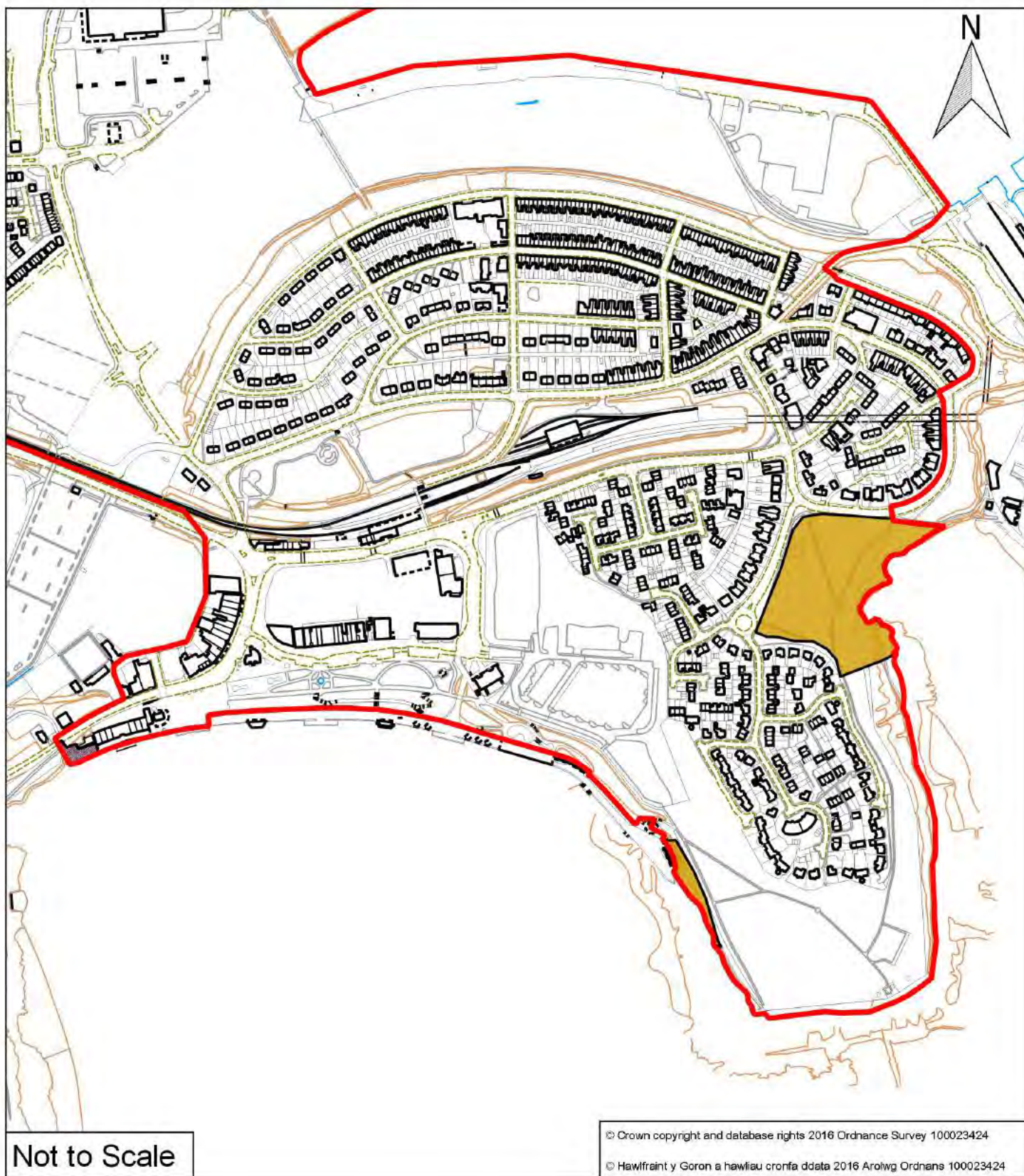


Not to Scale

Key:

- Limestone 2 Deletions
- Sand and Gravel 2 Deletions

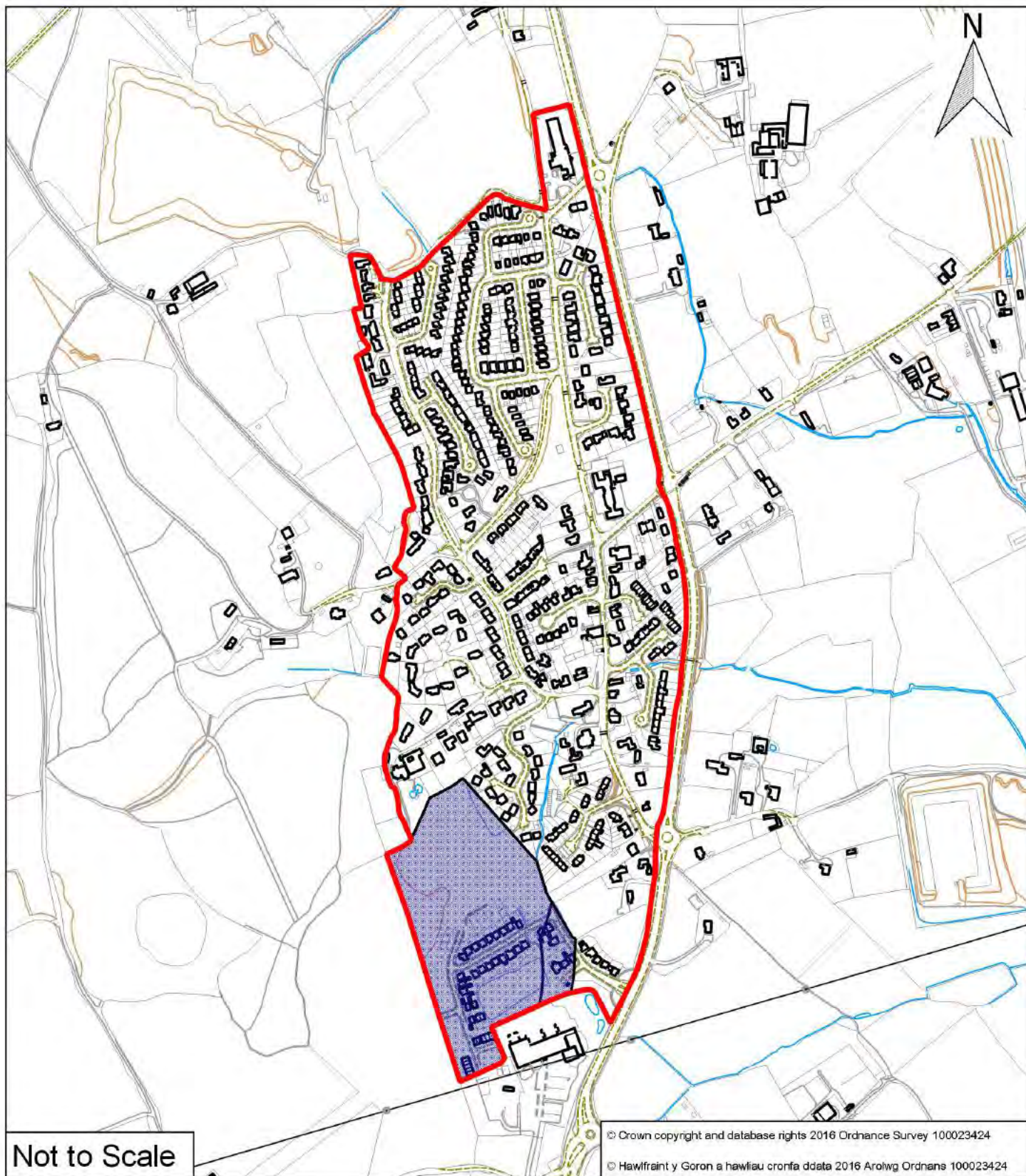
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC86 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Barry Settlement



Key:

- Limestone 1 Deletions
- Limestone 2 Deletions
- Sand and Gravel 1 Deletions

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC87 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Wenvoe Settlement



Not to Scale

Key:

 Limestone 1 Deletions

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes Map MAC88 (HS13/AP07) Proposed Minerals for Safeguarding Deletions (Residential Sites) - Penarth Settlement



Key:

- Limestone 2 Deletions
- Sand and Gravel 2 Deletions

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes

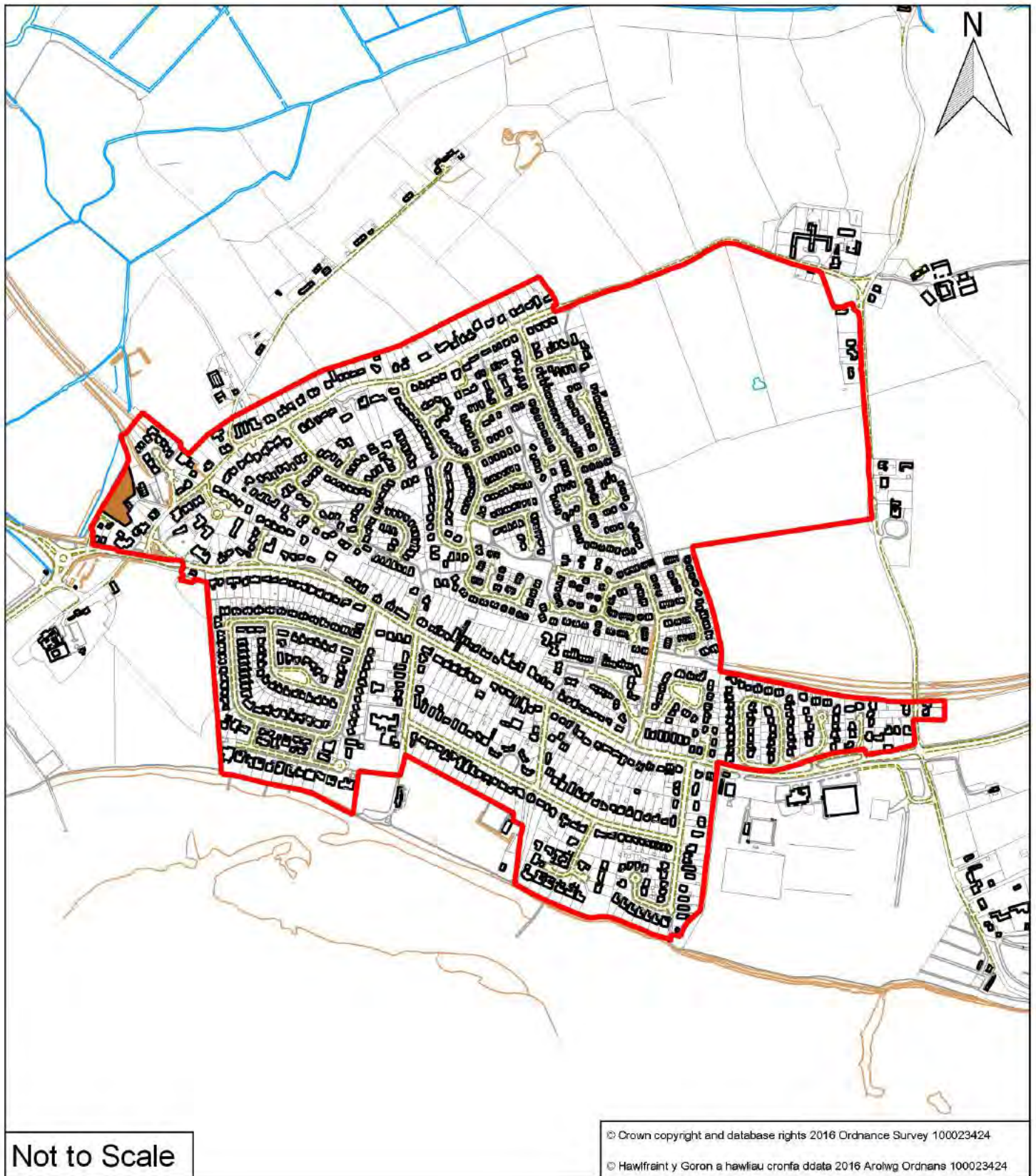
Map MAC89 (HS13/AP07) Proposed Minerals for Safeguarding Deletions (Residential Sites) - Rhoose Settlement



Key:

 Limestone 2 Deletions

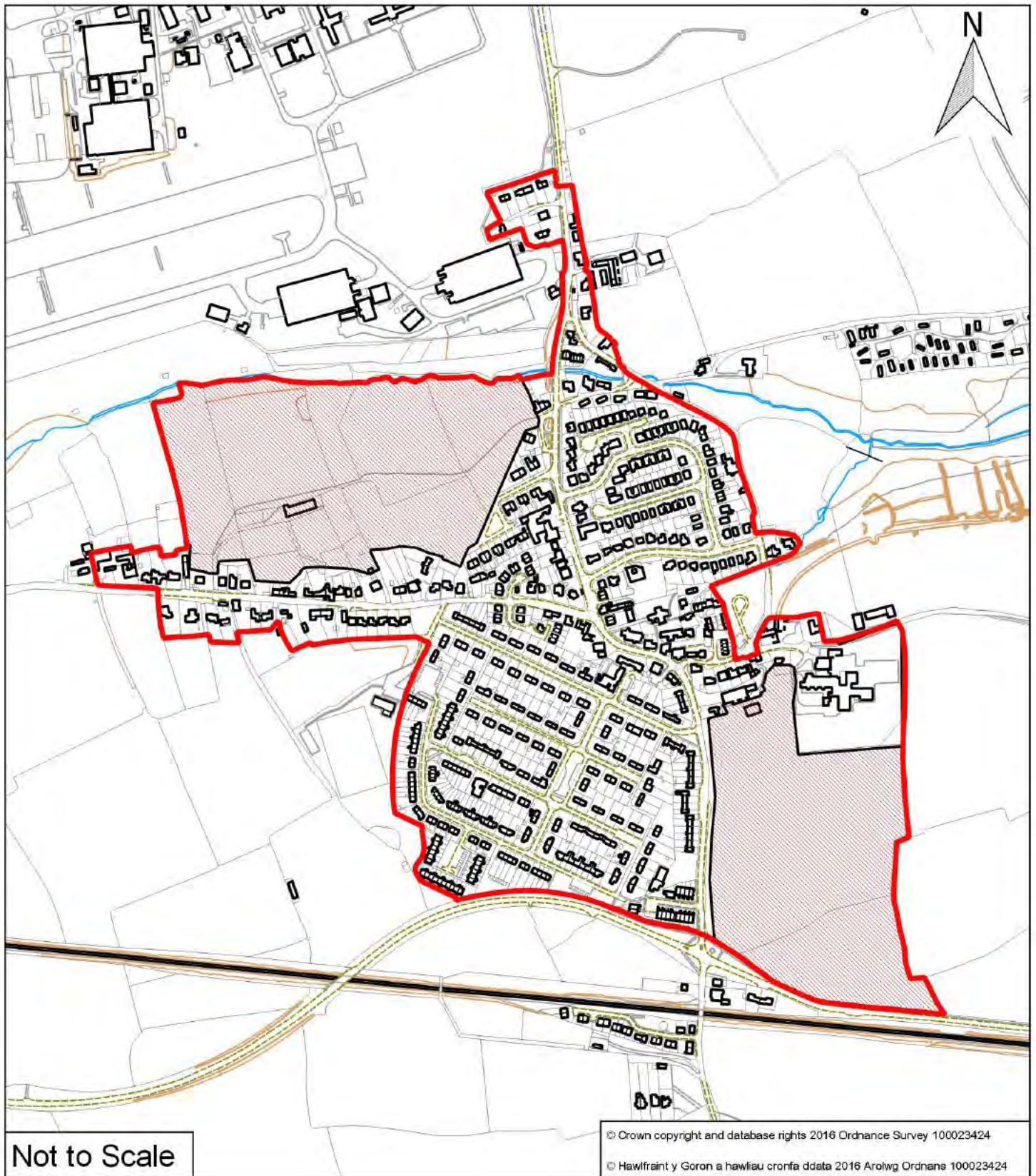
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC90 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Sully Settlement



Key:

 Sand and Gravel 2 Deletions

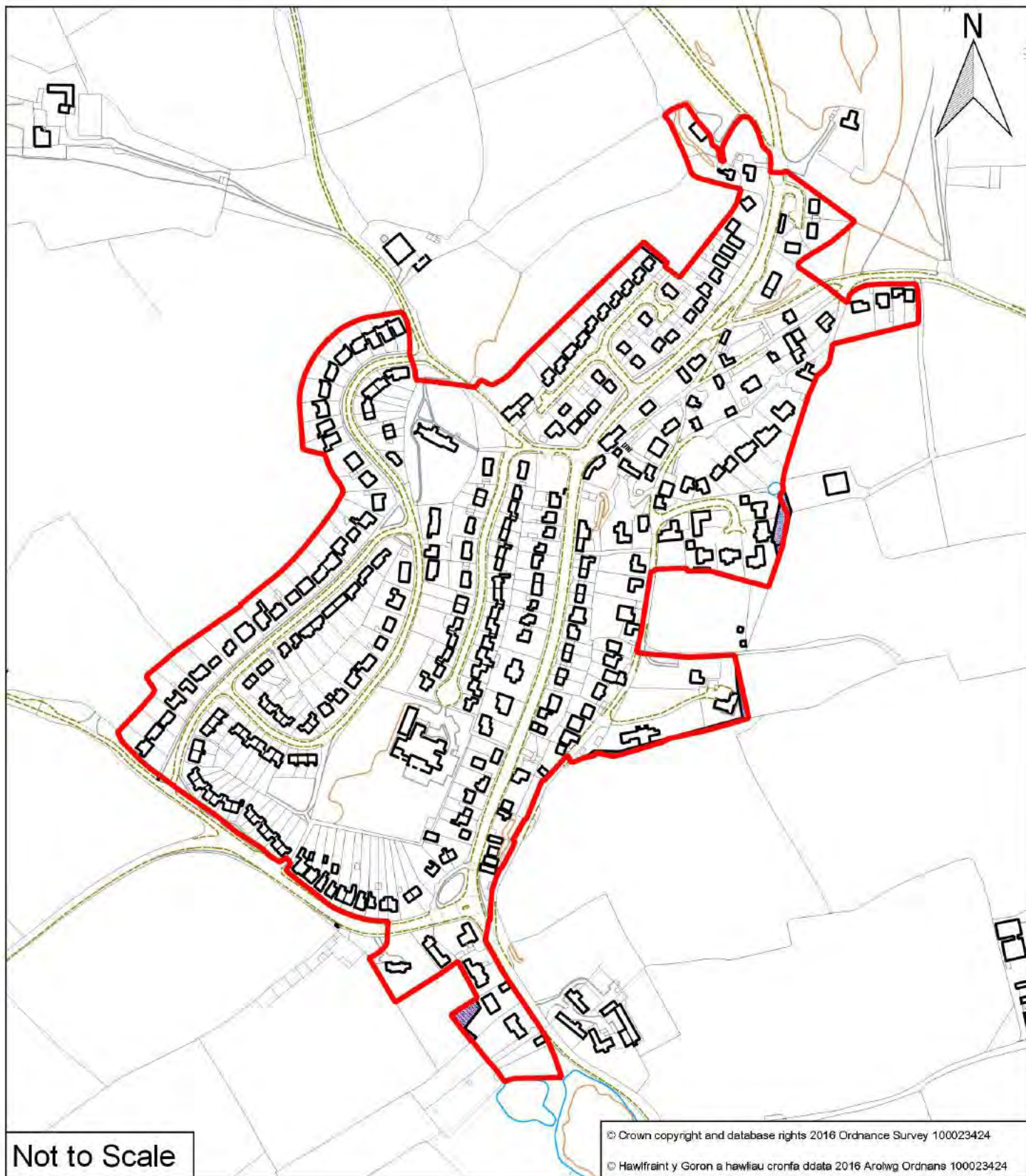
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC91 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - St. Athan Settlement



Key:

 Limestone 2 Deletions

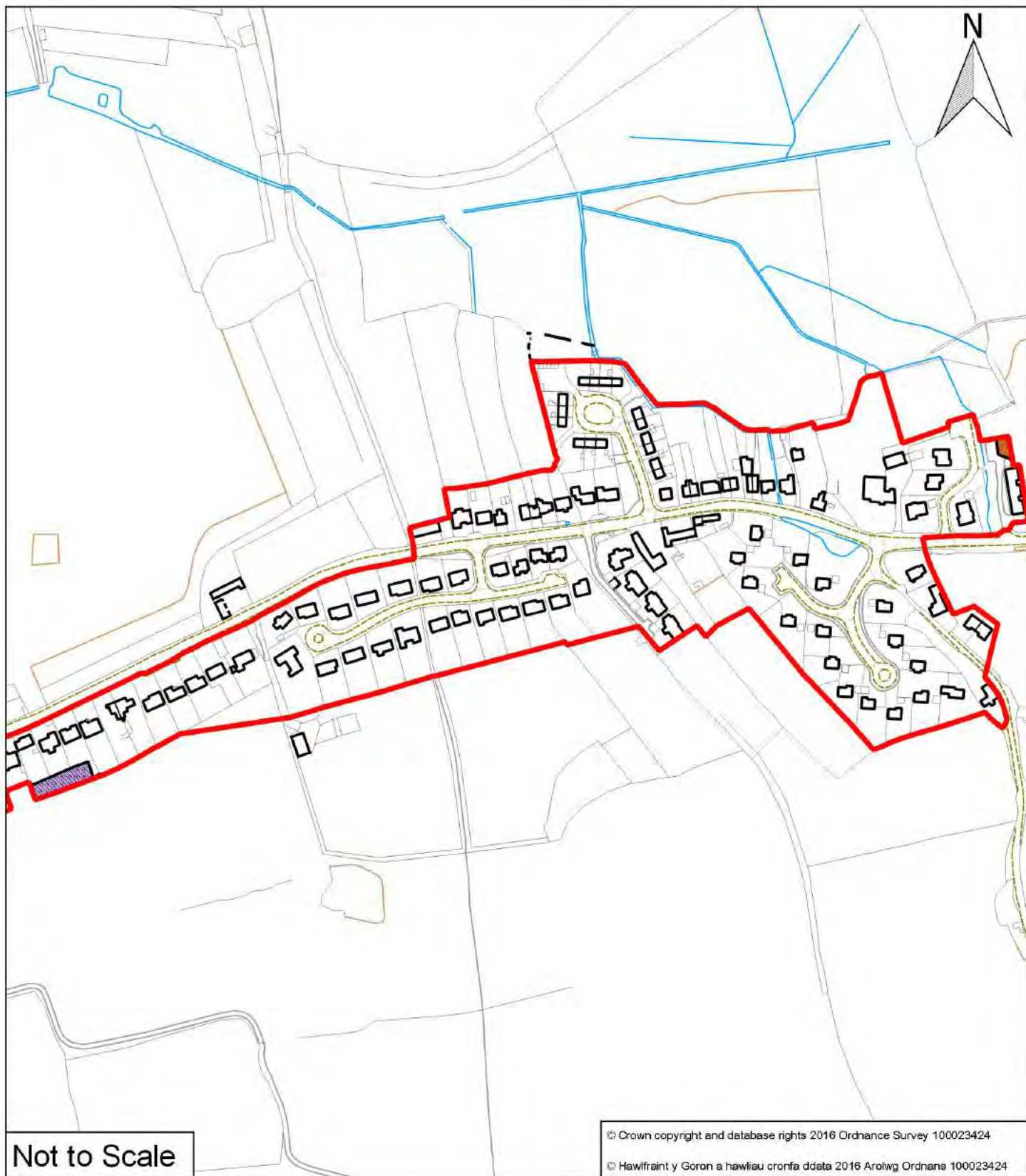
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC92 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - St Brides Major Settlement



Key:

-  Limestone 1 Deletions
-  Limestone 2 Deletions

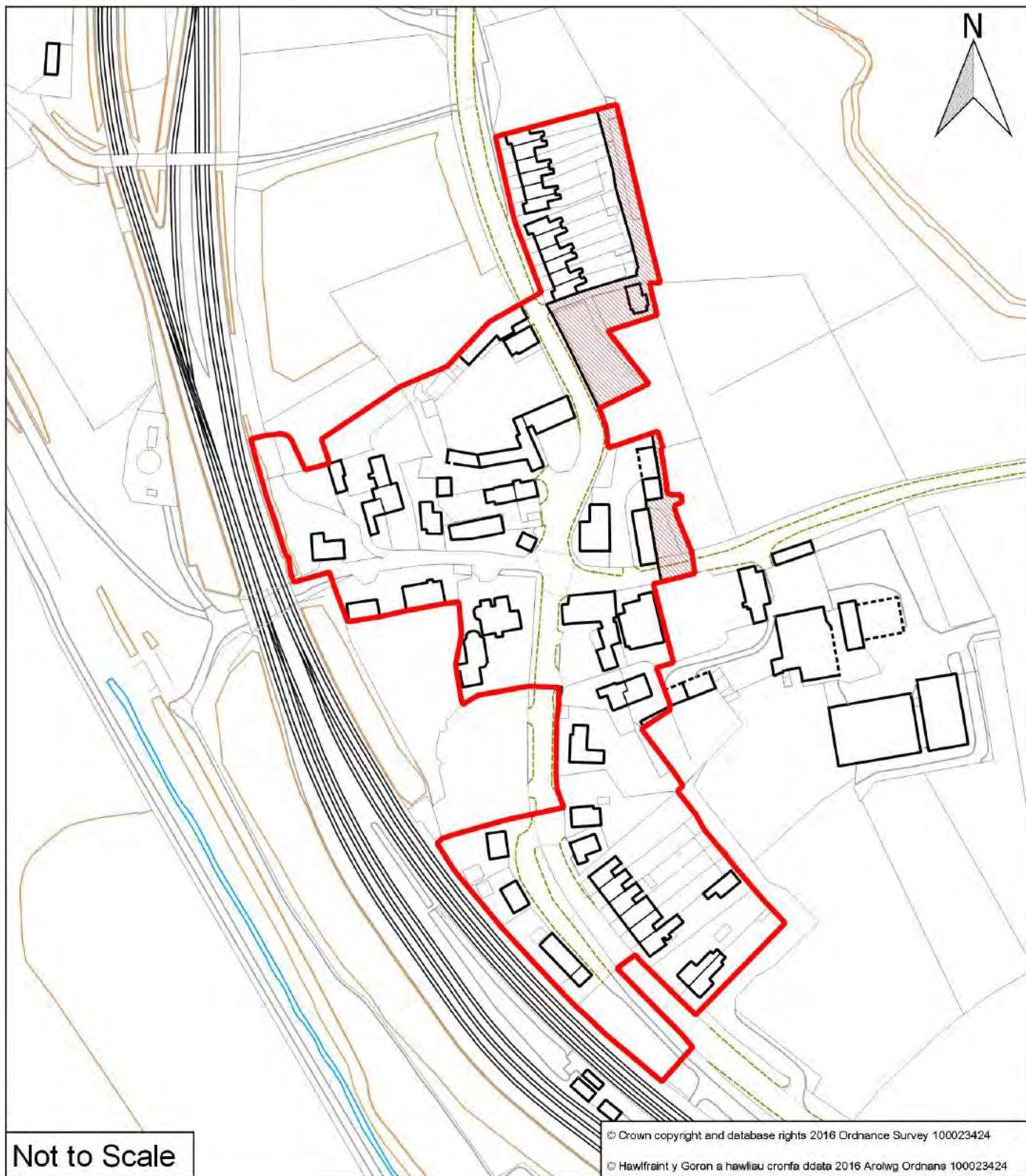
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC93 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Corntown Settlement



Key:

-  Limestone 1 Deletions
-  Limestone 2 Deletions
-  Sand and Gravel 2 Deletions

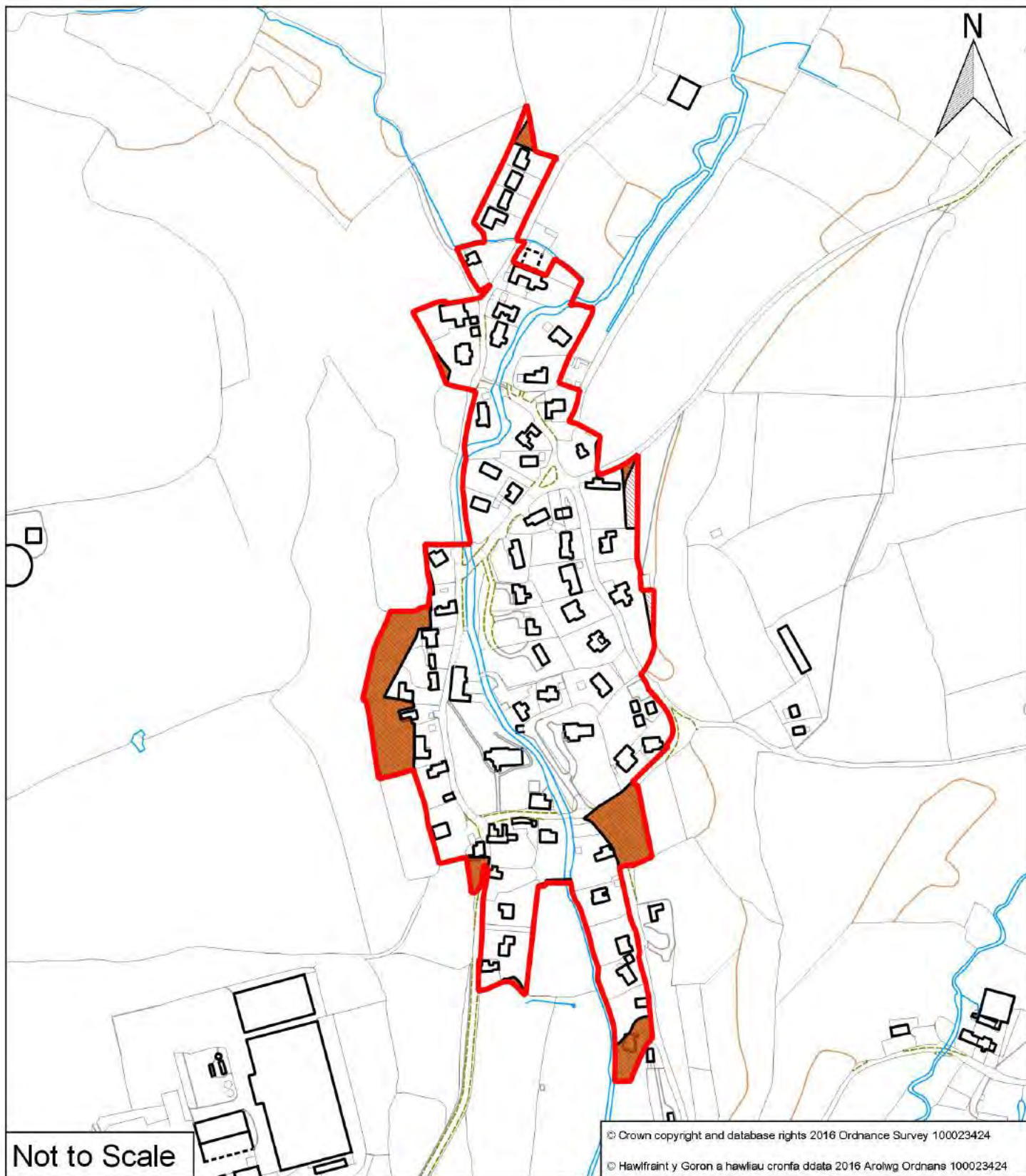
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC94 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - East Aberthaw Settlement



Key:

 Limestone 2 Deletions

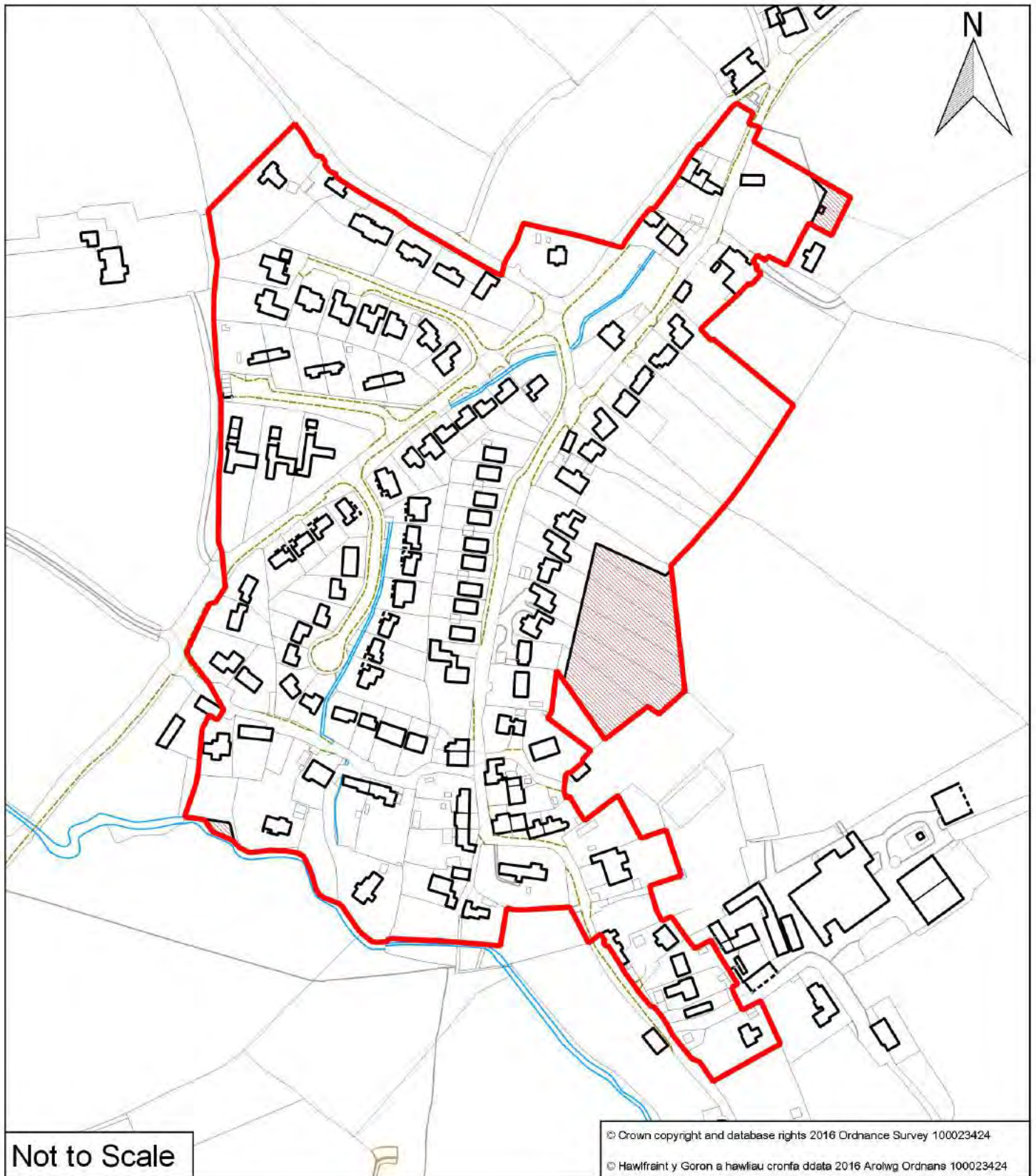
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC95 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Llancarfan Settlement



Key:

-  Limestone 2 Deletions
-  Sand and Gravel 2 Deletions

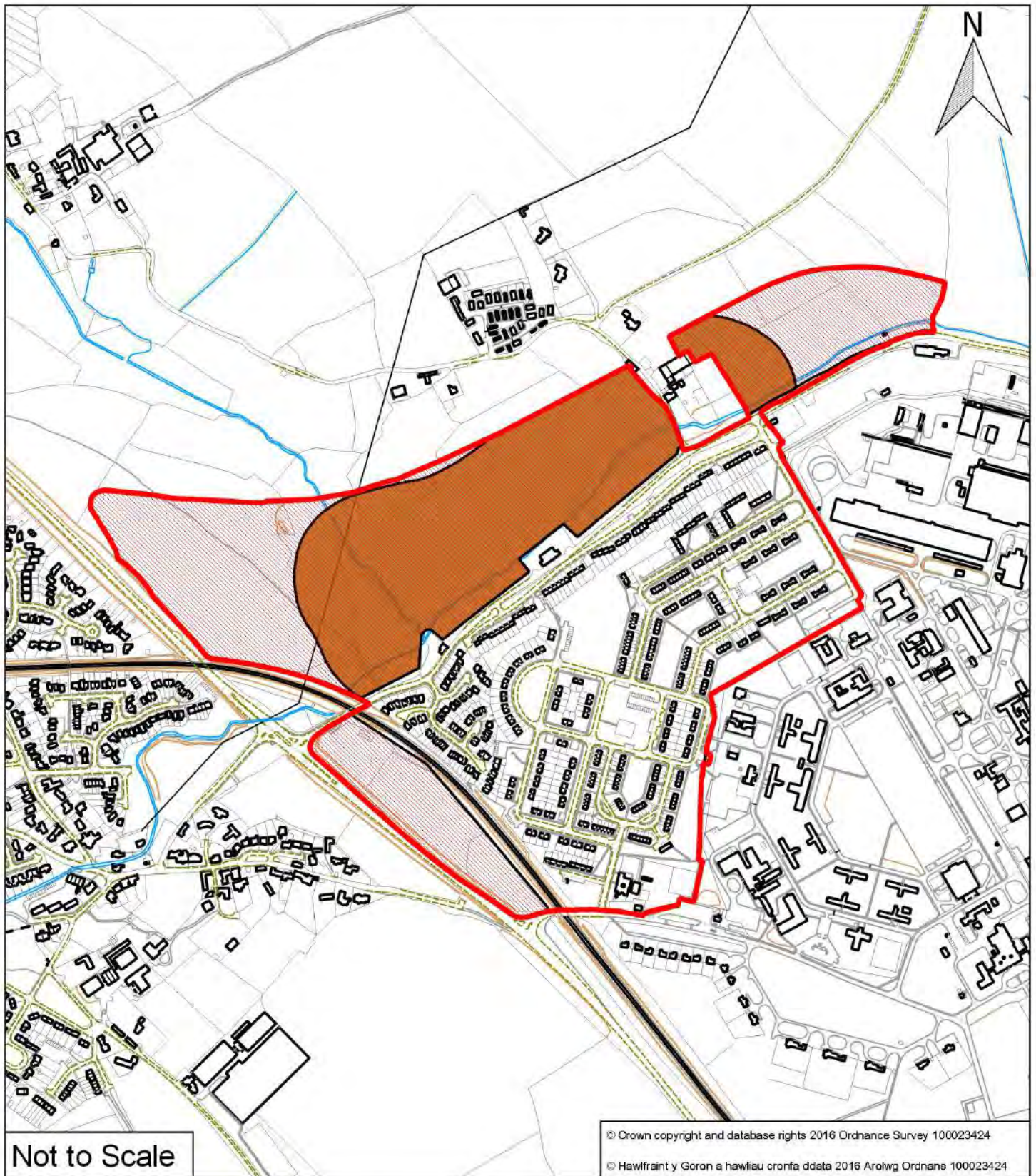
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC96 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Llanmaes Settlement



Key:

 Limestone 2 Deletions

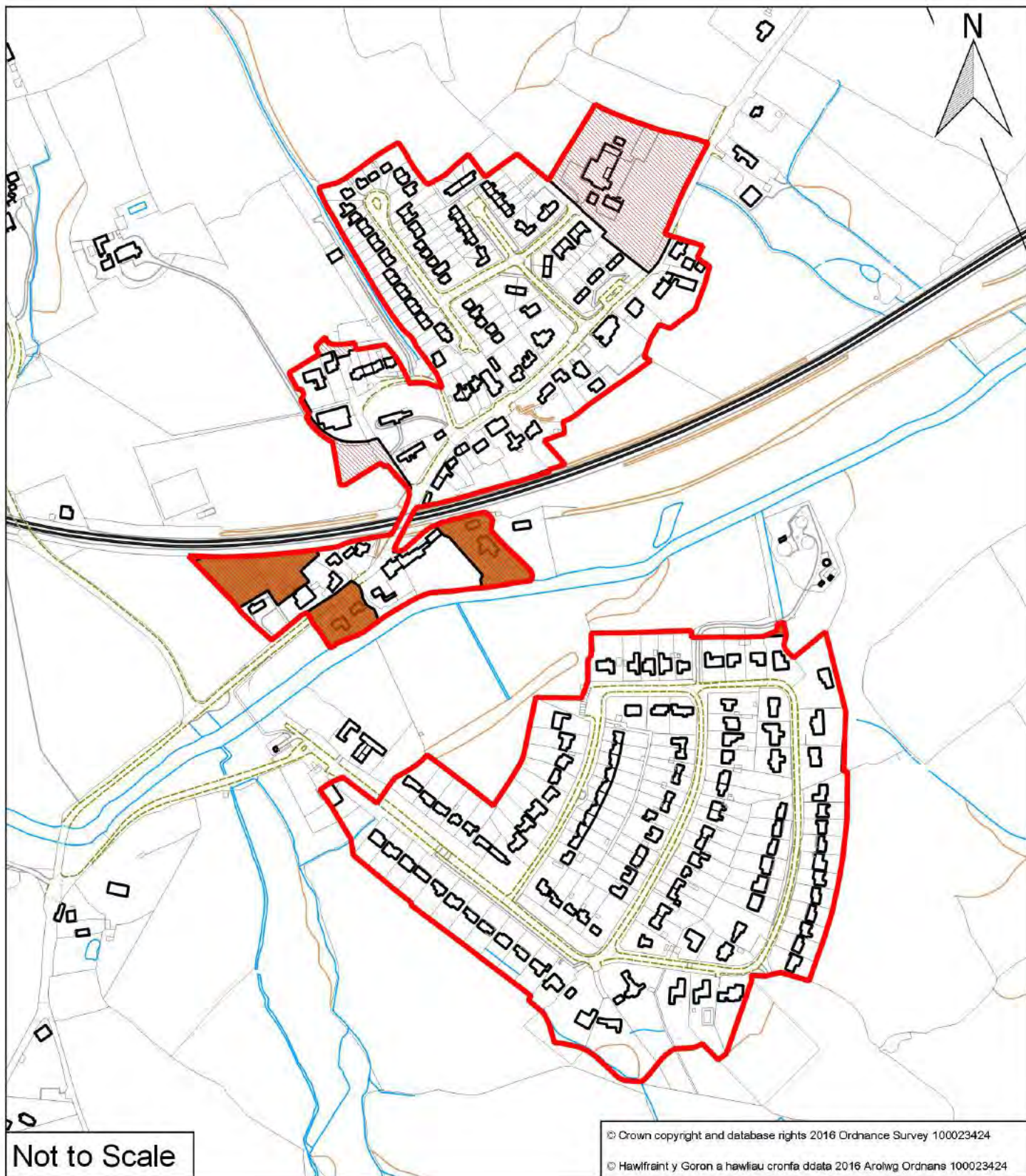
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC97 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Llantwit Major 2 Settlement



Key:

 Limestone 2 Deletions  Sand and Gravel 2 Deletions

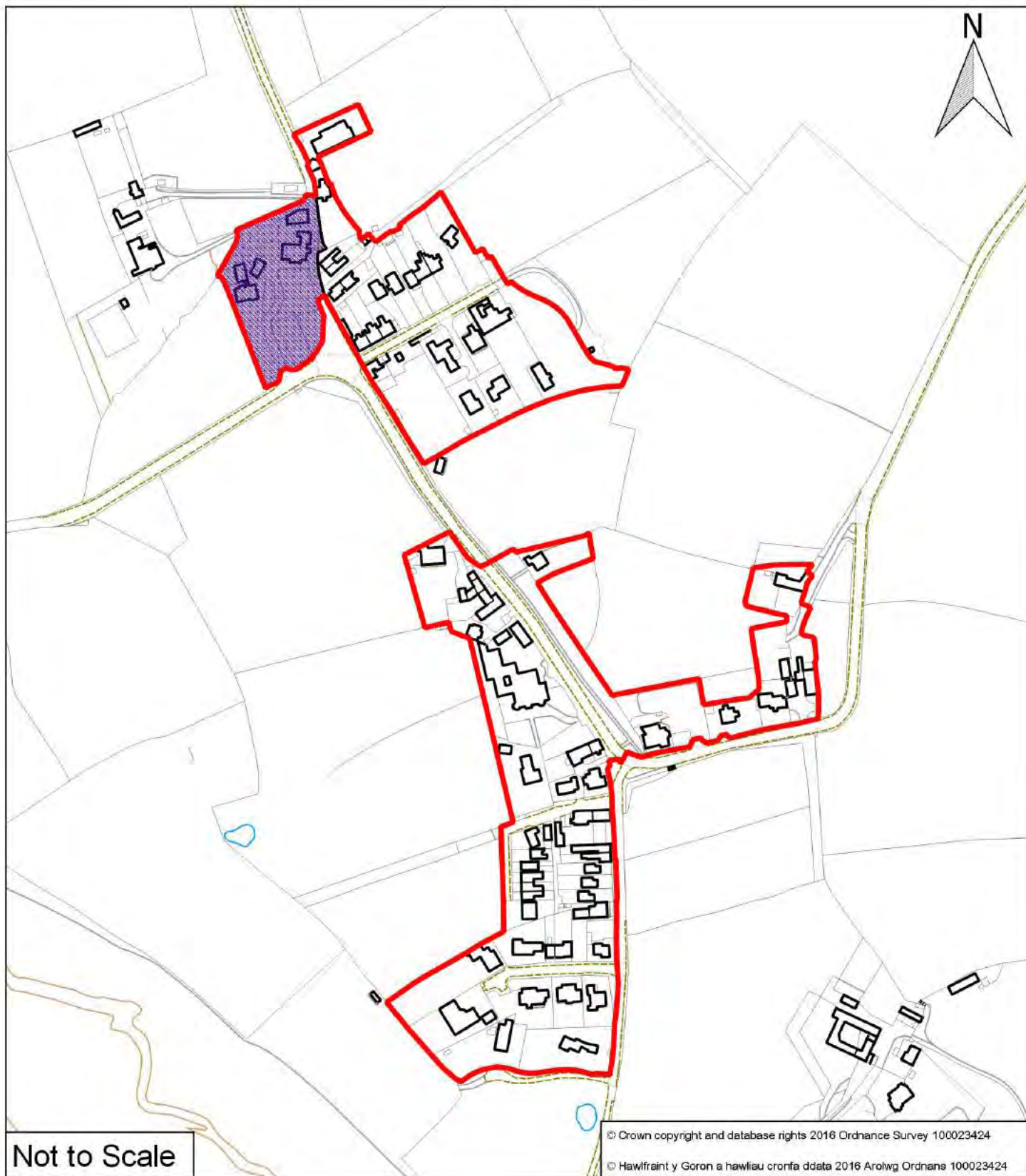
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC98 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Peterston-super-Ely Settlement



Key:

-  Limestone 2 Deletions
-  Sand and Gravel 2 Deletions

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC99 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Southerndown Settlement



Key:

-  Limestone 1 Deletions
-  Limestone 2 Deletions

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC100 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Ewenny Settlement



Key:

 Limestone 1 Deletions


Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC101 (HS13/AP07) Proposed Minerals for Safeguarding Deletions
(Residential Sites) - Gypsy and Traveller Site, Llangan



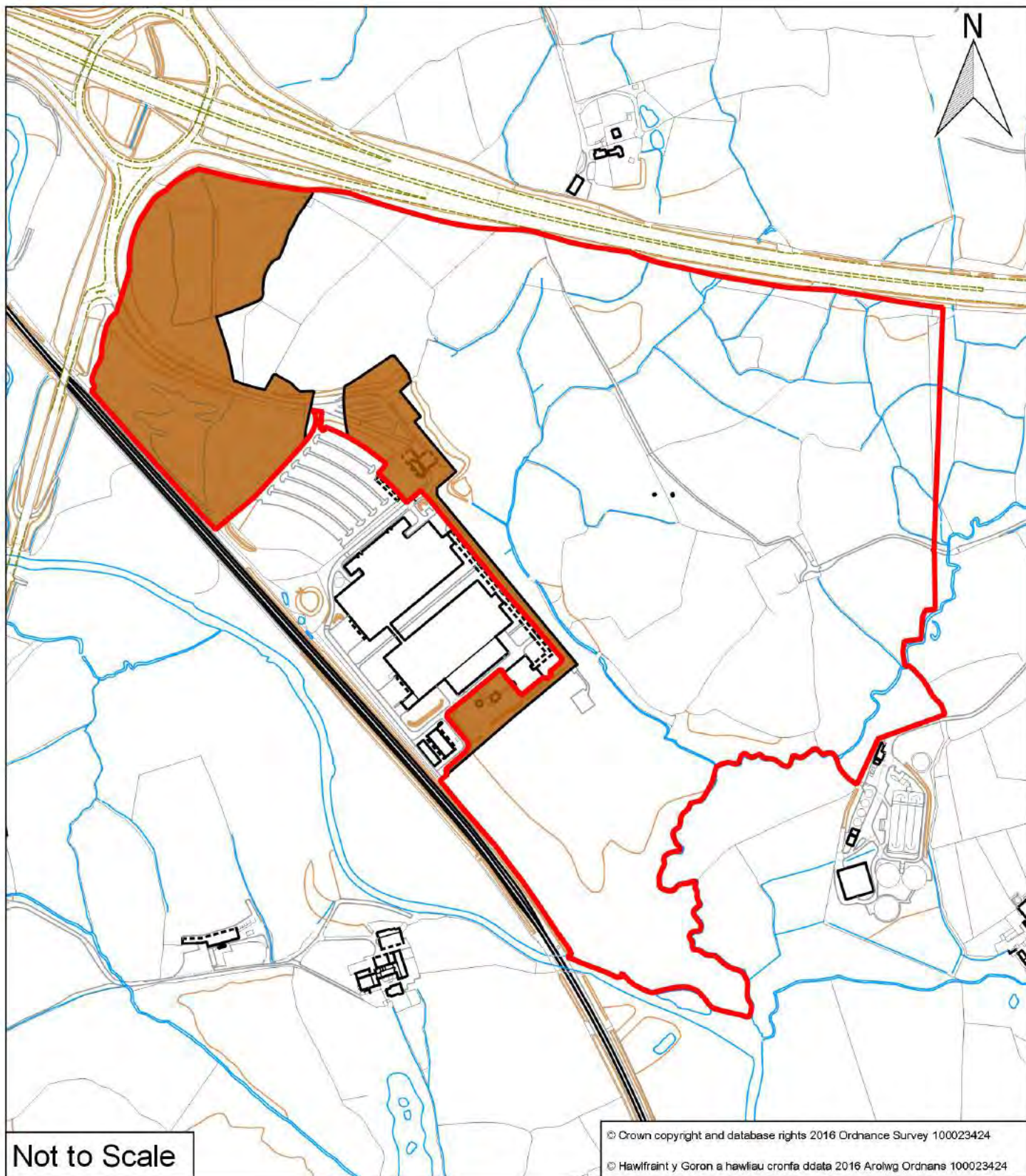
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Key:

 Limestone 2 Deletions

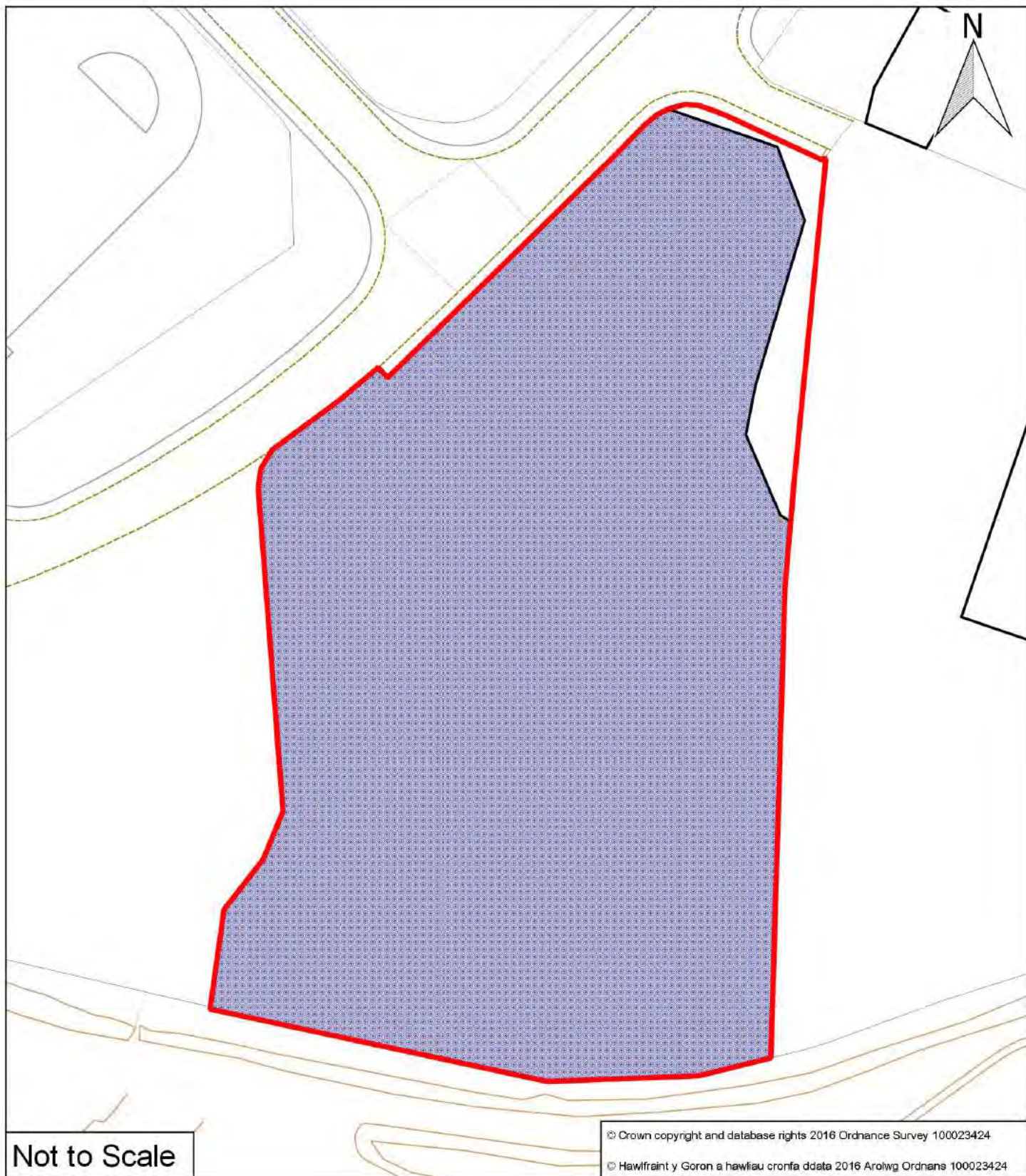
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC102 (HS13/AP08) Proposed Minerals for Safeguarding Deletions
(Employment Sites) - Land to the South of Junction 34 M4 Hensol




Key:

 Sand and Gravel 2 Deletions

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC104 (HS13/AP08) Proposed Minerals for Safeguarding Deletions
(Employment Sites) - Plot D, Atlantic Trading Estate



Key:

 Limestone 1 Deletions

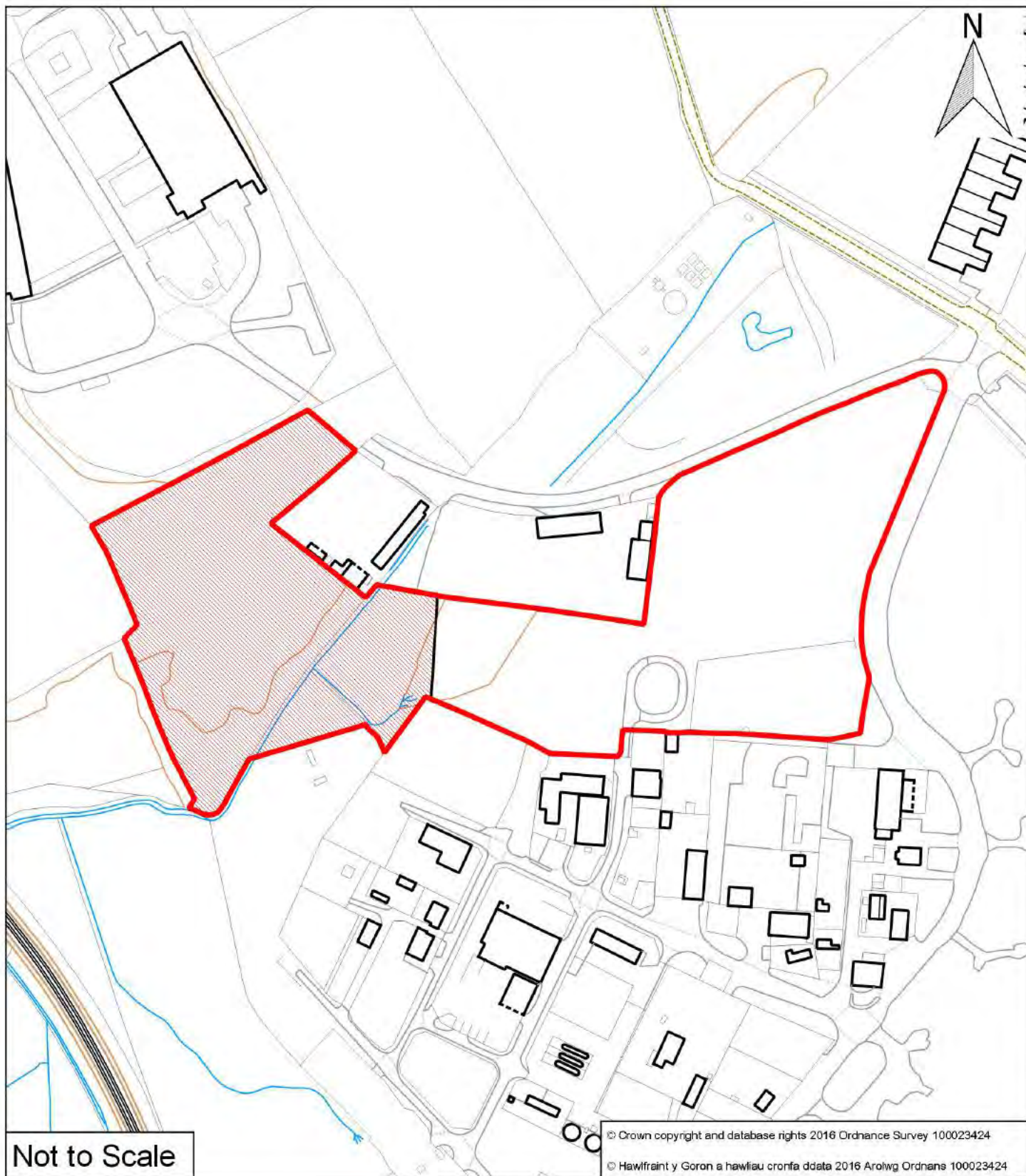
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC105 (HS13/AP08) Proposed Minerals for Safeguarding Deletions
(Employment Sites) - Hayes Road, Sully



Key:

 Limestone 1 Deletions  Sand and Gravel 2 Deletions

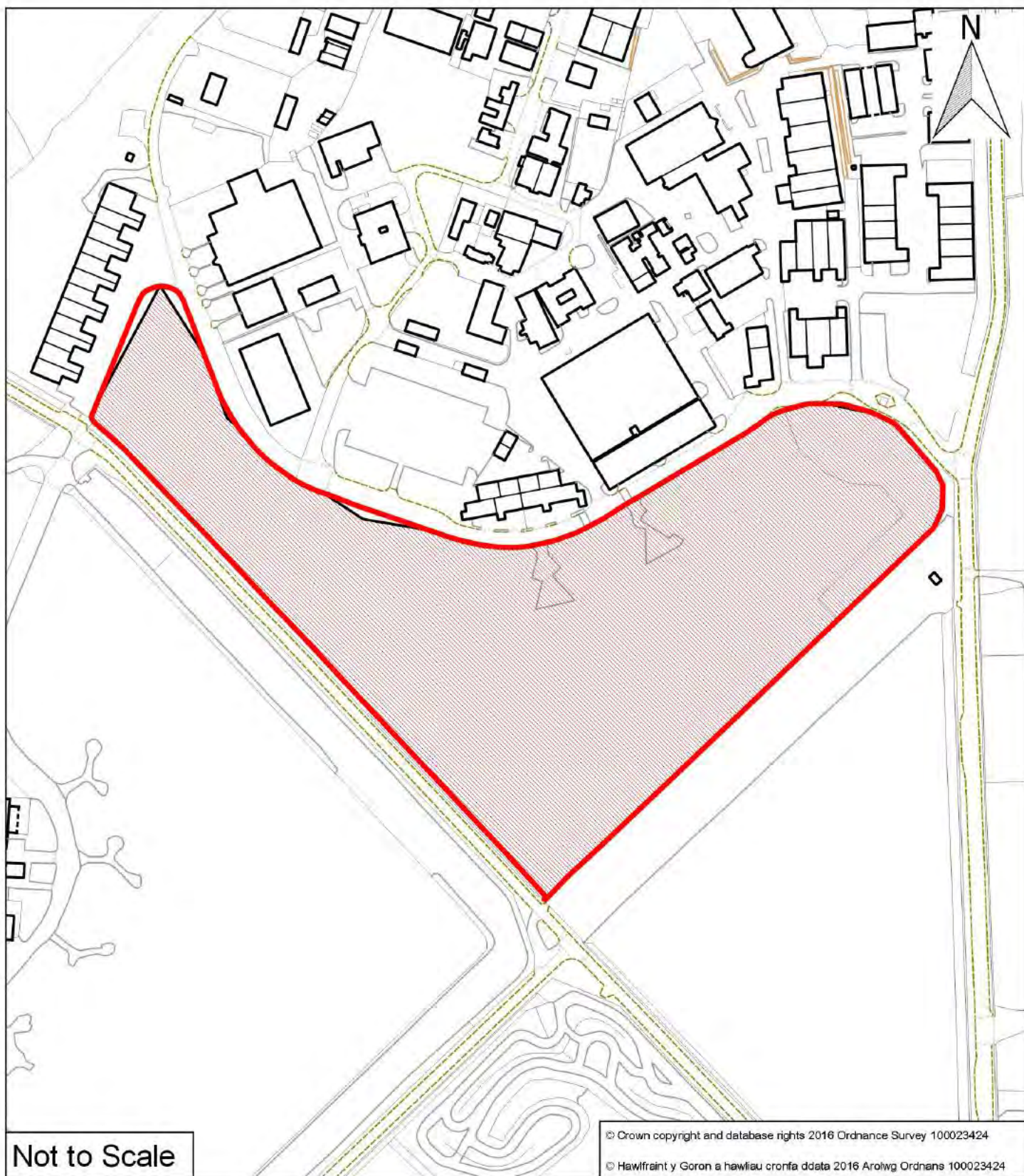
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC106 (HS13/AP08) Proposed Minerals for Safeguarding Deletions
(Employment Sites) - Llandow Trading Estate



Key:

 Limestone 2 Deletions

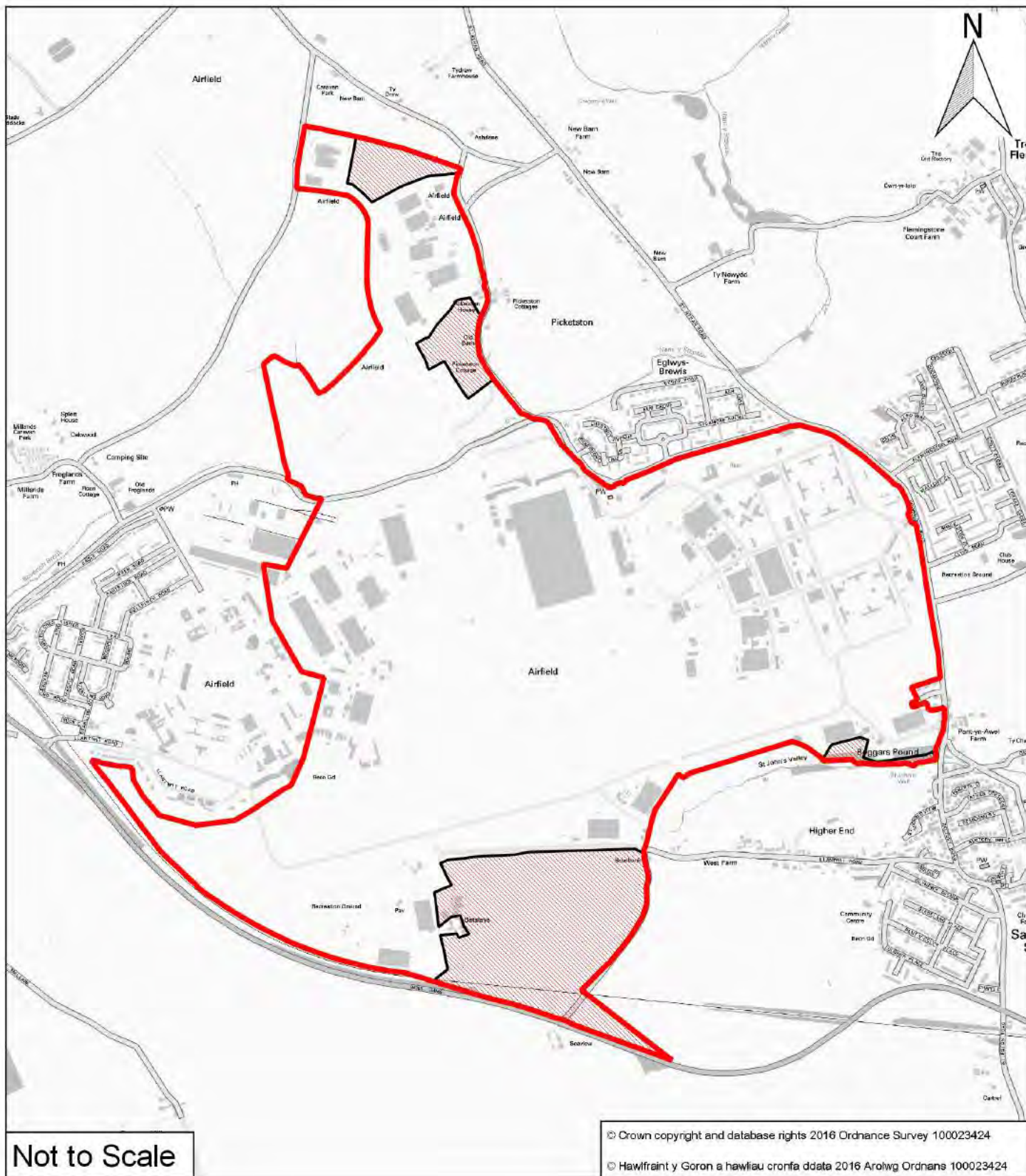
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC107 (HS13/AP08) Proposed Minerals for Safeguarding Deletions
(Employment Sites) - Vale Business Park, Llandow



Key:

 Limestone 2 Deletions

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes Map MAC108 (HS13/AP08) Proposed Minerals for Safeguarding Deletions (Employment Sites) - St Athan Strategic Opportunity Area

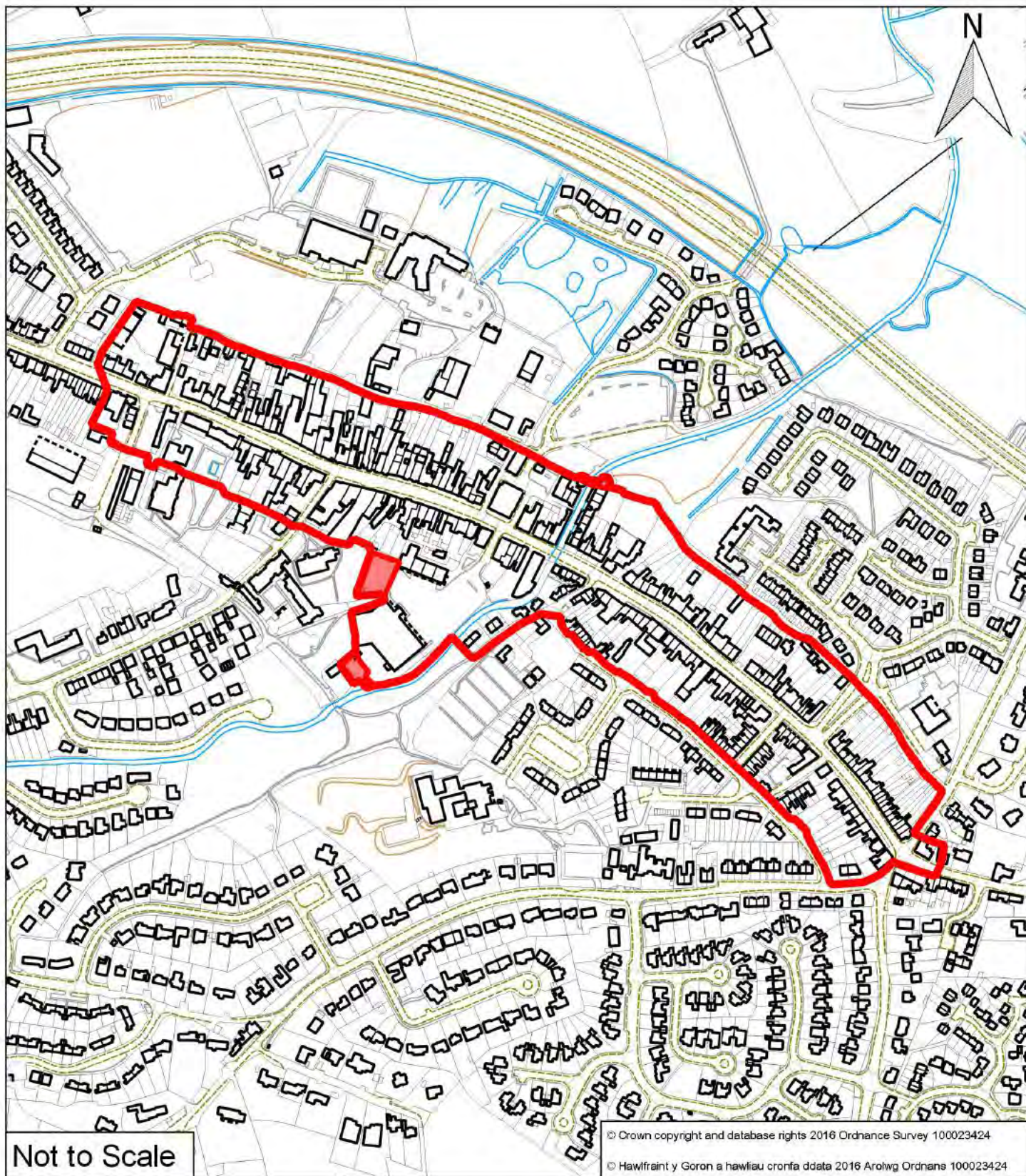


Not to Scale


Key:

 Limestone 2 Deletions

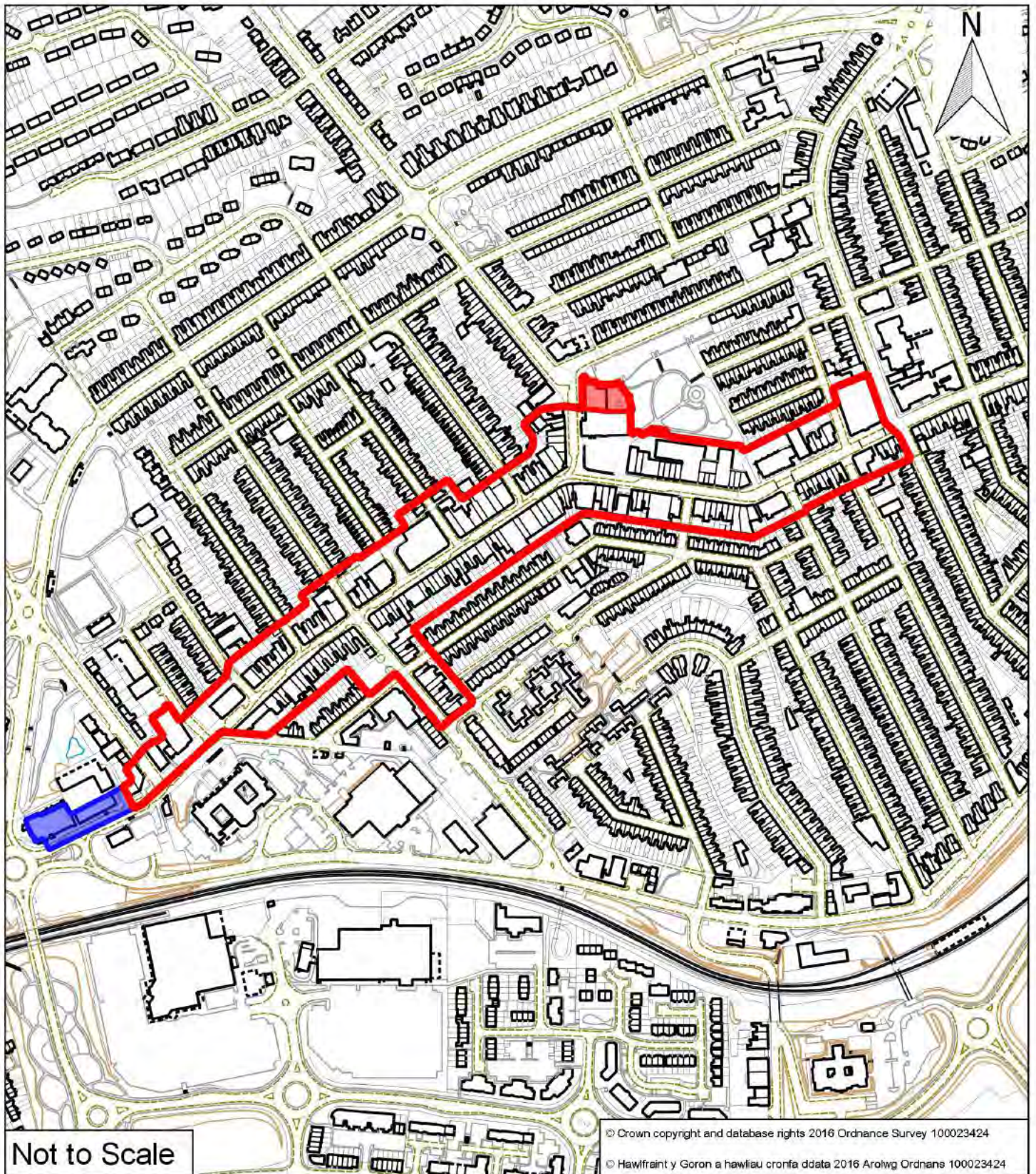
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC109 (HS15/AP04) Proposed Amendments to Retail Boundary -
Cowbridge Retail Boundary





Key:

 Area to be included within retail boundary

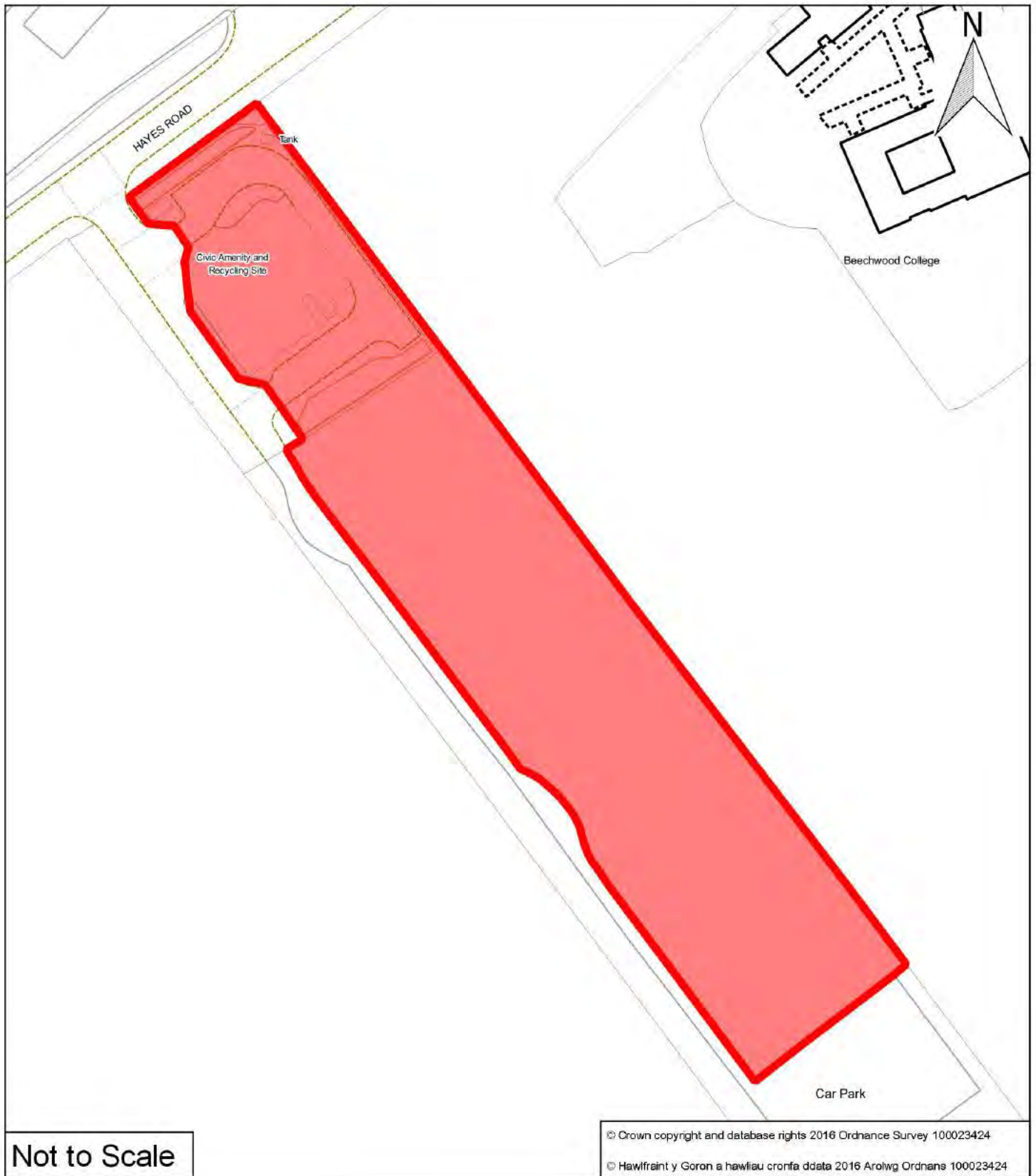
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC110 (HS15/AP04) Proposed Amendments to Retail Boundary -
Holton Road, Barry Retail Boundary




Key:

-  Area to be included within retail boundary
-  Area to be removed from retail boundary

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC111 (HS16/AP02) Proposed Deletion of Gypsy and Traveller
Allocation - Hayes Road, Sully



Key:

 Area to be removed

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC112 (HS16/AP02) Proposed Gypsy and Traveller Allocation - Land
East of Llangan - Policy MG5

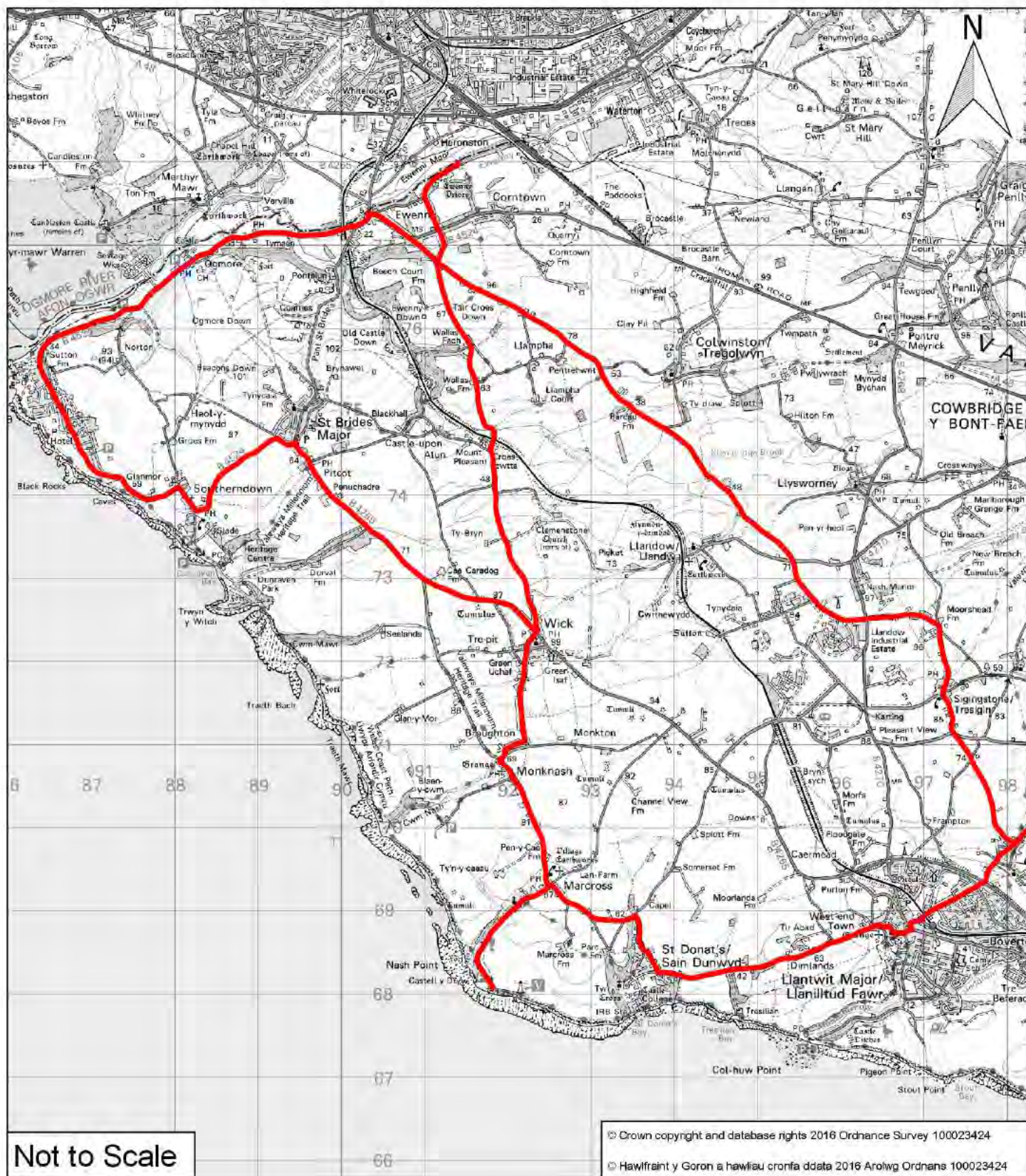


Key:

 New Gypsy and Traveller Allocation

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes

Map MAC113 (HS17/AP03) Completed NCN Routes - Western Vale - Policy SP7



Key:
— Completed NCN Routes

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC114 (HS17/AP03) Completed NCN Routes - Southern Vale -
 Policy SP7

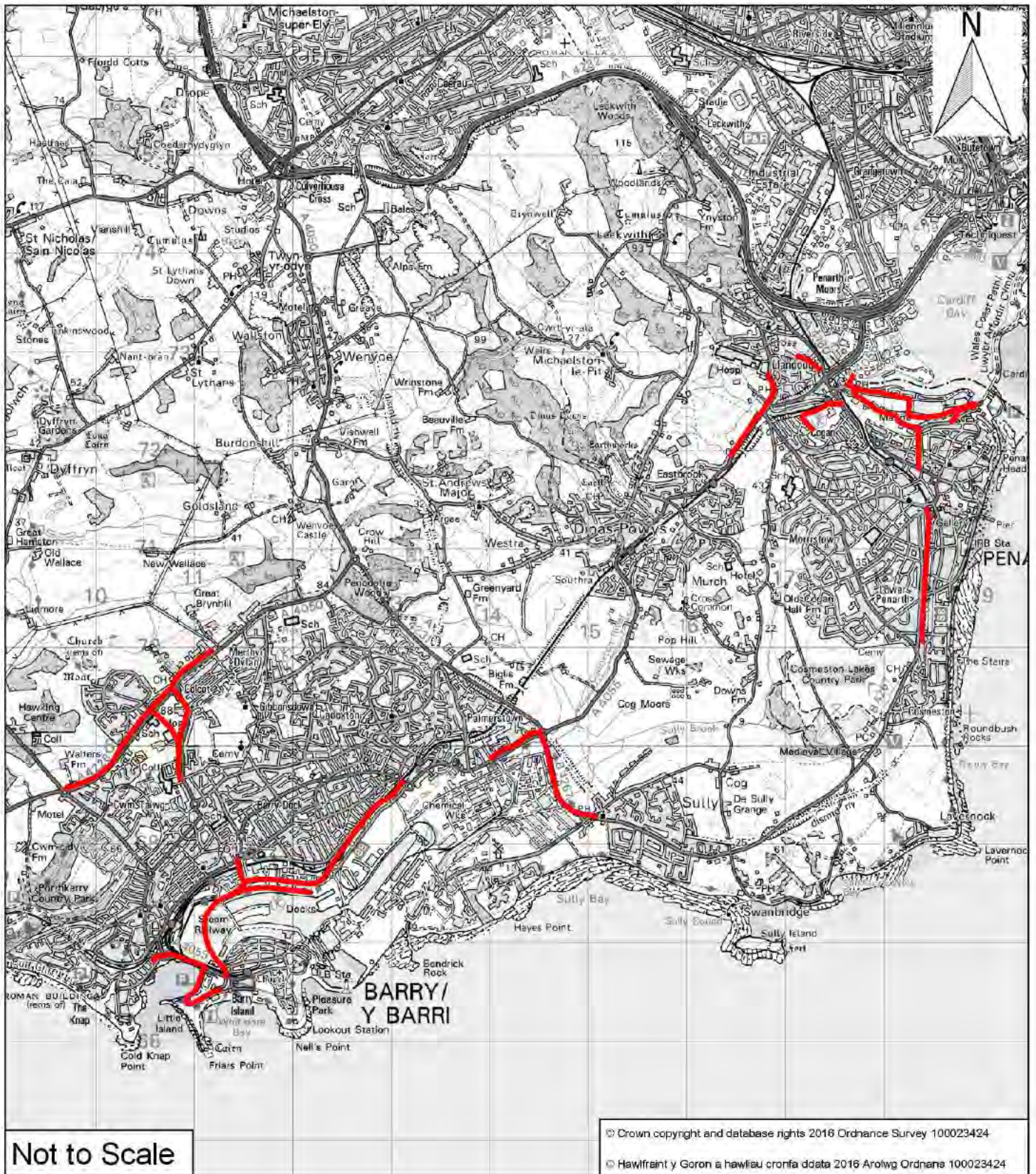


Key:

— Completed NCN Routes

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes

Map MAC115 (HS17/AP03) Completed NCN Routes - Eastern Vale - Policy SP7



Key:

— Completed NCN Routes

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes

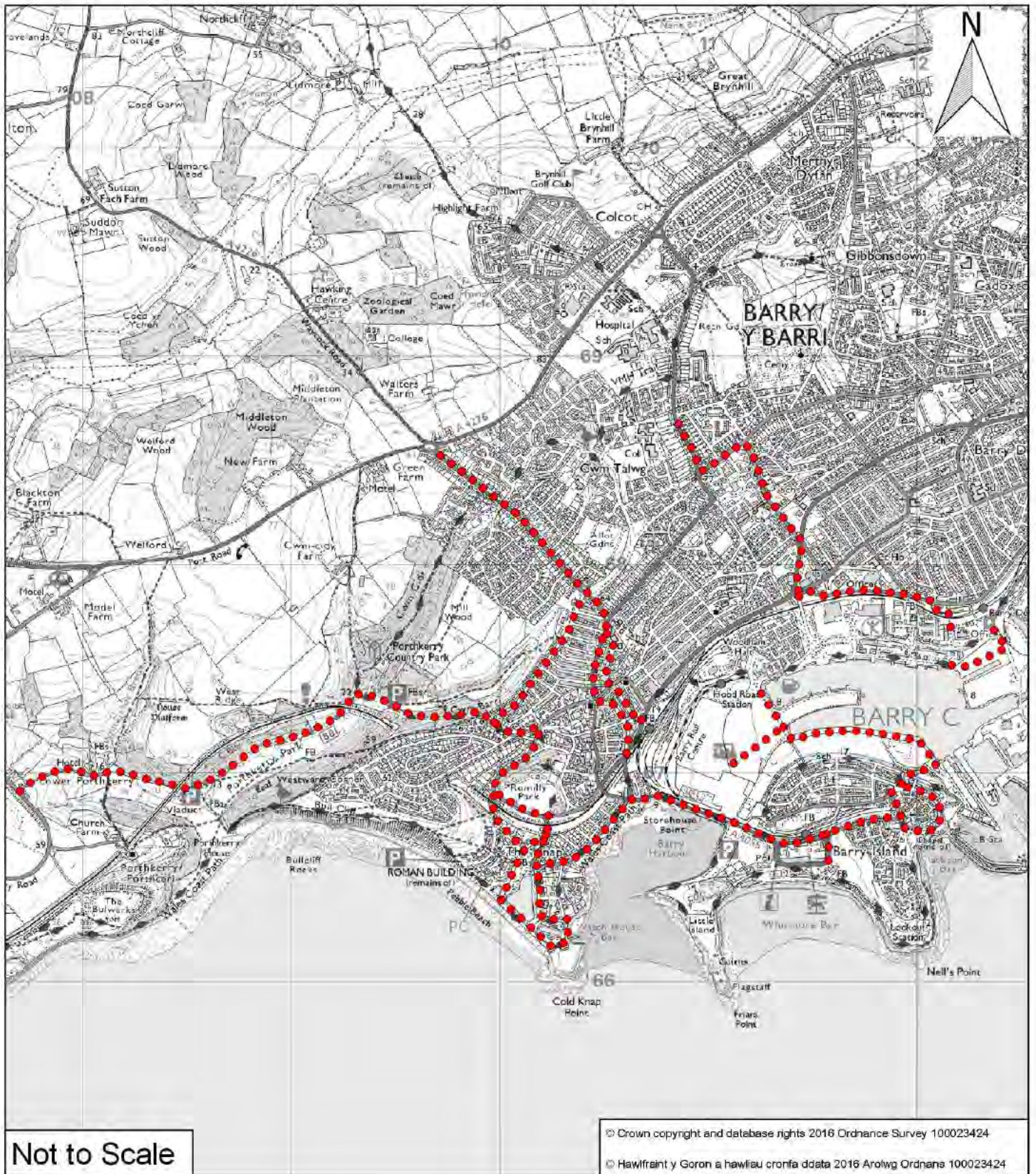
Map MAC116 (HS17/AP03) Proposed NCN Routes - Eastern Vale - Policy SP7



Key:

••• Proposed NCN Route

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC117 (HS17/AP03) Proposed NCN Routes - Barry - Policy SP7



Not to Scale

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Key:

••• Proposed NCN Route

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes

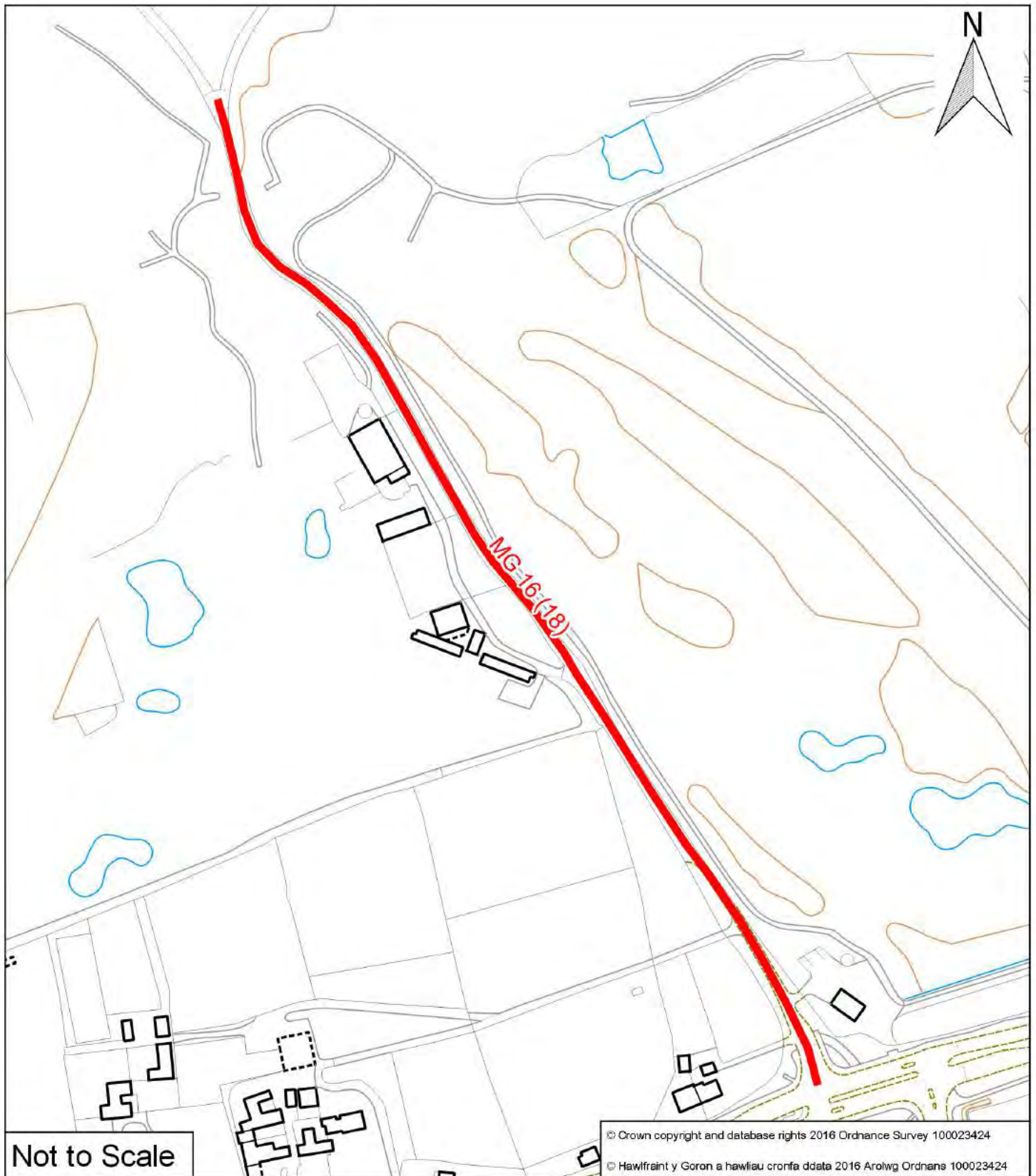
Map MAC118 (HS17/AP03) Proposed NCN Routes - Southern Vale - Policy SP7



Key:

••• Proposed NCN Route

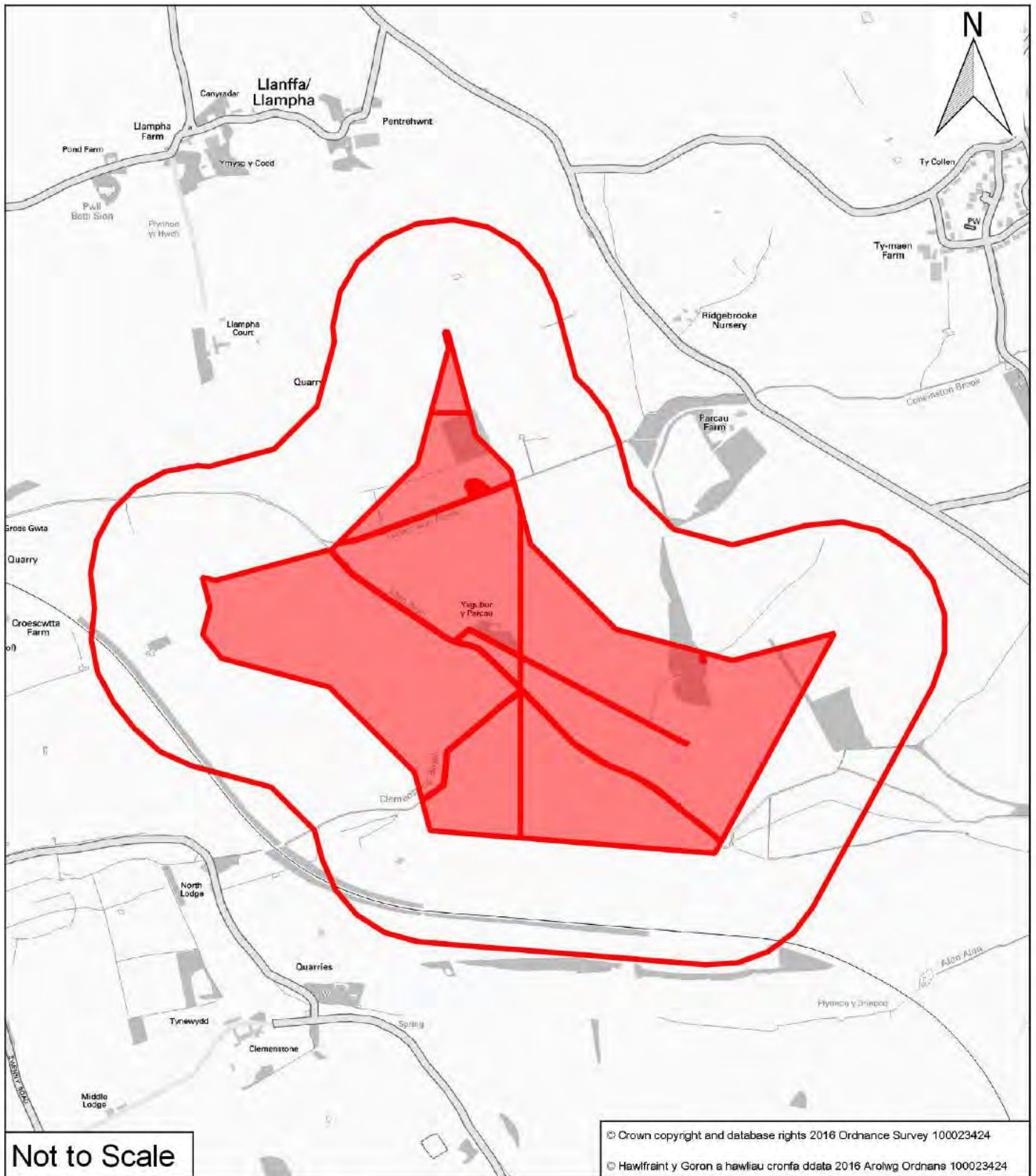
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC119 (HS17/AP04) Proposed Annotations for MG16 (18),
Bonvilston/Five Mile Lane



Key:

— Proposed Transport Allocation

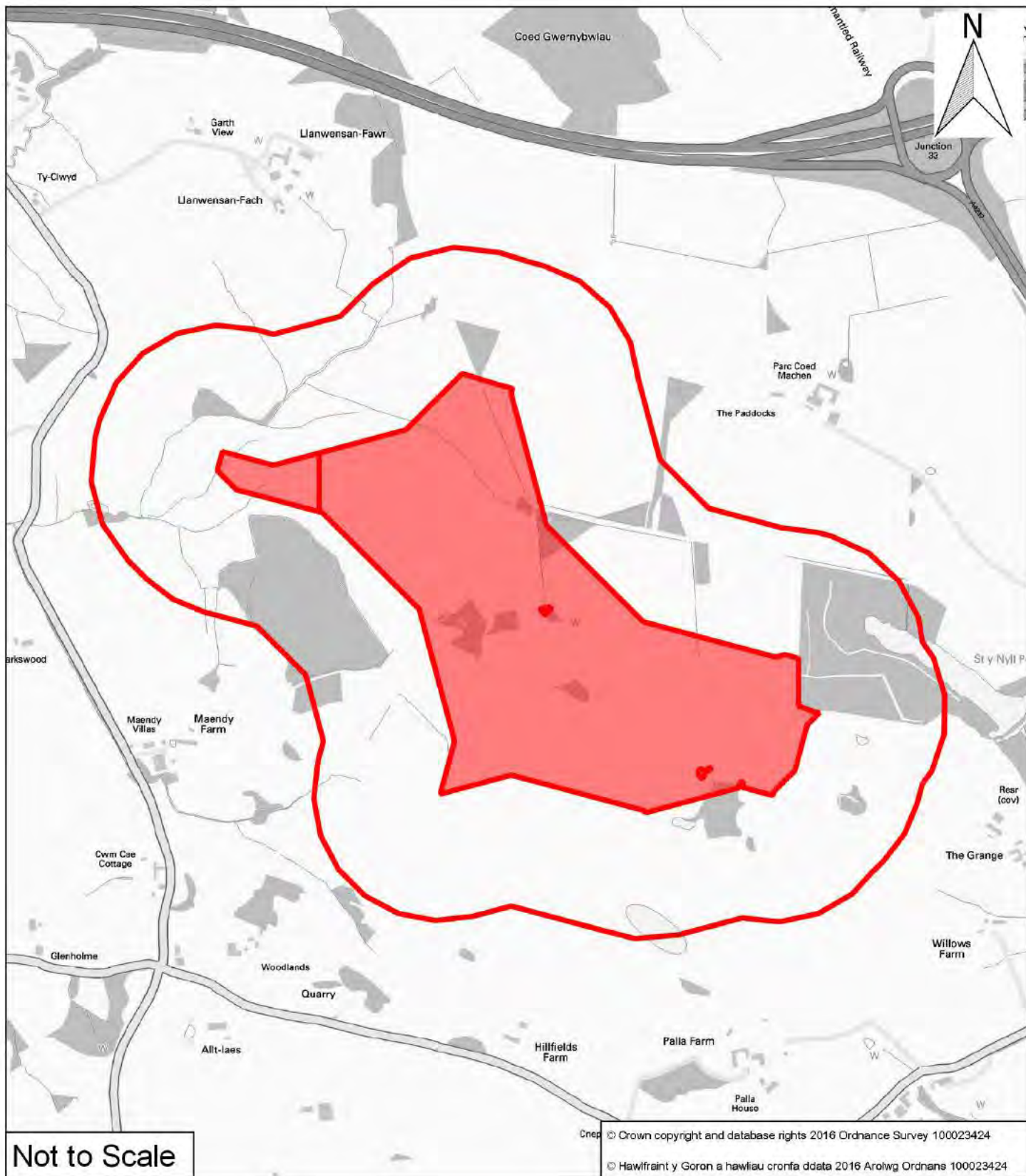
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC120 (HS18/AP08) Proposed Wind Energy Plotting - Cluster 1
 Wind Farm, Priority Area 2 - Policy MG27



Key:

-
 New Wind Energy Allocation
-
 Proposed Buffer

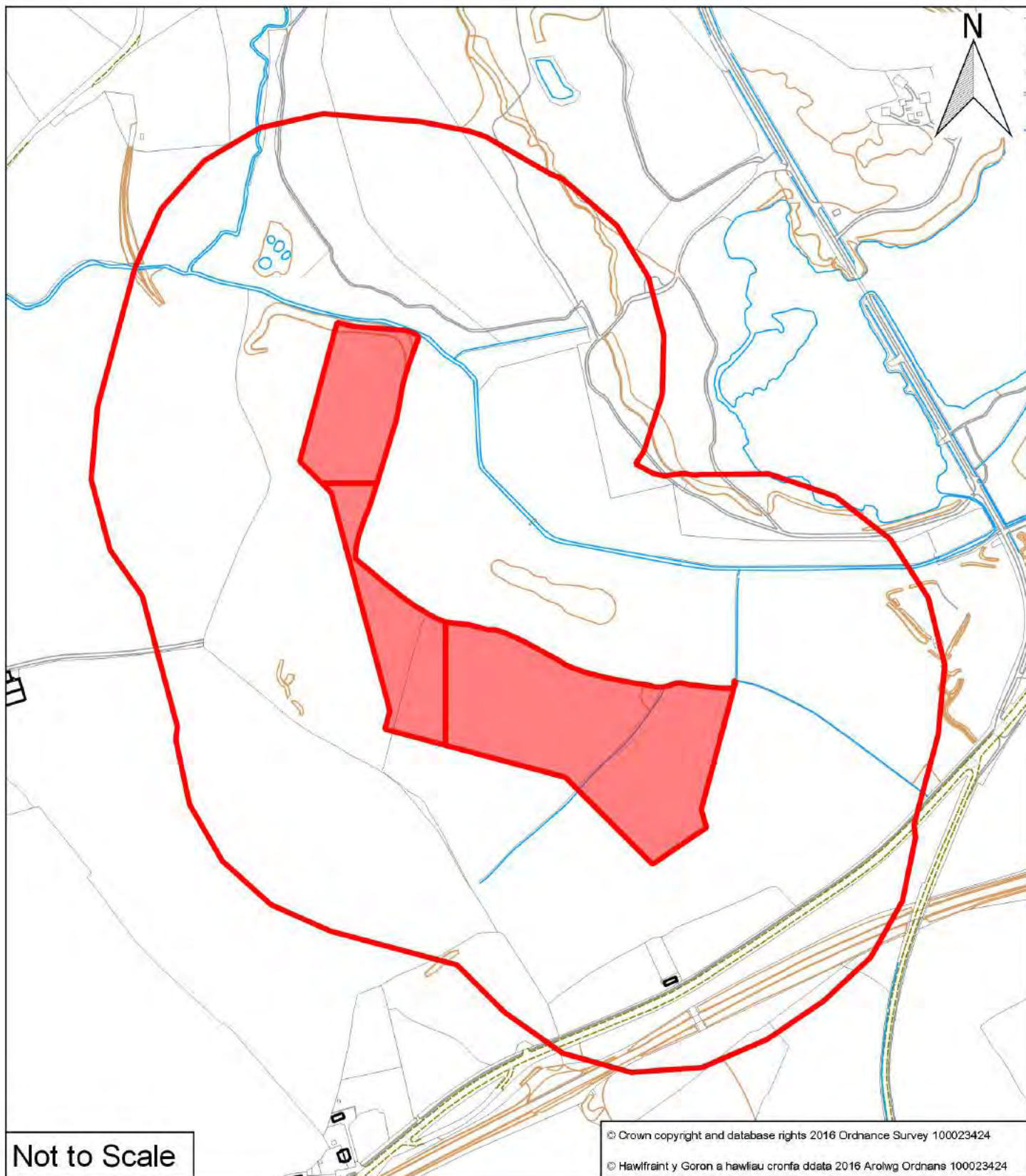
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC121 (HS18/AP08) Proposed Wind Energy Plotting - Cluster 2
 Wind Farm, Priority Area 2 - Policy MG27



Key:

- New Wind Energy Allocation
- Proposed Buffer

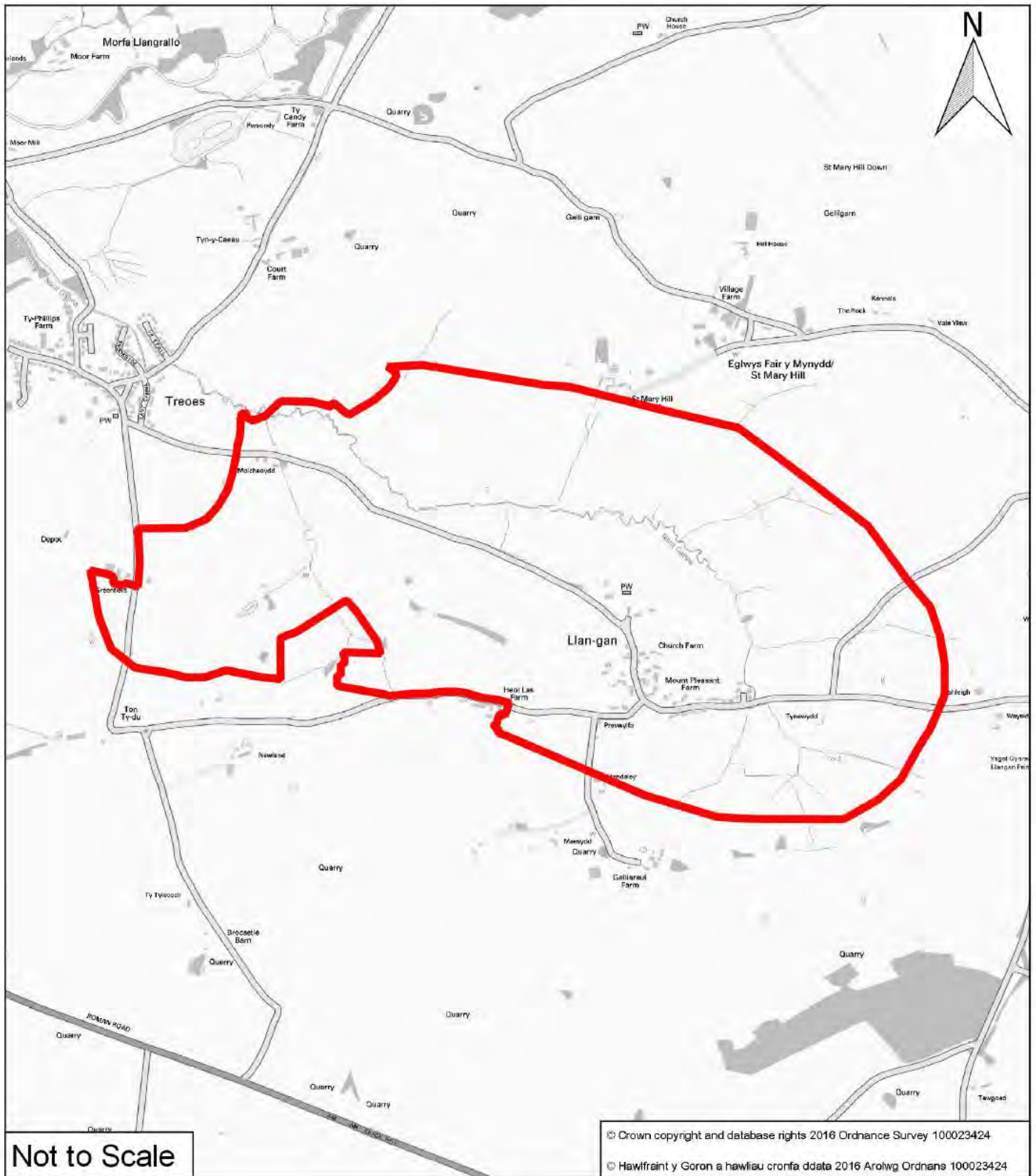
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC122 (HS18/AP08) Proposed Wind Energy Plotting - Cluster 3
Wind Farm, Priority Area 1 - Policy MG27



Key:

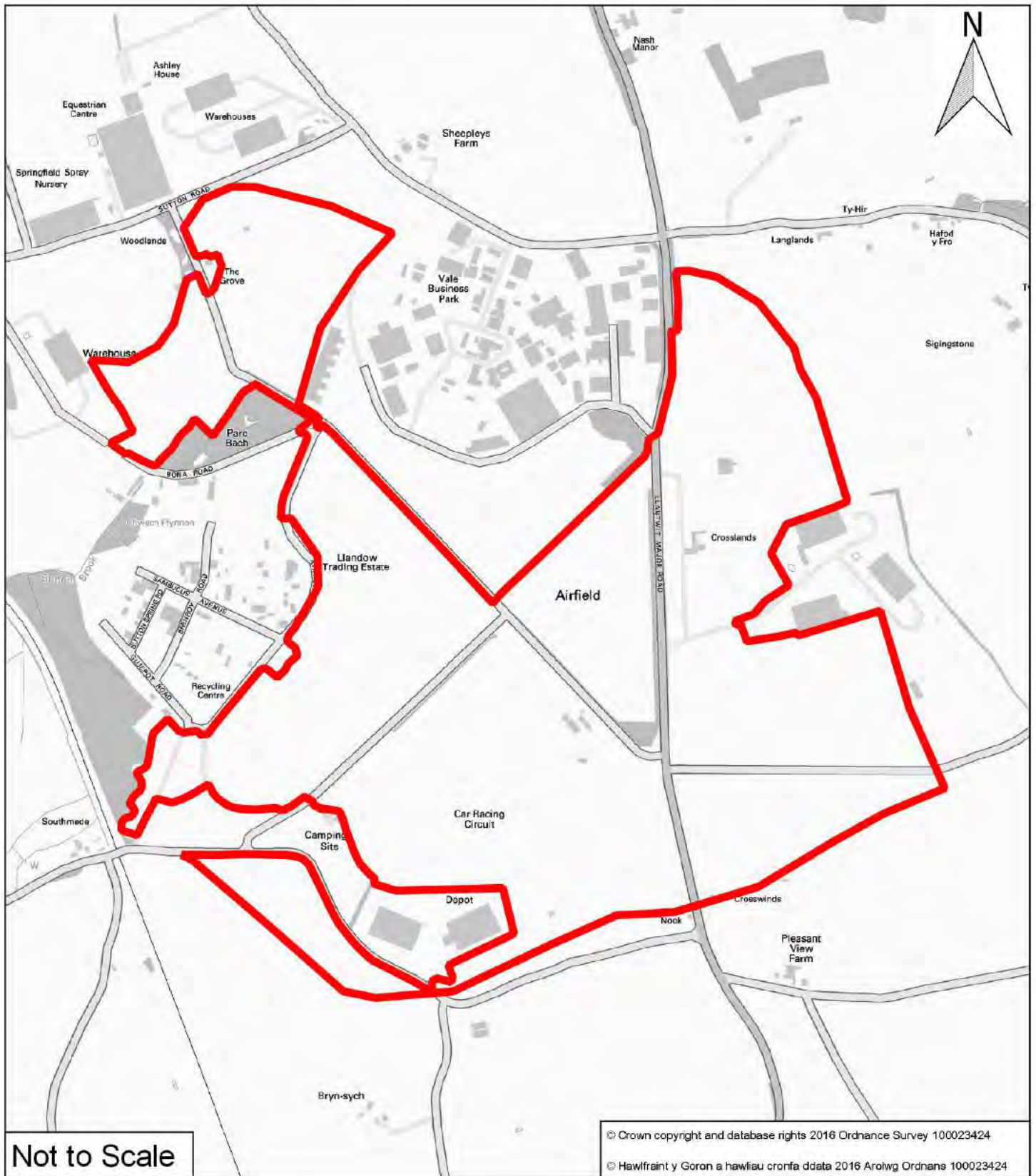
New Wind Energy Allocation Proposed Buffer

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
 Map MAC123 (HS18/AP08) Proposed Solar Energy Plotting - East of
 Treoes - Policy MG27



Key:
 New Solar Energy Allocation

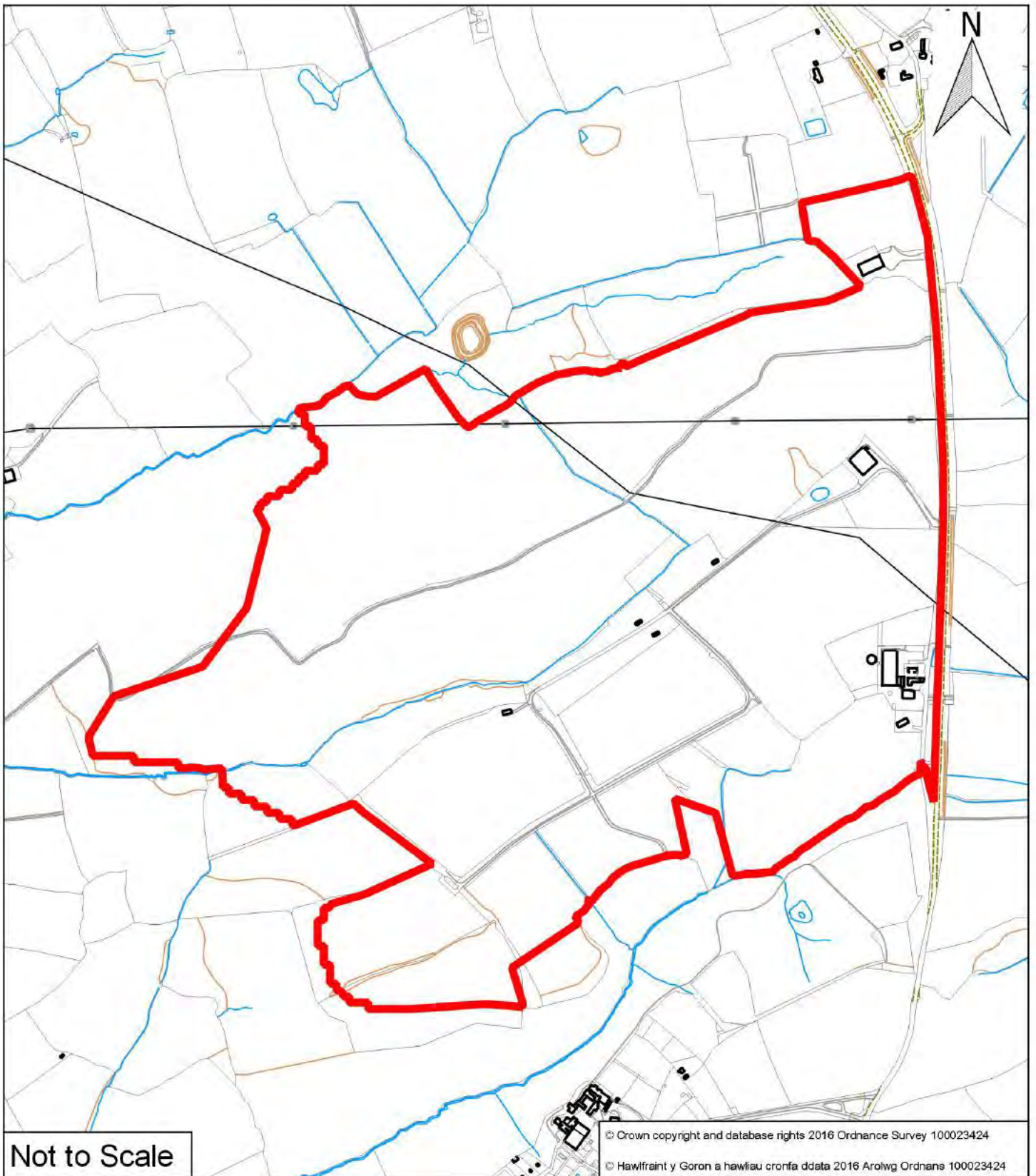
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes Map MAC124 (HS18/AP08) Proposed Solar Energy Plotting - Land at Llandow - Policy MG27



Key:

 New Solar Energy Allocation

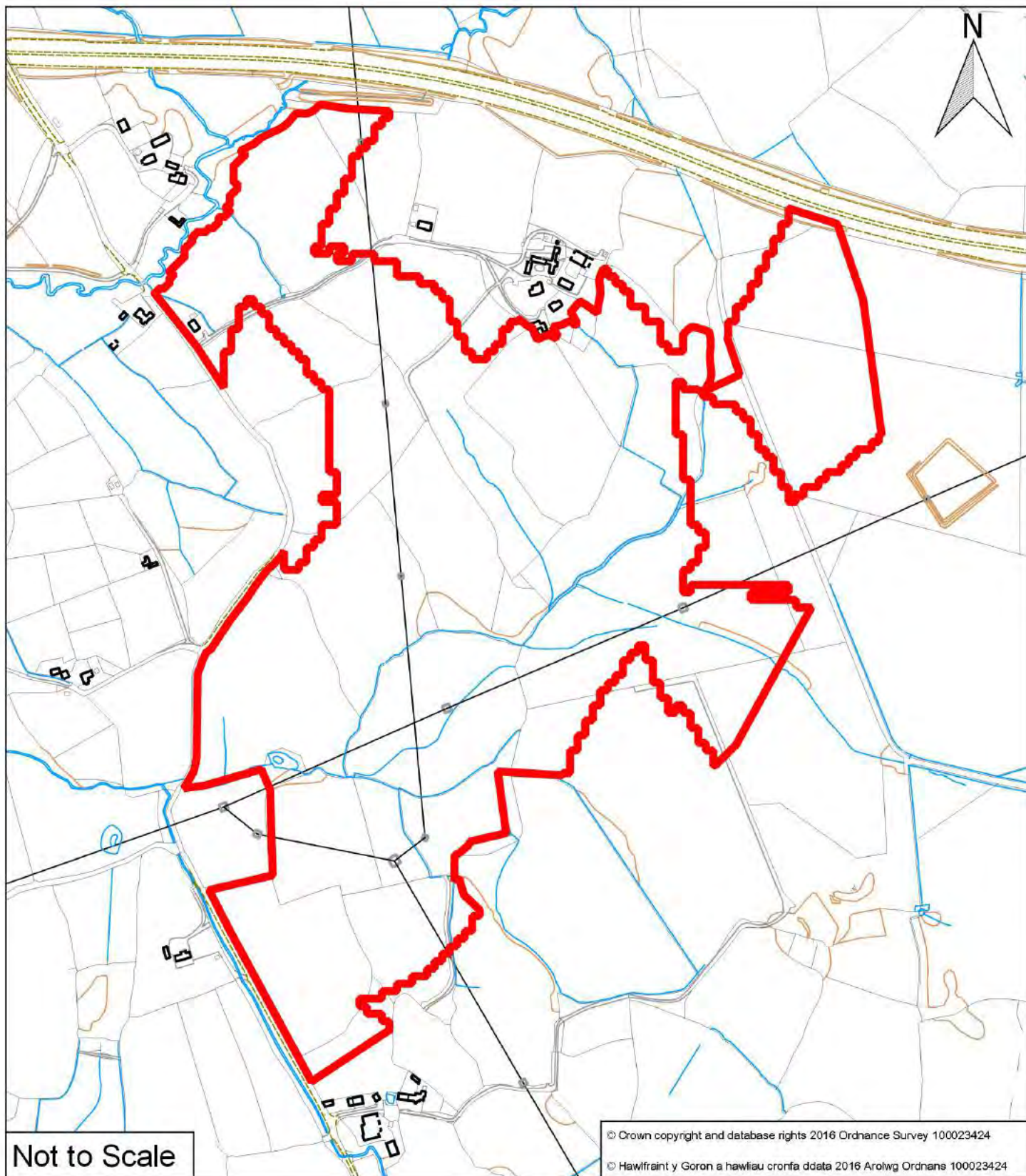
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC125 (HS18/AP08) Proposed Solar Energy Plotting - Land West of
Five Mile Lane - Policy MG27



Key:

 New Solar Energy Allocation

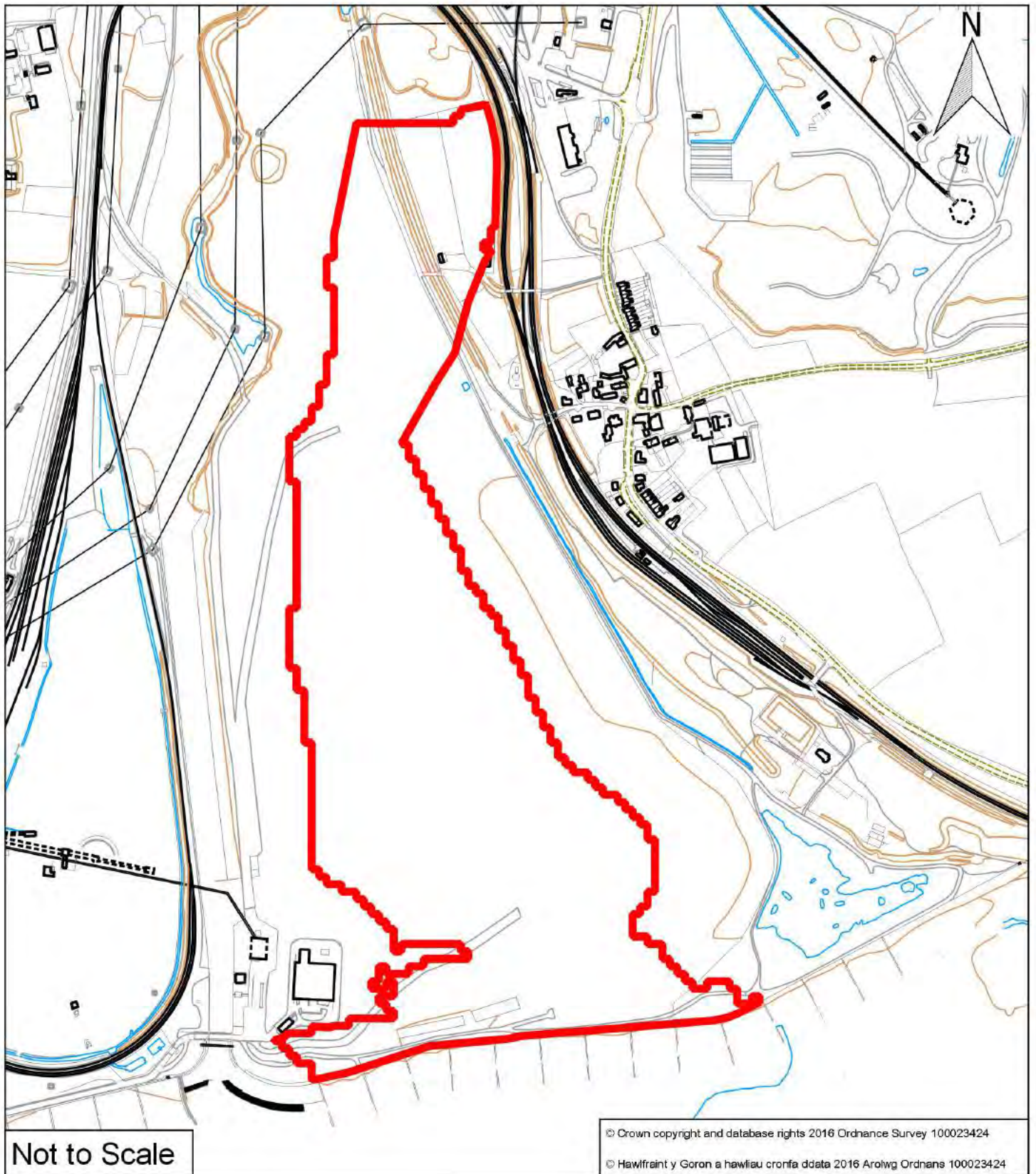
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC126 (HS18/AP08) Proposed Solar Energy Plotting - Land South
of the M4, Hensol - Policy MG27



Key:

 New Solar Energy Allocation

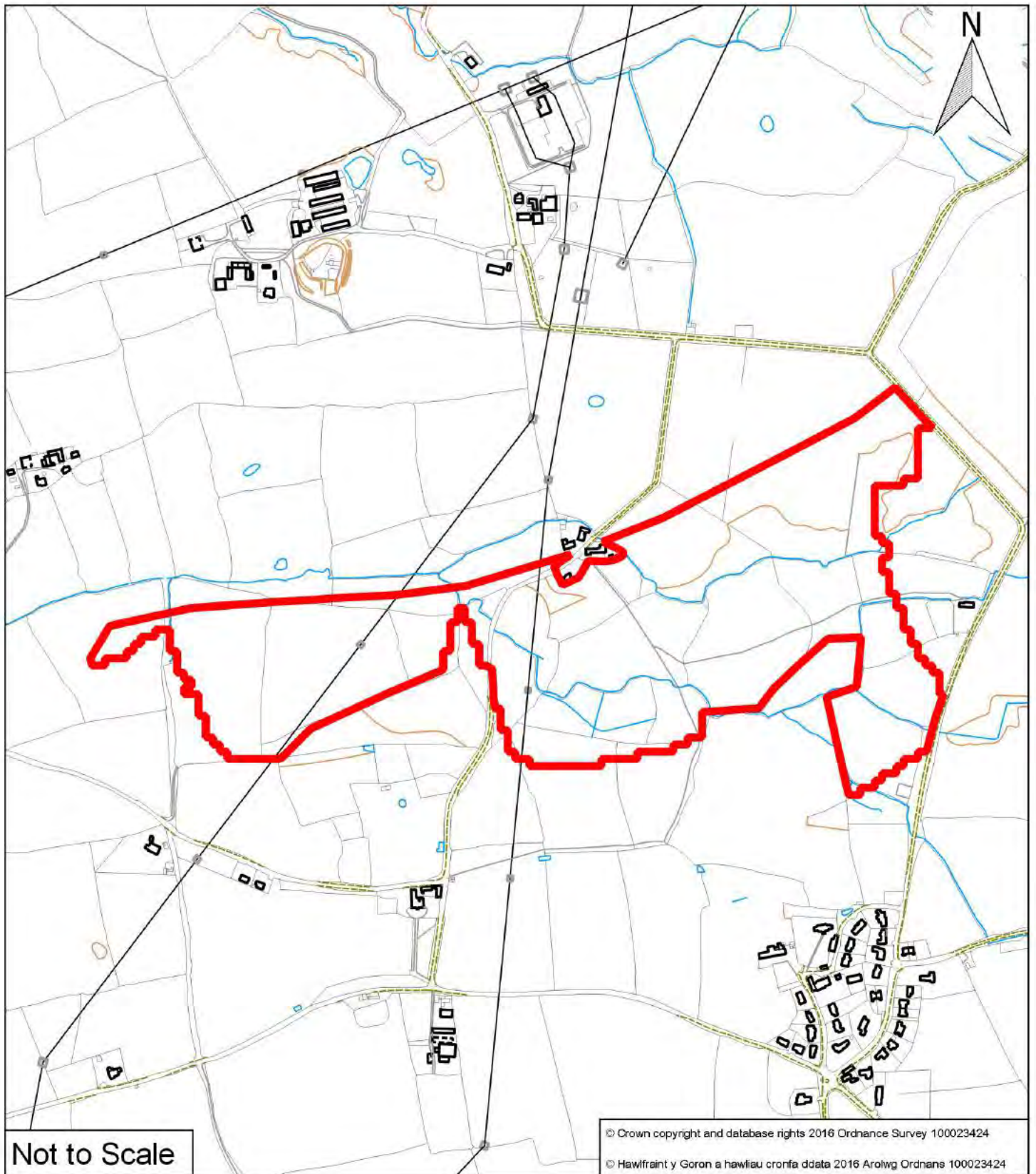
Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC127 (HS18/AP08) Proposed Solar Energy Plotting - Land West of
Aberthaw Power Station - Policy MG27



Key:

 New Solar Energy Allocation

Vale of Glamorgan LDP 2011-2026 Matters Arising Changes
Map MAC128 (HS18/AP08) Proposed Solar Energy Plotting - Land North
West of Welsh St Donats - Policy MG27



Key:

 New Solar Energy Allocation