

LOCAL DEVELOPMENT PLAN

2011-2026

SUSTAINABILITY APPRAISAL REVISED OPTIONS APPRAISAL REPORT



MARCH 2009

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1. Introduction

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

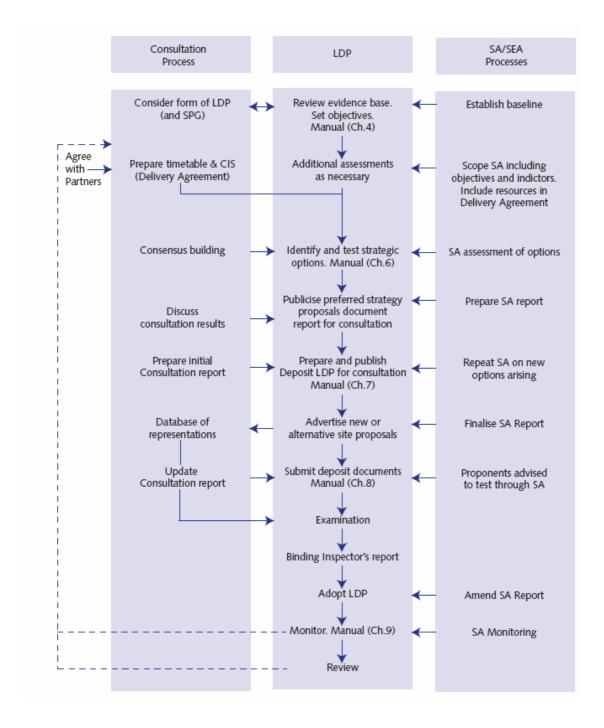


Figure 1: Main stages of the LDP and SA Processes (Source: LDP Manual, June 2006)



- 1.2 The SA of the LDP is being carried out in accordance with current guidance and best practice including:
 - Local Development Plan Manual, Welsh Assembly Government, June 2006
 - A practical Guide to the SEA Directive, ODPM, the Scottish Executive, the Welsh Assembly Government and the Northern Ireland Department of the Environment, September 2005
 - Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, ODPM, November 2005
- 1.3 The ODPM SA guidance sets out the SA stages as follows:
 - Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
 - Stage B: Developing and refining the options and assessing the effects
 - Stage C: Preparing the SA report
 - Stage D: Consulting on the draft Regional Spatial Strategy (RSS) revision and the SA report
 - Stage E: Monitoring the significant effects of implementing the RSS vision
- 1.4 European Community Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (also known as the European Community Habitats Directive) requires any plans that may have an impact on European designated sites to undergo an appropriate assessment. The purpose of appropriate assessment is to assess whether the plan proposals would have any significant adverse effects on such sites. Where adverse effects are identified, the Council must consider whether there are alternative solutions and / or appropriate mitigation and compensation. To date, the Council has published an appropriate assessment screening report (December 2007) which indentifies international sites within or in close proximity of the Vale of Glamorgan. The report concludes that the LDP Draft Preferred Strategy could have a negative impact on 2 of the 6 European sites identified within or in close proximity to the Vale of Glamorgan, namely the Severn Estuary SPA / cSAC / RAMSAR and the Kenfig SAC sites. In view of this, the report recommends that an appropriate assessment is undertaken to fully ascertain the effect of the LDP on the integrity of the sites identified.
- 1.5 In January and February 2008, the Council formally consulted on its LDP Draft Preferred Strategy, which sets out the Council's strategic priorities for development between 2011 and 2026. The identification of the Draft Preferred Strategy initially involved the consideration of 9 alternative spatial strategy options that could provide the direction for future development within the Vale of Glamorgan over the LDP period. These spatial options were subject to a SA incorporating the requirements of the SEA Directive. The assessment and development of the preferred options forms stage B of the SA process set out in the ODPM SA guidance. The findings of the SA were incorporated into an Initial Sustainability Appraisal (ISA) Report (December 2007), which also included a SA of the LDP vision and core strategic policies.



1.6 As a result of the public consultation on the ISA report, a further spatial strategy option (option 8a) was presented as an alternative to the Council's draft preferred strategy (option 5). The Council also received independent expert advice from SA consultant Riki Therivel, and subsequently refined the SA methodology to provide further insight into the sustainability of each option. Accordingly, this report includes a re-assessment of the original 9 options together with an assessment of a new option (8a) presented to the Council for consideration using the revised SA methodology.



2. SPATIAL OPTIONS

- 2.1 The strategy options considered within this report represent alternative scenarios within which future land uses could be directed.
 - **Option 1:** Maximising the potential of and concentrating growth in Barry, Penarth, Dinas Powys, Sully and Rhoose (current UDP strategy 'business as usual').
 - **Option 2a**: Dispersal of housing and employment opportunities based on the current population of each settlement (without a sustainability test).
 - **Option 2b:** Dispersal of housing and employment opportunities based on the current population of each settlement (with a sustainability test).
 - **Option 3:** Higher growth in the larger villages in rural areas (e.g. Llantwit Major, Cowbridge, St. Athan, Rhoose and potentially others to be identified).
 - **Option 4:** A rural new settlement able to promote sustainable self containment.
 - **Option 5:** Concentrate development opportunities in Barry and the South East Zone. The St. Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development.
 - Option 6: (Combination of Options 1 and 4): Maximising the potential of and concentrating growth in Barry, Penarth, Dinas Powys, Sully and Rhoose (current UDP strategy) as well as developing a new rural settlement to promote sustainable selfcontainment
 - **Option 7**: (Combination of Options 2b and 5): Concentrate development opportunities in Barry and the South East Zone. The St. Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test.
 - Option 8: (Combination of Options 5 and 4): Concentrate development opportunities in Barry and the South East Zone. The St. Athan area to be a key development opportunity. Other sustainable settlements (including a new rural settlement) to accommodate further housing and associated development.
 - Details of this workshop are provided in *Strategic Options Stakeholder Workshop: Report of Consultation* (June 2007)¹.
 - As a result of public consultation: Option 8a: (Combination of option 5 and a new rural settlement at Llandow): Concentrate development opportunities in Barry and the South East Zone. The St. Athan area to be a key development opportunity. Other sustainable settlements (including a new rural settlement at Llandow known as Llandow Newydd) to accommodate further housing and associated development.

¹ Available from the Council's website http://www.valeofglamorgan.gov.uk/living_menu/planning_policy/development_plan.aspx



- 2.2 The appraisal of the spatial options is based on the SA framework developed at the scoping stage² which identified key baseline information relevant to the Vale of Glamorgan. Additional qualitative information was identified by key stakeholders at a dedicated Sustainability Appraisal workshop undertaken in October 2006³. The stakeholder workshop highlighted that the key issues in the Vale of Glamorgan include (but are not limited to):
 - · Transport and accessibility;
 - Employment related issues;
 - Housing provision, especially affordable housing;
 - Increasing development pressures;
 - Community cohesion;
 - Waste disposal and pollution; and
 - Threats to cultural and natural heritage.

In carrying out the appraisal, consideration was also given to comments made by stakeholders at a Strategic Options workshop held in May 2007⁴. This report outlines the findings of the appraisal of the 10 options set out above and provides recommendations for the LDP strategy.

² Local Development Plan Sustainability Appraisal Approved Scoping Report, Vale of Glamorgan Council, July 2007 (http://www.valeofglamorgan.gov.uk/living/planning

³ Details of the findings from this workshop are provided in the *Sustainability Appraisal Stakeholder Workshop - Report of Consultation* (October 2006) Available from the Council's website http://www.valeofglamorgan.gov.uk/living/planning

⁴ Vale of Glamorgan Local Development Plan, Strategic Options Stakeholder Workshop, Report Of Consultation (June 2007)



3. Appraisal Methodology

This section outlines how the SA framework was used to appraise the options, the assumptions made in carrying out the appraisal as well as the limitations identified in the process.

3.1 SUSTAINABILITY APPRAISAL FRAMEWORK

- 3.1.1 The SA framework is the fundamental component of the appraisal methodology. The SA objectives form the basis of this methodology and have been used as methodological yardsticks against which the strategy options have been assessed. The SA objectives are supported by aims which guide the appraisal of the options.
- 3.1.2 The methodology used in the derivation of the SA objectives and development of the aims was developed from the ODPM SA guidance. The SA objectives and aims, detailed in the LDP SA Scoping Report (July 2007) were informed by the sustainability objectives of other relevant plans and programmes that may influence, or be influenced by, the plan; as well as the key issues identified through baseline data collection and consultation undertaken by the Council at key stakeholder workshops. The SA objectives (in bold font) and aims used in this appraisal are set out below. It should be noted that these have been numbered for ease of reference and are not in any order of priority.

1. To provide the opportunity for people to meet their housing needs.

- Provide a mix of dwelling types and tenure
- · Build in sustainable locations, with good access to local facilities
- · Provide affordable housing
- Preference for previously developed land in sustainable locations

2. To maintain, promote and enhance the range of local facilities.

- Meet the needs of existing communities throughout the Vale of Glamorgan
- Provide appropriate facilities within new developments to meet the needs of future users
- Ensure local facilities are suitable for purpose and easily accessible
- Prevent the loss of existing well-used and valued local facilities

3. To maintain and improve access for all.

- Ensure the built and natural environment is easily accessible to all the Vale's community
- Improve public perception of access
- Benefit health and well being through social inclusion within the physical environment



· Promote 'life-time' homes

4. Reduce the causes of deprivation.

- Promote improvements to: employment, income, health and well being, education, housing, environment and access, for all.
- Prevent the isolation of deprived communities.

5. To maintain, protect and enhance community spirit.

- · Reduce the fear of crime
- · Provide community facilities
- Encourage local distinctiveness (e.g. development having regard to its context and public art)
- Encourage community ownership of the environment (e.g. promote shared spaces, good design)

6. To minimise the causes and manage the effects of climate change.

- Reduce air pollution (e.g. transport / industry emissions)
- Reduce energy consumption (e.g. promote energy efficient building)
- Promote renewable energy generation
- Reduce flood risk to people, property and maintain the integrity of floodplains
- Protect biodiversity, flora and fauna from the effects of climate change
- Protect and promote the development of carbon sincs

7. To minimise waste.

- Promote the use of secondary resources (e.g. convert existing buildings/reuse materials)
- Provide and promote recycling facilities.
- · Avoid landfill of waste

8. To use land effectively and efficiently.

- Retain greenfield land
- Bring previously developed land in sustainable locations back into use
- Promote good quality high density developments where appropriate and having regard to the local context
- Protect the countryside from inappropriate development, especially the best and most versatile agricultural land and areas of high landscape value



Restore contaminated land to beneficial use

9. To protect and enhance the built and natural environment.

- Protect or enhance natural assets such as biodiversity, flora and fauna, wildlife habitats, landscape, soil
- Improve and protect the quality and quantity on inland and coastal water resources
- Protect or enhance the built environment including historic buildings and conservation areas.
- Protect cultural heritage and archaeology.
- Enhance public access to and appreciation of the Vale of Glamorgan's environmental assets.

10. To provide a high quality environment within all new developments.

- Ensure development meets the needs of current and future users.
- Promote a sense of community pride (e.g. shared spaces, public art, local materials)
- Promote sustainable design and construction solutions.
- Enhance access for cyclists and pedestrians.
- Provide adequate green spaces.
- Provide adequate vehicular parking and manoeuvring space.

11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.

- Protect and enhance existing cultural heritage and historic environments
- Promote new opportunities for culture in the Vale of Glamorgan

12. To reduce the need to travel and enable the use of more sustainable modes of transport.

- Ensure new development is located in accessible locations from a range of travel modes
- Promote technologies to reduce need to travel (e.g. home working)
- Enable the movement of people and freight by sustainable means
- Provide effective transport infrastructure to meet the needs of the community (e.g. highways, cycleways, pedestrian provision, public rights of way)

13. To provide for a diverse range of local job opportunities.

· Protect existing and potential employment sites for employment uses



- Support a culture of entrepreneurship
- Encourage a range of employment sites in locations accessible by a range of transport modes.
- Support the enhancement of skills to meet employment needs
- Promote and enable sustainable rural diversification

14. To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.

- Ensure retail centres are accessible by a range of modes of transport
- Ensure a range of uses within retail centres
- Avoid out-of-town retail development
- Enhance the public realm within existing centres and facilitate regeneration programmes
- Promote the evening economy in the Vale of Glamorgan's town centres

15. To promote appropriate tourism.

- · Promote local economic growth through tourism
- Enable tourism uses to be accessed by sustainable travel modes
- Manage tourism to protect the Vale of Glamorgan's natural and built assets
- Protect potential tourism destinations against inappropriate non-tourism development (e.g. proliferation of residential)
- Enable specialist tourism (e.g. sustainable, sports, cultural etc).



- 3.1.3 The appraisal of the options against the SA objectives was carried out using the modified matrix-based approach shown in Appendix A. The matrix was based on ODPM SA guidance⁵ and has been designed to enable the comparison of the options. The matrix also ensures that spatial nature of effects is taken into consideration together with the significance of the identified effects. The performance (direction and severity) of the options against the SA objectives is recorded in the matrix using the symbols shown below:
 - The proposed option strongly contributes to the achievement of the SA objective

 The proposed option contributes to the achievement of the SA objective

 There is no clear relationship between the achievement of the option and the SA objective or the relationship is negligible

 The proposed option detracts from the achievement of the SA objective

 The proposed option strongly detracts from the achievement of the SA objective

 The proposed option both contributes and detracts from the achievement of the SA objective

 The relationship is dependant on the way in which the aspect is managed. Sufficient information may be unavailable to enable an assessment to be made.
 - 3.1.4 The commentary provided under each SA objective in the matrix sets out the reasoning behind the determined performance of the options and highlights any key issues associated with the option.
 - 3.1.5 In addition to the above, the methodology now also provides an indication of the negative and positive benefits over the plan period in the short, medium and long term measured in 5 year periods up to 15 years to reflect the time scale of the plan. A description is provided below of the approach to this appraisal using the matrix.

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⁵ Annex 10 of the Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, ODPM, November 2005



3.2 APPROACH TO THE APPRAISAL

- 3.2.1 Although the options have not been appraised against each individual aim, the aims have been taken into consideration in determining the performance of the options against the overall objectives and have been used to guide the appraisal. The various aspects considered while carrying out the appraisal are as follows (NB: italic font indicates where original methodology has been refined):
 - **Direction of impact:** Whether the effects are positive, negative or neutral.
 - **Significance:** Whether the effects would be slightly or greatly significant in relation to the SA objectives.
 - **Spatial Scale:** Since the LDP will seek to address issues either common to the Vale or those that exist in a discrete area, the appraisal considers the locality of the effects in the Vale of Glamorgan i.e. whether they would affect the rural and/or urban areas or both. In addition, any potential trans-boundary effects outside the study area were also considered.
 - Level of certainty: The level of certainty in predicting the effects based on the information available to carry out the appraisal.
 - **Temporal:** Whether the option would have a positive, neutral or negative effect in the short, medium or long-term. This aspect is measured in 5 year intervals to reflect the 15 year plan period
 - Secondary, Synergistic and Cumulative impacts (positive or negative):
 - (i) **Secondary effects** are indirect effects, for example health effects of air pollution as a result of increased road transport.
 - (ii) **Synergistic effects** are those which relate to the outcome of a number of objectives that interact to produce a total effect greater than the sum of the individual effects. For example improved access to services, affordable housing and built environment together would result in enhancing community spirit.
 - (iii) **Cumulative effects** are the overall effect of each option against the SA objectives, and include secondary and synergistic effects.
 - **Mitigation-** The identification of potential intervention measures that may assist in reducing negative impacts or enhancing outcomes in support of the SA objectives. In most instances this involves recommendations for issues that need to be addressed through planning policies contained within the LDP.

3.3 Assumptions and Limitations

- 3.3.1 The rationale behind the determination of the performance of the options against the SA objectives sought to relate direction of impact to the value of baseline data in the Vale of Glamorgan. In adopting this approach, every option is considered on its own merit against the SA objectives as well as the key issues and opportunities.
- 3.3.2 In carrying out the assessment, a number of assumptions were made in relation to the strategy options. Furthermore, in some cases, there were limitations to the level of certainty with which the appraisal could be completed.



3.4 ASSUMPTIONS

- 3.4.1 In determining the potential outcomes of each option against the sustainability objectives identified, the following assumptions have been made:
 - The LDP will seek to meet national and international sustainability targets at a local level and assist other plans, programmes and policies identified through the scoping report, where these can be can be directly influenced by the planning system. For example, ensuring that development reduces impacts on climate change which can be mitigated against through locational policies, but is also influenced by activities outside of the Vale and in some instances influences outside of the planning system.
 - Legislation would provide the necessary protection for designations of national and international importance. Nevertheless, the impact that locational policies within the plan may have on these designations is considered.
 - The scale of development will be determined by population and employment land projections.
 - Options for a new rural settlement (except for Llandow Newydd as contained in Option 8a) would consist of between 4000 and 5000 dwellings.⁶

3.5 LIMITATIONS

- 3.5.1 At this stage, the appraisal provides an overall indication of the potential effects of the options against the SA objectives. The assessment has been based on the expert opinion of consultants, supplemented by professional input from planners and key stakeholders. It also draws on the baseline data and analysis of key sustainability issues identified at the scoping stage of the SEA process, as well as relevant background studies undertaken for the LDP.
- 3.5.2 The reason for undertaking this primarily qualitative approach (based on opinion rather than data) is due to the difficulty in obtaining technical data to quantify the effects of the options and the cost and practical difficulties of collating this data at a local level. The uncertainties inherent in appraising a strategic plan of this nature mean that it is difficult to quantify the majority of the potential effects.
- 3.5.3 However, the level of detail is considered sufficient for the purposes of developing the Draft Preferred Strategy, with the overall effect on sustainability of the chosen option being evaluated in greater depth through the assessment of the options in combination with the LDP vision, strategic objectives and policies as well as baseline evidence data.

⁶ Best Practice in Urban Extensions and New Settlements, Town & Country Planning Association (March 2007) suggest that new settlements should contain a minimum 4-5 thousand dwellings in order to support sufficient levels of services and facilities (paragraph 8.4.5 refers)



4. SA FINDINGS

- 4.1. The SA of the various strategy options is contained in Appendix A of this report. It features illustrative tables that produce an indicative statement as to whether or not the strategy option would contribute towards the sustainability objectives or potentially detract from them. It also provides comments on the possible mitigation measures for each SA objective.
- 4.2 This section summarises the findings of each option appraisal taking into consideration the key issues identified at the scoping stage. The key strengths and weaknesses of each option are highlighted below together with appropriate maps illustrating how the dispersal of development would look.

Option 1

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

4.3 This option maintains the current strategy contained within the Vale of Glamorgan Adopted Unitary Development Plan (1996-2011), which focuses development within 'the Waterfront Strip'. This encompasses the larger coastal towns and villages of Barry, Penarth, Dinas Powys, Sully and Rhoose, capitalising on their good transport links, availability of services and facilities as well as regeneration opportunities within Barry Waterfront (see Figure 2). This option represents the 'business as usual' scenario.



Figure 2: Indicative Illustration of Option 1



Key Strengths

- 4.4 One of the key strengths of this option is that it would assist in the achievement of the majority of the SA objectives in the urban south east part of the Vale of Glamorgan. The concentration of development within the settlements of Barry, Penarth, Dinas Powys, Sully and Rhoose would provide opportunities for securing affordable housing in areas where the Council's Local Housing Market Assessment has identified the greatest need. This would assist the Vale of Glamorgan population in meeting their housing needs.
- 4.5 Similarly, growth opportunities within Barry would provide opportunities for addressing issues associated with social, economic and environmental deprivation which is prevalent in a number of wards. This option would also ensure that existing local services and facilities in the south east are maintained and enhanced.
- 4.6 New development in these areas would be easily accessible by existing good rail and bus transport links, which would also assist in addressing economic disparities, and contribute towards reducing the need to travel, resulting in a positive contribution towards climate change. Opportunities for redeveloping brownfield sites and re-using existing buildings within larger urban settlements would be maximised and would also assist in the continued regeneration of areas such as Barry. This would also allow underused employment land, identified within the Council's employment land study to be utilised, therefore addressing demand for premises within the area. However, it was recognised that the availability of brownfield sites would diminish over the plan period.
- 4.7 The concentration of development within urban areas would provide an element of protection to landscapes and habitats, as well as the historic environment within the rural vale. However, this option could have a detrimental effect on the built and historic environment found within the urban settlements.

- 4.8 The appraisal indicated that whilst there would be some opportunities for addressing housing needs within the rural Vale, this would be focused primarily within the larger rural settlements, therefore limiting the plan's ability to address local housing needs where they occur.
- 4.9 Similarly, opportunities for improving access to services and facilities would be limited, and whilst deprivation has not been identified as a key issue, poor access is recognised as a limiting factor within the rural vale.
- 4.10 However, for urban areas, development opportunities could also be constrained, since the option would be a continuation of the existing UDP strategy that has been successful in the delivery of major housing developments and therefore further development could have a detrimental affect in these settlements. Similar levels of development may not be achievable or could be detrimental to the area in terms of impacts on the urban environment and also on community spirit.



Option 2a

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

4.11 This option would see the distribution of housing and employment in all settlements within the Vale of Glamorgan, proportionate to the size of the existing population of each settlement. In this scenario the level of existing services and facilities would not be considered as part of the allocation of sites. However, unlike Option 1 this option would increase development opportunities in rural areas (see Figure 3).



Figure 3: Indicative Illustration of Option 2a

Key Strengths

- 4.12 This option offers the opportunity to deliver benefits in both urban and rural areas, particularly in relation to the provision of housing and employment opportunities. It is anticipated that multiple deprivation issues, particularly in urban areas, would be addressed through this option.
- 4.13 There are opportunities to make town centres attractive to local residents that currently use out-of-town facilities. Town centres can also be made attractive to businesses therefore reducing the number of vacant units in locations such as Barry. Both of these factors would assist in maintaining and enhancing the vitality and viability of existing centres.



- 4.14 One of the key weaknesses identified with this option was its dependence on the current population of each settlement which may not be an appropriate indicator of the future needs of these communities. Consequently, development may not be targeted to those areas where social and economic issues are prevalent e.g. the need to address affordable housing.
- 4.15 Similarly, there is a risk that development may be provided within the smaller settlements where local services and facilities are limited, and the scale of development may not justify the use of planning obligations to secure the provision of new facilities. As a result, the specific needs of some communities may not be addressed, and could be exacerbated. Furthermore, due to the dispersed nature of proposed growth, resources to ensure benefits are sufficiently delivered may be stretched, while negative effects may be spread out across the Vale of Glamorgan.
- 4.16 In rural areas, where brownfield land is not as readily available, there may be some loss of greenfield land and negative effects on the local landscape, biodiversity, soil function, water resource use and cultural heritage. It would therefore be necessary to limit growth to within settlement boundaries to ensure protection of the surrounding countryside.



Option 2b

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

4.17 As with option 2a the distribution of development would be relative to the existing population of each settlement. However an assessment of existing services and facilities as well as accessibility to nearby facilities would be undertaken (the sustainability test). In this scenario land allocated for development opportunities would only be within those settlements which have good levels of services, facilities and infrastructure (see Figure 4).

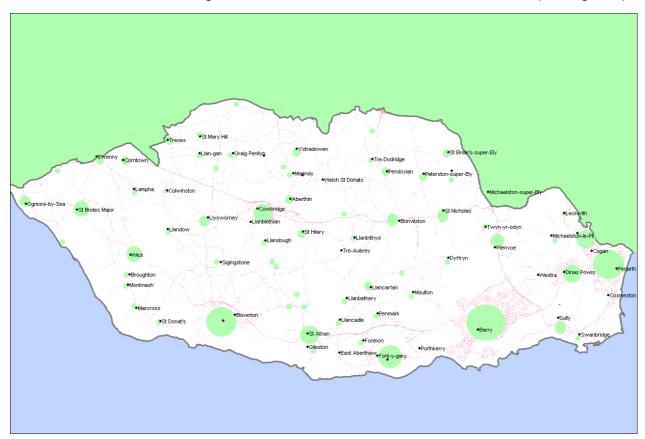


Figure 4: Indicative Illustration of Option 2b

Key Strengths

- 4.18 As with Option 2a, this strategy would spread development throughout the Vale of Glamorgan, although growth would be focused in those settlements that have a sufficient of facilities to support additional development. This would be established through the undertaking of a sustainability appraisal and would therefore ensure that existing facilities and services are maintained and enhanced.
- 4.19 Areas with relatively high levels of multiple deprivation are mainly concentrated in and around Barry. Provision of housing would be focused on larger urban settlements such as Barry, presenting opportunities to reduce the causes of deprivation. New housing development provides scope to enhance facilities through planning conditions and S106



- agreements. In addition, growth in sustainable settlements will result in a greater proportion of the population having improved access to services and facilities.
- 4,20 It was considered that this option would provide new employment opportunities in urban areas such as Barry and Penarth, where unemployment is an issue and where the greatest supply of employment land is located. In rural settlements there are a number of existing employment sites that may benefit from new housing development, but there may be limited opportunities for the development of new large employment sites within or adjoining settlements.

- 4.21 Although the level of new housing in each settlement would be higher than under option 2a, it is still uncertain as to whether it would address local housing needs. For instance, the level of affordable housing need is greatest in Barry (source: Vale of Glamorgan Local Housing Market Assessment). Therefore, this option is unlikely to deliver significant benefits in any of the settlements in the Vale of Glamorgan, as new development in any one location is unlikely to be of a large enough scale to justify any significant planning gain.
- 4.22 The key concern with this option is that those rural settlements which do not have appropriate facilities would not benefit from growth and are likely to continue to experience a lack of appropriate services and facilities.



Option 3

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

4.23 Unlike Option 1, this option would concentrate future development within the larger rural settlements that have good levels of services; facilities and infrastructure relative to other settlements within the rural Vale (see Figure 5).

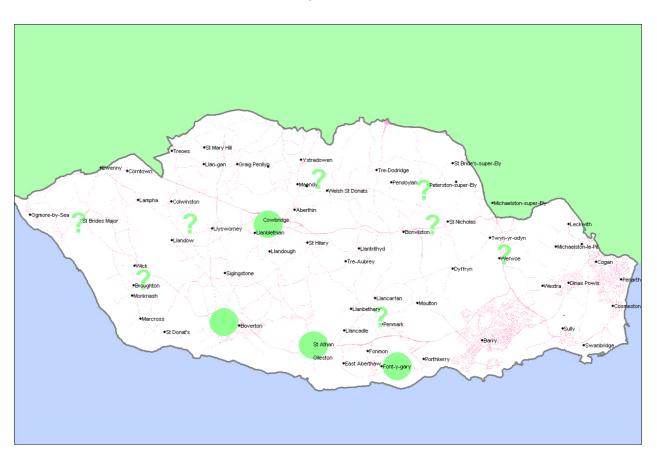


Figure 5: Indicative Illustration of Option 3

Key Strengths

- 4.24 Delivery of housing in the identified rural settlements will present an opportunity to increase the provision of affordable housing in the rural part of the Vale of Glamorgan. Furthermore, the option would ensure that facilities in these settlements such as schools, doctors' surgeries and shops are maintained and enhanced.
- 4.25 The option presents an opportunity to make these settlements more attractive to local residents that currently use services and facilities in nearby larger settlements. It is assumed that local community and leisure facilities will be provided together with new housing through planning conditions and section 106 agreements.



4.26 An increase in population, employment opportunities and overall investment in these four settlements, and potentially others, should contribute positively to their vitality and viability. Additionally, there may be an opportunity to improve bus services in these areas, and other rural settlements (e.g. West Aberthaw, Cog, Penmark, Colwinston and Penllyn).

- 4.27 High levels of multiple deprivation tend to be concentrated in the urban south east (e.g. Barry). Therefore, focusing growth in the larger rural villages is unlikely to address deprivation issues in urban areas. In addition, the greatest affordable housing need has been identified in urban areas such as Barry and Penarth (Vale of Glamorgan Local Housing Market Assessment 2008). Therefore this option would not adequately address this identified need. Furthermore, concentrating development within the rural Vale, would not remove the need for new development in the eastern vale where the majority of the Vale's population reside and where the majority of new household formation occurs.
- 4.28 Limiting new development opportunities within Barry, would also reduce regeneration opportunities and would therefore undermine the potential for the LDP to support its role as a key settlement in line with the Wales Spatial Plan.
- 4.29 In rural parts of the Vale of Glamorgan, isolation and inaccessibility are key issues and it is doubtful that this strategy option would address these problems. Additionally, this option will focus development in some settlements that are not well served by public transport and where there is limited opportunity to improve it. For example, Rhoose and Llantwit Major are the only settlements within this strategy area to benefit from a rail service.
- 4.30 A key sustainability objective is to ensure that land is used effectively and efficiently, particularly in relation to the use of previously developed land. The availability of brownfield sites is low in the identified settlements and therefore, it is likely that most of the new development will be located on greenfield sites outside settlement boundaries.
- 4.31 New development in these rural settlements is likely to have an adverse impact on biodiversity, landscape, soil function, water resource use and heritage. Furthermore, a number of rural settlements are located in special landscape areas, the character of which may be negatively affected by new development.
- 4.32 Finally, it is likely that there will also be negative implications in terms of the built environment. There are a large number of historic buildings, designations and protected monuments in the rural Vale that may be adversely affected by additional development in these settlements. In particular there are significant numbers of listed buildings in Llantwit Major and Cowbridge. However, planning policy can ensure that new development enhances and promotes the quality of the cultural and historic environment.



Option 4

A rural new settlement able to promote sustainable self containment

4.33 This option would result in the majority of new development being concentrated in one area in the form of a new settlement. In order to ensure that the new settlement would support a sustainable population, a range of services and facilities, including infrastructure would form part of the development proposals (see Figure 6).

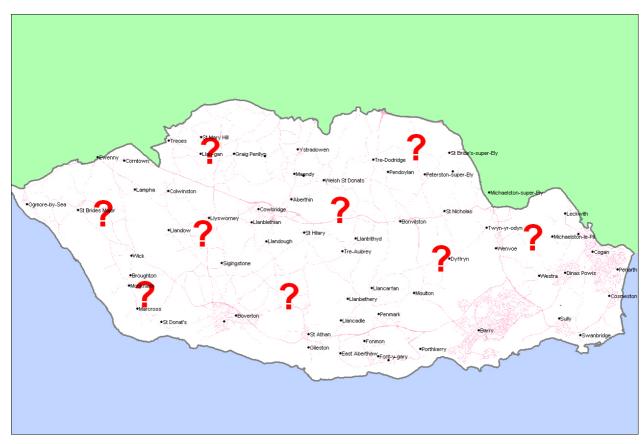


Figure 6: Indicative Illustration of Option 4

Key Strengths

- 4.34 The development of a new rural settlement is likely to deliver various benefits (e.g. the provision of new housing, local facilities and services) to a particular part of the rural Vale. Although the benefits would depend on the exact location of the new settlement, it was recognised that the residents of existing nearby settlements would also have access to these.
- 4.35 The provision of a new settlement could provide the opportunity to develop a well designed and accessible environment for its residents. The option would create opportunities for applying the latest building codes to increase energy efficiency and decrease carbon emissions. However it was noted that these benefits would be negligible if residents were reliant accessing employment and other essential services / facilities by car. Moreover, it is highly probable that any benefits would only be accrued at the later stages of the development when the majority of services and facilities would be in place.



- 4.36 If the development of a new rural settlement was the focus of the LDP strategy, it is unlikely that other issues that need to be addressed throughout the Vale of Glamorgan would be resolved.
- 4.37 For example, whilst some housing would be provided in the urban settlements, this would be limited and therefore would not address housing need (in particular affordable housing) where it occurs. It is considered that this would result in households having to meet housing needs elsewhere (e.g. new rural settlement) and increased house prices in areas of greatest demand, which in turn would perpetuate existing affordable housing needs.
- 4.38 If the settlement is sustainable and self-contained, it was considered that there would be a requirement for local employment opportunities to be provided in tandem. However, the Council's Employment Land Study (October 2007) identified the highest demand in Barry (where current employment land supply is greatest). Therefore, a new settlement in itself would not assist in providing a diverse range of employment opportunities locally and would undermine areas best suited to new employment uses.
- 4.39 Other development within the new settlement (e.g. shops, community facilities etc.) could have a negative affect on the vitality and viability of existing nearby settlements. However, in the early stages of the development, residents may not be able to enjoy the range of benefits that it will provide and would therefore have to rely on the existing services and facilities in nearby settlements.
- 4.40 Similarly, the assessment considered that over time, a new settlement is likely to lead to wider traffic congestion through in and out-commuting. Whilst much would depend upon the exact location with respect to existing and proposed public transport links, when compared to other new settlements in the UK, it is unlikely that this would address issues relating to the dependence on private cars in rural areas, nor is it likely to reduce the need to travel to existing major urban centres for higher value services.
- 4.41 The option would be expected to have significant negative environmental effects, although the extent of these would depend upon the location of the new settlement. Development is likely to adversely affect biodiversity, landscape, soil function, water resource use and heritage in the location of the new settlement, although the extent of these effects can be determined and mitigated through an environmental assessment.



Option 5

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

4.42 This option draws upon elements of Options 1 and 2b, which seek to locate future development within those settlements that have good levels of services and facilities, and transport links. However, this option also recognises the need to consider the potential development opportunities arising from the proposed Defence Training Academy at St. Athan (see Figure 7).

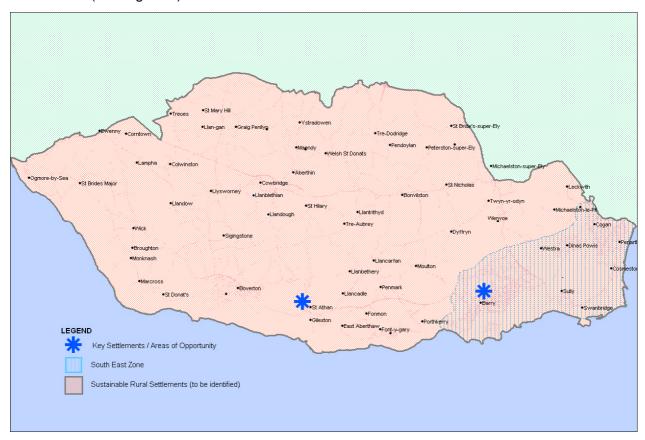


Figure 7: Indicative Illustration of Option 5

Key Strengths

4.43 The key advantage of this strategy would be its delivery of benefits to both urban and rural parts of the Vale of Glamorgan. With this approach, housing allocations would not be spread too thinly across the Vale of Glamorgan. Delivery of housing would be focused on the identified settlements in both the urban south east and rural Vale. This would enable housing to be focused in areas of need and where future demand would be greatest, such as Barry where the Council's Local Housing Market Assessment (2008) shows the highest need for affordable housing. This option would also support the findings of the Council's Employment Land Study (October 2007) which identified Barry as having a high demand for local employment premises and land. Accordingly, this option would enable the Council



- to rejuvenate existing employment sites and increase local employment opportunities in appropriate locations.
- 4.43 The option would also have the potential to assist in addressing the high levels of multiple deprivation in and around Barry as detailed in the Welsh Index of Multiple Deprivation, through continued support of regeneration and employment opportunities. Whilst deprivation is not a major factor in the rural vale, issues associated with isolation and access to services raised by stakeholders could be improved under this option.
- 4.44 As development would be mainly focused in existing urban areas, there is strong potential for previously developed land to be utilised, where it is available. It should be noted that in the sustainable rural settlements development on greenfield land may occur depending upon the availability of development land within settlement boundaries. It is anticipated that the majority of new development (both housing and employment) at St Athan will be within or immediately adjoining the confines of the existing base. This option offers a good opportunity to attempt to match housing with employment opportunities particularly in Barry and St Athan.
- 4.45 The option presents an opportunity to encourage good quality high-density developments in both urban and rural areas. There is also an opportunity to bring about regeneration particularly in the urban centres, including the enhancement and protection of historic buildings.

- 4.46 The natural environment in and around the settlements identified in this option is likely to be adversely affected, as development may affect biodiversity, landscape, soil function, water resource use and heritage. A number of rural settlements are located in special landscape areas, the character of which may be negatively affected by development.
- 4.47 Furthermore, Rhoose, Barry and Sully are located in close proximity to the coastline, where growth and development may affect the coastal environment. There are SSSIs that may be affected along the Barry stretch of coastline as well as the candidate Severn Estuary SAC. Development may need to occur on greenfield sites where there is a lack of availability of brown field land e.g. Dinas Powys. Potential adverse effects on these environmental designations can be mitigated through planning policy that protects these areas.



Option 6 (Combination of Option 1 and Option 4)

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

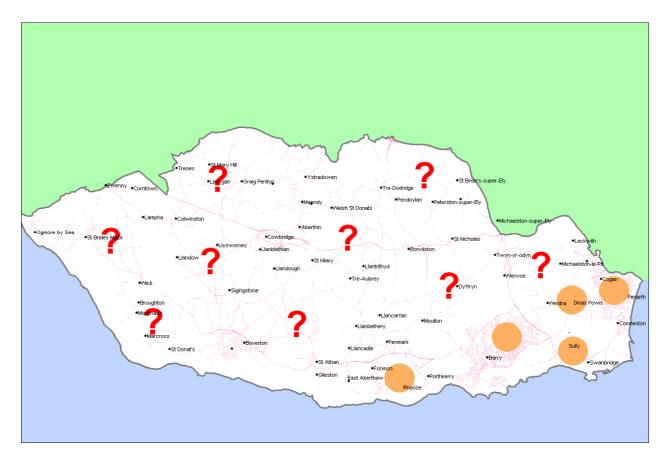


Figure 8: Indicative Illustration of Option 6

Key Strengths

- 4.48 The delivery of housing in urban centres will ensure that development occurs where appropriate facilities are available. Barry and Penarth already have well established local facilities, with additional services being developed as part of the regeneration effort. However, whilst benefits would be realised for the new settlement and the surrounding area, existing poor access to services and facilities would not be addressed elsewhere in the rural Vale.
- 4.49 As with option 4, a new settlement would provide opportunities for the creation of a well designed built environment which would set a precedent elsewhere in the Vale.

Key Weaknesses

4.50 The key weakness with this option relates to its limited delivery of benefits to urban parts of the Vale of Glamorgan. For example, under this option the majority of housing would be provided within a new settlement, which the appraisal assumes as being of minimum of 4000 to 5000 dwellings. The effect of this within the urban areas would be an inability for



- the plan to address housing need in the areas where it is greatest, i.e Barry and Penarth. Therefore a new settlement as part this option would not necessarily negate the need for further development in other settlements, especially towards the end of the Plan period.
- 4.51 Opportunities for addressing economic and social deprivation within Barry would be limited as a result of a concentration of development opportunities elsewhere, and whilst some improvement to accessing services and facilities would be realised this would be limited to those settlements in close proximity to the new settlement.
- 4.52 It was also considered that issues associated with access to employment and increased commuting would still be a major factor.

Option 7 (combination of Option 2b and Option 5)

Concentrate development opportunities in Barry and the South East Zone. The St. Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test.

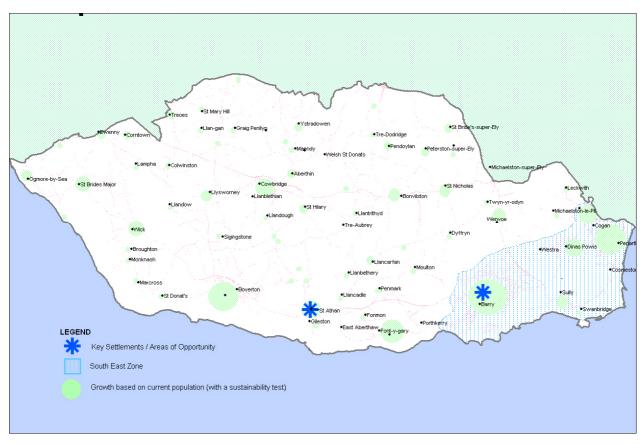


Figure 9: Indicative Illustration of Option 7



Key Strengths

- 4.53 This option has the potential to deliver benefits to both rural and urban parts of the Vale of Glamorgan, in settlements with the capacity to accommodate new development. Accordingly, development would provide for both housing and employment needs in centres across the whole of the Vale, therefore supporting the findings of the Council's Employment Land Study (October 2007) and Local Housing Market Assessment (2008).
- 4.54 The use of a sustainability test in identifying smaller settlements in which to focus development will ensure that community facilities (e.g. health care, retail and leisure facilities) remain viable and are not under-utilised. In both rural and urban settlements the option would also provide opportunities for a range of new services to be provided as part of any future development. In addition, the identification of sustainable settlements will ensure that there are adequate local facilities available to support the early stages of development when the provision of new facilities is generally not viable.
- 4.55 Multiple deprivation occurs mainly within the urban south east part of the Vale of Glamorgan. A balanced spread of growth should increase the number of homes and businesses, helping to tackle the causes of deprivation in areas such as Barry. Large growth centres would contribute significantly to employment and residential growth in rural parts of the Vale. However, it was noted that the option would not necessarily reduce deprivation associated with limited access to facilities experienced in the smaller settlements where development would not occur.
- 4.56 A key strength of this option was considered to be the identification of both Barry and St Athan as key growth areas, since this would compliment the Wales Spatial Plan, which identifies Barry as a key settlement and St Athan as a strategic opportunity area. This was seen as providing the plan with opportunities for addressing deprivation in Barry, and exploiting employment opportunities for the benefit of the wider Vale.

Key Weaknesses

4.57 Potential adverse effects identified relate particularly to impacts of development on nature conservation and landscape designations. Development in rural settlements would need to be focused within existing built up areas to ensure that the countryside is protected from inappropriate development. However, it was highlighted that this would be dependent upon the availability of land for development within existing built up areas and the impact that new development would have on the character of the existing settlements. For both urban and rural settlements it was considered that insensitive over development could have a negative impact on the built heritage.



Option 8 (combination of Option 5 and Option 4)

Concentrate development opportunities in Barry and the South East Zone. The St. Athan area to be a key development opportunity. Other sustainable settlements (including a new rural settlement) to accommodate further housing and associated development.

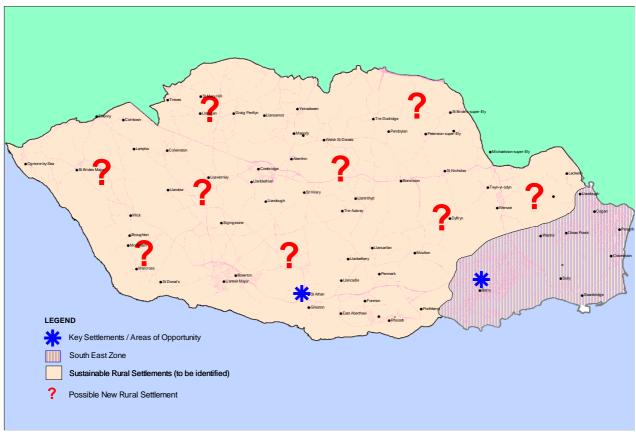


Figure 10: Indicative Illustration of Option 8

Key Strengths

- 4.58 This option identifies both rural and urban settlements in which development opportunities would be concentrated. As with option 4 and 6, it is assumed that a new settlement would deliver a minimum of 4000 to 5000 dwellings. Accordingly provision of housing and employment in a select number of sustainable settlements across the Vale of Glamorgan could assist in reducing the need to travel to access local services and therefore assist in reducing greenhouse gas emissions from transport. However, more sustainable transport options and improvements to local services would not be realised for the majority of settlements due to a lack of development opportunities.
- 4.59 This option would provide housing in the new settlement and in urban areas but would not fully address the needs in rural areas. This option has potential to meet the housing need around the Vale depending on the distribution of sites across the Vale.
- 4.60 The option could also contribute to a reduction in commuting as there would be more accessible opportunities by public transport and the increased spread of homes, jobs and



- services would lead to fewer/shorter trips being made and hence fewer vehicular greenhouse gas emissions.
- 4.61 Increased development and infrastructure could contribute to tourism across the intervention areas and in particular support tourism led regeneration in Barry. However, tourism development in these settlements will depend upon the businesses that start up as growth continues. By supporting a number of rural settlements, the strategy has the potential for enhancing tourism in the rural vale.

- 4.62 A key concern with this option is that the majority of housing units would be developed in the new settlement. As a result, the overall benefits that may be delivered in the identified settlements would be limited.
- 4.63 Whilst supporting the aspirations of the Wales Spatial Plan (WSP) for both Barry and St Athan, the extent to which regeneration would support the WSP would be constrained by the lack of development opportunities within these areas. Consequently, this would result in mixed outcomes, with the greatest benefits being accrued by those settlements within close proximity to the new settlement.
- 4.64 The majority of small rural settlements where access to services has been identified as poor (and for some which have reasonable levels of facilities) would not benefit from this option since development opportunities that could secure improvements would be directed elsewhere. This could undermine the viability of the services within these smaller settlements and lead to pressures for redevelopment as a result of their loss.
- 4.65 In the rural Vale, isolation of settlements may continue to be an issue as there would be a limited provision of facilities and employment opportunities. Bus service provision is considered to be poor in rural settlements, such as, West Aberthaw Cog, Penmark, Colwinston and Penllyn (LDP Sustainability Appraisal Approved Scoping Report, July 2007 refers). It is considered that the development of a new rural settlement would not alleviate these problems.
- 4.66 Depending on the exact location and design of development, flood plains may or may not be affected by this option. Development in coastal areas may be affected by future sea level rise particularly in the low lying estuarine areas around Ogmore-by-Sea, Aberthaw, Barry and Penarth. Furthermore, parts of Sully, Dinas Powys and Barry, are at risk of fluvial flooding.



New Option: 8a (Combination of Option 5 and a new rural settlement at Llandow)

Concentrate development opportunities in Barry and the South East Zone. The St. Athan area to be a key development opportunity. Other sustainable settlements (including a new rural settlement at Llandow - Llandow Newydd) to accommodate further housing and associated development.

- 4.76 This option has been presented to the Council as an alternative strategy option for consideration as part of the SA / LDP process. It is effectively a refined version of option 8, since it includes all the elements of this option but proposes a specific location for a new settlement, that is land adjacent to Llandow Industrial Estate (known as Llandow Newydd). Accordingly, the appraisal provides an assessment of the strategic implications of this option as well as site specific issues relating to the location of the proposal.
- 4.77 It should be noted that unlike options 4, 6 and 8, which assumed that the new settlement would consist of at least 4000 to 5,000 dwellings, the promoters of Llandow Newydd are proposing to build 2750 dwellings. In addition, the developer has produced a promotional brochure that contains details on the proposed housing mix and provision of facilities. However in order to ensure that the assessment of this option is comparable to the assessment of the other 9 options, the assessment only considers issues of a strategic nature. This is due to the fact that detailed issues such as housing mix etc would have to be assessed in accordance with the policies and planning requirements contained within adopted LDP which has yet to be prepared. However, as with all of the options, the assessment includes possible policy measures which could mitigate against any negative issues identified.

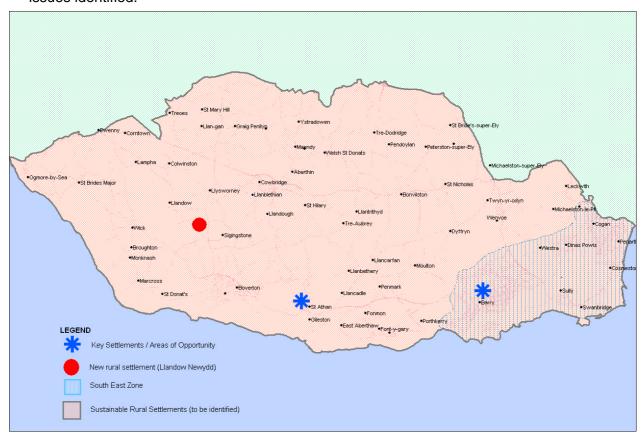


Figure 11: Indicative Illustration of Option 8a



Key Strengths

- 4.78 This option would allow for development in the south east zone where affordable housing need is highest, especially in Barry and Penarth as highlighted within the Council's Local Housing Market Assessment (2008). However, the provision of a new settlement could restrict the extent to which housing need is delivered in the South East Zone as a significant proportion of the potential housing would be directed to Llandow Newydd. Development within the South East Zone would also provide the opportunity to develop brownfield sites in sustainable locations. This would also assist in tackling the causes of deprivation in these areas.
- 4.79 Option 8a could contribute to a reduction in commuting as there would be more employment and service opportunities in the south east zone that are easily accessible by a range of public transport options. The Llandow Newydd proposal however, would be more reliant on car based journeys to and from essential services, facilities and employment opportunities. It should be noted that whilst a park and ride facility is proposed as part of the development, a rail service is not.

- 4.80 Llandow Newydd is relatively centrally located within the rural vale, and would deliver a significant proportion of the Council's housing requirement. However, the concentration of a large number of units on one strategic site, albeit located within the rural Vale, would not address housing needs where they occur, or where anticipated growth is required. This could be detrimental to the vitality and viability of smaller rural settlements. This option would therefore not influence or tackle the issue of housing requirements and affordability in those rural settlements. Stakeholders identified the latter point as a key concern at the workshops.
- 4.81 Access to services may be enhanced for settlements within close proximity to Llandow Newydd. However, it is anticipated that the extent of the facilities provided would be limited due to the scheme only proposing 2750 dwellings, thereby clearly not delivering a fully self sustaining community. It is generally accepted that for a new settlement to be sustainable, (i.e. support a sufficient range of services and facilities) it would have to be of between 4000 and 5000 dwellings (see Best Practice in Urban Extensions and New Settlements, TACPA 2007, and Eco Towns Prospectus Communities & Local Government 2007). Accordingly, whilst services within nearby settlements such as Cowbridge and Llantwit Major would be bolstered by increased demand, this would be contrary to meeting the SA objective in relation to Llandow Newydd.
- 4.82 As previously stated, existing rural accessibility issues may not be addressed since levels of development in the rural vale would be concentrated in one location. Therefore, in the rural Vale access to and from settlements to services, facilities and employment opportunities would fail to be adequately addressed.
- 4.83 It is extremely unlikely that existing employment opportunities available at the Llandow estates will serve the needs of the proposed new resident population. The development of Llandow Newydd would therefore increase peak time commuting.
- 4.84 The development of Llandow Newydd would result in the loss of 51 hectares of good quality grade 3a agricultural land and 36 hectares of grade 3b agricultural land as verified by Reading Agricultural Consultants on behalf of the Council. The remaining Llandow Estates are being retained in their current use but should not form part of the proposed development as they are outside the control of the developers. In other parts of the rural



- Vale, development within other settlements could utilise some brownfield land, but there will also be a need to consider appropriate greenfield development adjacent to these settlements.
- 4.85 As stated above, it is likely that over time Llandow Newydd would generate wider traffic congestion through in and out-commuting, although much depends upon the actual provision of public transport links. However, considering other new settlements in the UK, it is unlikely that this would address issues relating to the dependence on private cars in rural areas, nor is it likely to reduce the need to travel to existing major urban centres for higher value services.
- 4.86 A new settlement in the rural Vale is also highly likely to limit or prejudice the delivery of urban regeneration opportunities and development of other sustainable sites within existing settlements already benefiting from existing services and facilities e.g. Barry Waterfront. Such an approach would be contrary to the Council's Community Strategy.



5. SUMMARY OF FINDINGS

5.1 The aim of the SA is to make sure that the strategy chosen by the Council will support the delivery of social, economic and environmental objectives in equal measures. The SA of the options provides the opportunity to explore alternative ways of addressing the same sustainability issues affecting the Vale of Glamorgan and where possible remove conflicts with the sustainability objectives.

ISSUES RELATING TO ALL OPTIONS

- 5.2 In appraising the options, the following issues were identified as being common to all:
 - Depending on the scale of proposed development, it is possible for any of the options to have either negative or positive affects on community spirit in existing communities.
 - Development will initially result in increased energy use during construction.
 - All the options would lead to negative and positive impacts on climate change- it is unlikely that any of the options will lead to either a reduction in CO2 or a neutral outcome as a result of increased population and associated energy usage. Therefore the assessment indicates whether the option would assist positively or negatively towards meeting the SA objective.
 - Across the Vale there are landscape and nature conservation designations of local, national and international importance, historic built and natural assets and areas at risk of flooding which need to be considered. Environmental baseline data maps can be found in Appendix 3 of the Council's LDP SA Approved Scoping Report (July 2007). It is assumed that National Planning Guidance and other legislation would assist in determining the suitability of sites for development and identifying mitigation measures.
 - Waste minimisation would be influenced by national targets for recycling therefore the outcome of each option would be the same.
 - Delivery of housing and employment opportunities will need to be considered in relation to future population projections, as well as the findings of the Council's Employment Land Study (October 2008) and the Council's Local Housing Market Assessment.

SUMMARY OF MITIGATION MEASURES

5.3 The SA process includes a requirement to identify measures to prevent, reduce or offset significant adverse effects of the strategy options considered. These can include mitigation measures or proactive avoidance of adverse effects and/or proposed actions where effects are noticed. Mitigation measures can also include recommendations for improving beneficial effects. Accordingly, the appraisal tables of each option at Appendix X identify a number of mitigation measures that would either assist in addressing any negative outcomes identified or further improve the options success towards meeting the sustainability objective.



- 5.4 For the purposes of the appraisal, mitigation measures have focused on planning policy measures that could be included within either the LDP Preferred Strategy and/or the final adopted LDP. Table 1 below provides a summary of the policy measures, which at this stage are generic to all options. Due to the strategic nature of the options, further appraisal of mitigation measures would need to be considered at the later stages of the plan preparation where site specific issues can be identified. However, it should be noted that the level of influence each policy measure can have in mitigating against negative effects or contribute towards positive outcomes identified are themselves influenced by each strategy option.
- 5.5 For some options, the assessment also identified the Council's candidate site methodology as a potential mitigating tool, as it would allow the Council to identify site specific issues such as flood risk or nature conservation designations that could result in the sites either being omitted from development or appropriate mitigation measures being identified and forming part of any future development proposal. Again since each option had inherent characteristics that had a direct impact on the outcome, the effectiveness of the candidate site methodology would be limited. Further detail on this is considered in the conclusions and recommendations in the following section.



TABLE 1 PROPOSED MITIGATION MEASURES

SA Objective	Mitigation measures.
1. To provide the opportunity for people to meet their housing needs.	Consider policies that ensure that an appropriate mix of housing is provided within new housing developments to meet the needs identified within the Local Housing Market Assessment (2008).
2. To maintain, promote and enhance the range of local facilities	Inclusion of policies for ensuring that appropriate community facilities are provided as part of any new development, and for the protection of existing community facilities.
3. To maintain and improve access for all.	Design policies and Building regulations would provide the key mitigation tool for all development.
5. To maintain, protect and enhance community spirit.	Design policies should ensure that new development is integrated into existing communities, and that the provision of new community facilities and the appropriate mix and type of housing is provided.
6. To minimise the causes and manage the effects of climate change.	National Planning Guidance will determine the types of development that will be permitted within areas that are known to be at risk of flooding. Consideration of higher energy efficiency standards than the minimum required through the adoption of the Code for Sustainable Homes.
7. To minimise waste.	Include a policy requiring the provision of recycling facilities within new developments.
8. To use land effectively and efficiently.	Ensure that the plan includes policies which promote the reuse of brownfield sites over greenfield sites. Include design policies that encourage high density development.
9. To protect and enhance the built and natural environment.	
10. To provide a high quality environment within all new developments.	Develop policies that promote good design and respect rural and urban settings, including landscape features historic
11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage	environments and conservation areas
12. To reduce the need to travel and enable the use of more sustainable modes of transport.	Develop policies that require appropriate planning contributions are provided to improve local transport facilities and where possible strategic highway improvements.
13. To provide for a diverse range of local job opportunities.	Consider policies for enhancing rural employment through rural diversification, conversion of rural buildings for business use and home working. Consider the potential for mixed use developments that can bring forward under utilised employment sites in strategic locations.
14. To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.	Develop policies that promote new retail development that would support the vitality and viability of existing retail centres and protect essential services within small rural services such as shops and pubs.
15. To promote appropriate tourism.	Develop policies that promote appropriate tourism development within both urban and rural areas.



SUMMARY EFFECTS OF EACH OPTION

- 5.6 The appraisal revealed that each option contained inherent features that from the outset would either have a positive or a negative impact on each of the SA objectives.
- 5.7 Section 4 above provided a summary of the key strengths and weaknesses of each option, which also considered secondary and synergistic effects in relation to meeting the SA objectives. However, the SA process also requires the identification of cumulative effects, that is, the overall potential impact (both negative and positive) of the strategy when considered as a whole. For this reason a key outcome of the SA is to identify the cumulative effect of each option. In relation to the LDP this means the identification of those options that would provide the greatest benefit to the widest area without unduly affecting the overall sustainability objectives.
- 5.8 To determine the actual cumulative effects of each option would at this stage be particularly difficult given their strategic nature. Therefore the Council has chosen to compare the headline results of each strategy option as summarised in Table 2 below. In addition, consideration of the commentary provided for each option in section 4 and the influence that the mitigation measures identified through the appraisal will have on each option also forms part of the analysis.
- 5.9 From the summary table it can be seen that Options 1, 2b, 5 and 7 would produce positive outcomes for both urban and rural areas, with Options 5 and 7 performing the best. Whilst the appraisal indicates that Option 5 and 7 also had the potential for providing mixed benefits in both rural and urban areas, it is considered that a combination of policy measures and the candidate site assessment stage would assist in mitigating against any negative effects and also enhancing further positive outcomes identified.
- 5.10 For **Option 2a**, the summary table highlights that some benefits for both urban and rural areas would be realised, but the effectiveness of the options would be limited in both areas, and could also give rise to negative outcomes in the rural Vale. It is considered that this mixed effect was primarily due to the approach of allocating new development on a pro rata basis within all settlements according to current populations. The cumulative effects of this approach would take the form of limited benefits being realised in most settlements and additional pressures being placed on existing services in rural areas, reduced opportunities to address social and economic issues where they arise, and an increase in the need to travel- all of which would be difficult to address through the policy measures identified.
- 5.11 With **Option 3**, development would be concentrated primarily within the larger settlements in the rural vale and the appraisal highlighted that this would produce the least favourable outcome against the SA objectives for urban areas. In addition, there would also be few benefits in the rural Vale where development takes place. As with option 2a, mitigation through policy intervention would have limited impact on the overall performance against the SA objectives, especially in relation to addressing economic and social disparities and affordable housing need that exists mainly in the urban south east Vale.
- 5.12 For options **4**, **6**, **8** and **8a** which included a new settlement either wholly or as part of the option, the appraisal indicates that option **4**, would provide the least benefits for both rural and urban areas due to the concentration of development within the new settlement, which



could not be mitigated against due to the nature of the option. Similar outcomes were also identified for **Option 6**, and although it had slightly more benefits than **option 4** in terms of urban settlements, these benefits would diminish over the plan period as such development opportunities would reduce, again limiting the influence of mitigation measures.

5.13 For the remaining new settlement options, **8** and **8a**, the outcomes were similar in that they would both produce some positive benefits in both urban and rural areas, although the overall affect would be mixed across the Vale. However the identification of a new rural settlement at Llandow (Llandow Newydd) within option 8a allowed the appraisal to consider more site specific issues that resulted in the appraisal identifying more mixed benefits and negative outcomes within the rural Vale than option 8. For instance, a significant portion of the Llandow Newydd site is classified as subgrade 3a, good quality agricultural land and the site is poorly served by public transport. However common to both options, was the limited ability to address outcomes through mitigation due to the relationship between the location of a new settlement and the ability to provide equal benefits across the wider area, including reduced opportunities for new development to address issues where they exist.



6. CONCLUSIONS

- 6.1 The refinement of the SA framework, the subsequent reassessment of the 9 original strategy options and the assessment of a further strategy option (option 8a) have allowed the Council to fully consider the secondary, synergistic and cumulative outcomes of each option and identify appropriate mitigation measures.
- 6.2 This has resulted in different outcomes being reached in relation to the identification of potential strategy options for the Council's LDP. The initial options appraisal report identified Options 5, 7 and 8 for further consideration, whereas the refined assessment methodology has only identified options 5 and 7. A key reason for this different outcome has been the identification of mitigation measures; the relationship between mitigation measures inherent within each option; and the influence that mitigation measures may have on each option.
- 6.3 In relation to options 5 and 7, the suitability of both options were considered within the Council's ISA Report (December 2007) that accompanied the Council's Draft Preferred Strategy. This concluded that option 7 "should be discounted as it was considered that the distribution of future development on the basis of existing levels of population within settlements was too simplistic in planning future development. For instance, it ignores factors such as the role and function of existing settlements and their ability to accommodate growth. Furthermore, it was considered that distributing growth in this manner would limit the flexibility of the Plan to respond to potential unplanned circumstances, which could undermine the overarching strategy" (Paragraph 8.7.4 refers).
- 6.4 Therefore, the undertaking of this second appraisal has reconfirmed the Council's view that option 5 would provide the most appropriate spatial framework for addressing the economic, social and environmental issues affecting both the urban and rural Vale over the LDP period.



TABLE 2: SUMMARY OF HEADLINE RESULTS OF THE PERFORMANCE OF EACH STRATEGY OPTION AGAINST THE SA OBJECTIVES

LDP STRATEGY OPTION	concentration	Maximising the p ng growth in Barry y and Rhoose (curre	y, Penarth, Dinas	opportunities bas	ersal of housing ed on the current p it a sustainability tes	oopulation of each	Option 2b: Dispersal of housing and employment opportunities based on the current population of each settlement (with a sustainability test).			
SA OBJECTIVE	Spatial		Trans-boundary	Spatial		Trans-boundary	Spatial	Trans-boundary		
OBJECTIVE	Urban SE	Rural Vale		Urban SE Rural Vale			Urban SE Rural Vale			
1	++	+/-	0	+/-	+/-	0	++	++	0	
2	+	+/-	0	?	-	0	+	+/-	0	
3	+	+/-	?	?	?	0	+	+/-	0	
4	+	0	0	+	+	0	+	-	0	
5	+	+/-	0	+	+/-	0	+	+	0	
6	+	0	?	+	-	-	+/-	+/-	0	
7	+	+	+	+/-	+/-	?	+	+	?	
8	+	+	0	+	+/-	0	+	+/-	0	
9	+/-	+	0	+/-	+/-	0	+/-	+/-	0	
10	+	0	0	+	?	0	++	+	0	
11	+/-	+	0	+/-	-	0	+/-	-	0	
12	+	-	-	+		0	+	-	0	
13	++	+/-	+/-	+/-	-	0	+	+	0	
14	+	+	?	++	++	0	++	+/-	0	
15	+	++	0	?	?	0	?	?	0	



LDP Strategic Options	rural areas (gher growth in the lar e.g. Llantwit Major, C ose and potentially ot	owbridge, St.	Option 4: A rural ne sustainable self – o	ew settlement able to containment.	promote	Option 5: Concentrate development opportunities in Barry and the South East Zone. The St.Athan area to key development opportunity. Other sustainable settlements to accommodate further housing and associated development.		
	Spatial		Trans-boundary	Spatial		Trans-boundary	Spatial		Trans-boundary
SA OBJECTIVE	Urban SE	Rural Vale		Urban SE Rural Vale			Urban SE	Rural Vale	
1		+	0	-	+/-	0	++	+	0
2		+	0	+/-	+/-	0	++	+	0
3		+/-	0	0	+/-	0	++	+	0
4		+/-	0	-	0	0	++	+	0
5	?	+/-	0	+/-	+/-	0	+	+	0
6	0	+/-	0	+/-	-	0	++	++	0
7	+	+	+	+/-	+/-	?	+/-	+/-	?
8	-	-	0	-		0	++	+/-	0
9	0	-	0	0	+/-	0	+	+	0
10	0	+	0	+/-	+/-	0	+	+	0
11	0	-	0	0	+/-	0	+	+/-	0
12	0	+/-	0	0	-	?	++	++	?
13	-	-	0	-	+/-	0	++	+	0
14	-	+	0		+/-	0	++	++	0
15	-	+/-	0	-	-	0	+	+	0



LDP STRATEGIC OPTIONS	potential of Penarth, Din		growth in Barry, Rhoose (current	development opportions opportunity. Oth accommodate full		d the South East tey development settlements to and associated	Option 8 (Option 5 and Option 4): Concentrate development opportunities in Barry and the South East Zone. The St.Athan area to be a key development opportunity. Other sustainable settlements (including a new rural settlement) to accommodate further housing and associated development.			
SA	Spatial		Trans-boundary	Spatial		Trans-boundary Spatial			Trans-boundary	
OBJECTIVE	Urban SE	Rural Vale		Urban SE	Rural Vale		Urban SE	Rural Vale		
1	+/-	+/-	0	++	+/-	0	+	+/-	0	
2	+/-	+/-	0	+	+/-	0	+	+/-	0	
3	+/-	+/-	0	+	+	0	+/-	+/-	0	
4	+/-	+/-	0	++	+	0	+/-	+/-	0	
5	+/-	0	0	+ +		0	+/-	+/-	0	
6	+/-	+/-	0	+/-	+/-	0	+	+/-	0	
7	+/-	+/-	?	+/-	+/-	0	+/-	+/-	0	
8	+		0	++	+/-	0	++	-	0	
9	+	+/-	0	+	+/-	0	+	-	0	
10	+/-	++	0	+	+	0	+	+	0	
11	+	+/-	0	+/-	+/-	0	+/-	+/-	0	
12	++	-	0	+	+/-	0	+	+/-	0	
13	+/-	+/-	+	+	+	0	+	+/-	0	
14	+	+/-	0	++	++	0	++	+	0	
15	-	+/-	0	+	+	0	+	+	0	

LDP STRATEGIC OPTIONS	Option 8a Revised SA (Based on Option 5 and Option 4 combined): Concentrate development opportunities in Barry and the South East Zone. The St.Athan area to be a key development opportunity. Other sustainable settlements (including a new rural settlement at Llandow Newydd) to accommodate further housing and associated development.										
SA	Spatial Trans-boundary										
OBJECTIVE	Urban SE	Rural Vale									
1	+	+/-	0								
2	+	+/-	0								
3	+	+/-	0								
4	+	+	0								
5	+	+	0								
6	+	-	0								
7	+/-	+/-	0								
8	+	-	0								
9	+	-	0								
10	+	+/-	0								
11	+/-	+/-	0								
12	++		0								
13	+	-	0								
14	++	+/-	0								
15	+	+	0								





Appendix A - SA Option Tables (Options 1 - 8a inclusive)

Perfo	rmance						
++	Option is highly likely to assist the Sustainability Objective						
+	Option is likely to assist the Sustainability Objective						
0	Option is likely to have no effect on the Sustainability Objective						
-	Option is likely to conflict with the Sustainability Objective						
	Option is highly likely to conflict with the Sustainability Objective						
+/-	Option is likely to assist and conflict with the Sustainability Objectives						
?	The effect of the Option on the Sustainability Objective is unclear						
+	Are the benefits/effects short, long or medium term? (5, 10 and 15 year periods)						

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

LDP STRATEGY OPTION	Option1: Ma	nximising the p	ootential of and o	concentratin	g growth in Ba	arry, Penarth, [Dinas Powys, Sully and Rhoose (current UDP strategy).				
SA OBJECTIVE	1. To provid	e the opportu	nity for people to	meet their l	nousing needs	S.					
	What is the p	oredicted effect	of the option on e	ach S.A Obje	ective?						
	Urban SE	Urban SE Rural Vale Trans- Short Medium Long term boundary term term									
Performance	++	+/-	0	+	+	?					
Commentary	main towns of for limited sm Therefore the lesser extent dwellings, the Local Housin development opportunities to medium telement to the limited state of t	of Barry, Penart nall scale devel e continuation of t within the rura erefore providing Market Asse t opportunities s within Barry all erm, but would be using new grov	th, Dinas Powys, copment within 28 of the existing UD al Vale. It would a an opportunity assment. The larkwould exist within and other settlement of the company of the com	Sully and Rho smaller rural P strategy haulso facilitate for the Counce ger rural settle the other sonts that make tain in the lor	oose (The Wate villages. as the potentia the continued cil to address the ements of Counaller rural village to up the Waterfager term as ho	I to address hou regeneration at he high level of wbridge and Lla ages. The contifront Strip. Consousing land supposes	opment Plan (1996-2011) which to seeks to concentrate development within the gether with the main rural towns of Cowbridge and Llantwit Major. It also provides using requirements, including that of affordable housing, in urban areas and to a Barry Waterfront, which includes the development of approximately 2,000 new affordable housing need in Barry which has been highlighted within the Council's intwit Major would still benefit from some new housing development, but limited muation of the strategy may also be limited due to the lack of new development sequently, the benefits of continuing this strategy would be beneficial in the short ply diminishes.				
Mitigation	development period would expansion of	ts to meet the r I require securion f settlement bo	needs identified w ng a high percent undaries within t	vithin the Loc age of afford he 28 smalle	al Housing Ma able housing o r settlements	rket Assessmer In new allocated Would facilitate	DP to ensure that an appropriate mix of housing is provided within new housing int. However, the potential for limited development opportunities during the plan distes which may not be financially viable. Alternatively, the consideration of the further growth, but this could lead to increased commuting and a dispersal of within rural areas.				

	What is the r	redicted effect	of the option on e	ach S.A Obie	ective?							-
Performance	·					1	I					
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term						
			boundary	term	term							
	+	+/-	0	+/-	+/-	+/-						
Commentary	catchment ar facilities in ur appropriate f Since there v areas would the key stake	eas that would ban areas whe acilities are ava will be limited do benefit less thre cholder worksho	n the larger popula support the provi re local communi illable. evelopment oppor ough this option, v ops and supported parts of the Vale of	sion of new fa ties are likely tunities withir where a signit d by deprivati	acilities that hat to use them. F In the smaller ruficant need for on indices. The	ural settlements improved transe Wales Index of	to serve a with that would ot port access a	de area. Ther ousing in urba herwise contril nd an increase	refore this op an centres will oute towards a in the provis	tion would lea I ensure that of the provision ion of local fa	d to increased p development oc of new local fac cilities was iden	orovision curs when ilities, rura tified at
Mitigation	level of facilit planning obli elsewhere co	ies to meet the gations will also buld not be justing to the control of the contr	tive is addressed needs of new reso support this. Ho fied in planning to cies to safeguard ty is a justification	idents, and a wever, the al rms. existing servi for loss of a	also ensure that billity to secure ices and faciliti rural shop or c	t new developm new services a es will be esser other commercia	ent does not nd facilities w ntial in the rura al facility is qu	impose excess thin the smalle al Vale; howev estioned. The	sive demands er rural settle er the effectiv consideration	s on existing s ments as resu veness of this n of the expans	services. The use all of development policy when fac sion of settleme	e of nt ed with
	boundaries v	ithin the 28 sm	aller settlements e facilities to addr				u leau to incre	eased commut	ing and a dis	persal of deve	elopment that ma	
3. To maintain and	boundaries w result in secu	vithin the 28 sm Iring appropriat	aller settlements				u leau to ilicre	eased commuti	ing and a dis	persal of deve	elopment that ma	
3. To maintain and	boundaries v result in secu	vithin the 28 sm Iring appropriat or all.	aller settlements e facilities to addr	ess poor acc	ess within rura			eased commuti	ing and a dis	persal of deve	elopment that ma	
3. To maintain and Performance	boundaries v result in secu	vithin the 28 sm Iring appropriat or all.	aller settlements	ess poor acc	ess within rura			ased commut	ing and a dis	persal of deve	elopment that ma	
	boundaries v result in secu improve access for What is the p	vithin the 28 sm uring appropriat or all. uredicted effect	aller settlements e facilities to addrofthe option on e	ess poor acc ach S.A Obje Short	ective? Medium	I areas.	J lead to filch	ased commuti	ing and a dis	persal of deve	elopment that ma	
	improve access for What is the purban SE Increased derealised in the	or all. or all. redicted effect Rural Vale +/- velopment preserved or all.	aller settlements e facilities to addr of the option on e Trans- boundary	ach S.A Objeton Short term +/- ity for sensitit and Rhoose	ective? Medium term +/- ve locational de in terms of ace	Long term +/- esign to ensure	that develop	ments are loca	ated in acces	sible locations	s. Positive effect	s would I

4. Reduce the caus	ses of deprivation.											
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
	+	0	0	?	+	+						
Commentary	opportunity to	High levels of multiple deprivation are observed mainly in and around Barry as detailed in the Welsh Index of Multiple Deprivation. The option therefore presents an opportunity to address deprivation through regeneration in Barry and other settlements. Multiple deprivation is not a key issue for the rural Vale, although isolation and access to services are areas of concern, and could be addressed in some of the rural settlements.										
Mitigation	Ensuring tha	t employment o	pportunities are p	rovided withi	n close proxim	ity to areas of	deprivation w	vill assist in meeting the SA ob	vjective			
5. To maintain, pro	tect and enhance	community sp	irit.									
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
	+	+/-	0	?	?	+						
Commentary	focuses deve also safegua	Development presents an opportunity to promote distinctiveness, reduce the fear of crime and provide community facilities to enhance community spirit. As this option focuses development in urban settlements, benefits will be realised mainly in urban areas and not in rural communities. However, it should be noted that the option would also safeguard rural settlements from inappropriate development which itself could have a negative impact on community spirit, and therefore could have a neutral effect on community spirit.										
Mitigation			evelopment is inte make a positive co				s the provisio	on of new community facilities	improved employment opportu	unities		

	What is the p	redicted effect	of the option on e	ach S.A Obie	ective?		
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
Performance	+	0	?	-	?	+/-	
Commentary	contribute to result in incre	wards reducing eased energy un n exact location n the low lying	greenhouse gas se during constru- n and design of de	emissions faction.	rom transport. flood plains ma	The option also	s where services and facilities are accessible by a range of transport modes will of offers some protection of green sincs. However, new development will initially a affected. Development in coastal areas may be affected by future sea level rise and Penarth. Furthermore, parts of Sully, Dinas Powys and Barry, are at risk of the sea of the
Mitigation	Similarly the energy consult for Sustainab	introduction of umption has on ple Homes. pastal flooding,	stringent energy e climatic factors. H	efficient stand However, the nate change o	dards for new b plan should co on coastal settl	uildings will ass nsider setting h	are known to be at risk of flooding. sist in mitigating against the contribution that new development and increased sigher energy efficiency standards than the minimum required through the Code sar at this stage. However the locational policies of this option would ensure tha
	·		•	•	10 11 0		
7 Ta minimiza	The candidat		•	•	ification of sens	sitive locations a	and therefore provides for an element of mitigation.
7. To minimise was	The candidat	e site assessm	ent will also assis	t in the ident		sitive locations a	and therefore provides for an element of mitigation.
	The candidateste. What is the p	e site assessm	ent will also assis	t in the ident	ective?		and therefore provides for an element of mitigation.
7. To minimise was Performance	The candidat	e site assessm	ent will also assis	t in the ident		Long term	and therefore provides for an element of mitigation.
	The candidateste. What is the purchase SE Urban SE + The amount Regional Wallocations for	e site assessmedicted effect Rural Vale + of developmer ste Plan and the	of the option on e Transboundary t is the same for the Landfill Directive aste managemen	t in the ident ach S.A Objo Short term ? all options are limits the It facilities. Co	ective? Medium term + nd therefore the evels of waste on sequently, the	Long term + e increase in tl going to landfil is option would	and therefore provides for an element of mitigation. The levels of waste generated will be the same. However, the South East Wales I. Similarly, National Planning Guidance will require the plan to identify preferred inherently make a positive contribution to reducing waste arisings within the Valed ducing waste construction material in both urban and rural areas.

8. To use land effe			of the option on e	ach S A Obic	octivo?						
	·		•			Т					
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
	+	+	0	+	+	+/-					
Commentary	vacant buildi	ngs available. E		has significa	nt amounts of I	prownfield land	that can be	e re-developed. There is the pote	ements that have brownfield sites and ential however, that development may		
Mitigation	mixed use de	evelopments.		romote the re	euse of brownfi	eld sites over g	reenfield sit	tes; encourage high density dev	velopment and where appropriate		
9. To protect and e	nhance the built a	nd natural env	vironment.								
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
	+/-	+	0	+	+/-	?					
Commentary	design and s countryside f It is becomin areas. Further are SSSIs th	The impact that new development will have on both urban and rural areas may have either a positive or negative affect on the built environment; dependent upon the design and scale of development. However, in the rural vale, development would be restricted under this option and would therefore provide some protection to the countryside from inappropriate development. It is becoming increasingly evident that some brownfield sites are significant habitats for important species. These habitats may be affected by development in urban areas. Furthermore, Rhoose, Barry and Sully are located in close proximity to the coastline, where growth and development may affect the coastal environment. There are SSSIs that may be affected along the Barry stretch of coastline as well as the candidate Severn Estuary SAC. However, it should be noted that development already occurs within close proximity of the Severn Estuary SAC therefore indicating that the impacts of development can be mitigated against.									
Mitigation	location of de	evelopment par	ticularly where this	s is in close p	proximity to nat	ture designation	ns will need		ositively to the built environment. The ate site assessment stage. Where this ing conditions/obligations.		

10. To provide a high	quality environi	ment within al	I new developme	nts.			
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?		
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
Performance	+	0	0	+	+/-	+	
Commentary	set out minim		ndards. Developm				evelopment is carried out at project level. It is assumed that planning policy would as such as Barry and the integration of new development may act as a catalyst for
Mitigation							to ensure that development contributes positively to the built environment. s and therefore provides for an element of mitigation.
11. To protect, enhan	ce and promote	the quality an	nd character of th	e Vale of Gl	amorgan's cu	Iture and herita	itage.
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?		
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
	+/-	+	0	+	+	+	
Commentary	Growth will p development these assets	areas and and provide opportu may offer the . In the rural V	cient monuments, value inities in urban are opportunity to en	which sensiti eas to impro- hance and p n is limited, i	ve developmer ve the quality or promote the quality is assumed the	nt could protect of cultural and hality of the cultu	in the Vale of Glamorgan. In urban centres, there are a number of listed buildings, at and enhance. I historic environments, particularly with regard to historic buildings. Although new altural/historic environment, there is a risk that development may be insensitive to an acultural and historic environment will be protected from the negative effects of
Mitigation	Policies that Similarly, pol be enhanced	icies for the pro	design and respect otection of conserv	t rural and u ration areas	rban settings w and historic en	vill be required to vironments will o	I to ensure that development contributes positively to the built environment. Il ensure that the positive contribution that this option has on the SA objective will
	The candidat	e site assessm	nent will also assis	t in the ident	ification of sens	sitive locations a	s and therefore provides for an element of mitigation.

	What is the	predicted effect	of the option on e	ach S.A Obje	ective?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term +/-	Long term	-					
Commontany	+ Focusing ar	rowth in the urbe	n couth cast will	+		ic located in an	cooc with oocy	access to convices as well as to neighbor	ring areas Most urbe			
Commentary	Focusing growth in the urban south east will ensure that development is located in areas with easy access to services as well as to neighbouring areas. Most ur settlements in the south east are also accessible by existing national public transport links, particularly via the Cardiff-Bridgend rail service. However, in the rural \(\text{isolation}\) isolation of settlements may continue to be an issue, as there would be limited provision of facilities and employment in rural communities. Bus service provisio considered to be poor in Aberthaw (West), Cog, Penmark, Colwinston and Penllyn amongst other rural settlements (as detailed in the LDP Sustainability Appraisal E Scoping Report, February 2007).											
	highway linl	However the concentration of development primarily within the eastern Vale has the potential for increasing pressure on existing infrastructure, especially the strate highway linking the Vale to Cardiff and the M4, where peak hour congestion is already problematic. Consequently, any benefits associated with improving access services on a day to day basis may be offset by increased numbers of commuters.										
Mitigation	that the leve	There is a need to ensure that the plan seeks to improve strategic links as well as those associated with localised development opportunities. There is however a ris that the level of funding for these schemes would not be provided through normal planning obligations and therefore alternative funding options such as through the Regional Transport Plan and/or the Wales Spatial Plan will need to be explored.										
13. To provide for	a diverse range of	f local job oppo	rtunities.									
	What is the	predicted effect	of the option on e	ach S.A Obie	ective?							
		<u> </u>				Langtarm	1					
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
Performance	11	±/ ₋	±/ ₋	_	±/ ₋	_	-					
Commentary	Existing em employmen extent in the sites in Bar average occ	Existing employment areas and employment land allocations within the Adopted UDP are located primarily within Barry, Penarth and Rhoose, as well as rur employment sites at Llandow. Accordingly, the continuation of this option would provide employment opportunities within both rural and urban areas-although to a less extent in the rural Vale. However, the Council's employment land study has identified the need for infrastructure improvements particularly on a number of employment in Barry where local employment need is highest (Vale of Glamorgan Employment Land Study 2007 paragraph 10.6). The study also highlighted a higher that average occurrence of self employed persons in the rural Vale (15.2%). Therefore whilst the option would limit local employment opportunities in rural settlement through a limited supply of land, opportunities for home working could still be promoted.										
	I.a	In progressing this approach there is the potential to reduce the need for a proportion of the population to commute outside the authority for employment purposes.										
Mitigation	In progressing this approach there is the potential to reduce the need for a proportion of the population to commute outside the authority for employment purposes The option has the potential to meet local employment opportunities providing the plan includes intervention measures that will utilise existing employment opportunities. Similarly, policies for enhancing rural employment through rural diversification, conversion of rural buildings for business use and homeworking also be considered.											

14. To maintain and	d enhance the vita	lity and viabili	ty of the Vale of	Glamorgan's	s town, distric	t and local cer	ntres.					
	What is the p	oredicted effect	of the option on 6	each S.A Obj	ective?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
	+	+	?	+	+	+						
Commentary	of services wattractive to community a	vithin both the r local residents and leisure fac	rural and urban ar s that shop outsic	eas through de of the Va rided togethe	the integration le of Glamorga er with new ho	of new develop an or use out- using and emp	oment near ex of-town retail oloyment facilit	tisting facilitie development ties. An incr	s. There is als s (e.g. Culver ease in popu	so an opportuni rhouse Cross).	s that provide for a range ty to make urban centres It is assumed that local I overall investment in a	
Mitigation		To support this objective, policies that promote new retail development that would not undermine the vitality and viability of existing retail centres will be required. Similarly the protection of small rural facilities such as shops and pubs will further support this objective.										
15. To promote app	ropriate tourism.											
	What is the	predicted effect	t of the option on o	each S.A Obj	ective?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term		1				
	+	++	0	+	+	+						
Commentary			could provide op n Strategy). It wou								s largest tourist attraction	
Mitigation	In support of	f this objective,	the plan should ir	nclude policie	s that promote	appropriate to	ırism developı	ment within b	oth urban and	I rural areas.		

0Perf)Performance							
++	Option is highly likely to assist the Sustainability Objective							
+	Option is likely to assist the Sustainability Objective							
0	Option is likely to have no effect on the Sustainability Objective							
-	Option is likely to conflict with the Sustainability Objective							
	Option is highly likely to conflict with the Sustainability Objective							
+/-	Option is likely to assist and conflict with the Sustainability Objectives							
?	The effect of the Option on the Sustainability Objective is unclear							
+	Are the benefits/effects short, long or medium term? (5, 10 and 15 year periods)							

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

LDP STRATEGY OPTION	Option 2a. D	ispersal of ho	using and emplo	yment oppo	ortunities base	d on the curre	nt populati	tion of each settlement (without a sustainability test).				
SA OBJECTIVE	1. To provide the opportunity for people to meet their housing needs.											
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?							
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
Performance	+/-	+/-	0	+	+/-	-						
Commentary	the areas wh Current settle	Although the option is likely to address housing issues throughout the Vale of Glamorgan, it is unlikely that the level of new housing in each settlement will be directed to ne areas where need is the greatest. For example, Barry has the highest level of affordable housing need (Vale of Glamorgan Local Housing Market Assessment). Current settlement population alone therefore does not give an accurate indication of future housing need. Without a sustainability test, housing may be provided in ettlements that do not have sufficient facilities to support new development.										
Mitigation	affordable an	d general mark et on a site by s	ket housing could I site basis. In areas	oe delivered	to meet the nee	eds of each set	tlement, i.e.	cy measures that would ensure that the appropriate levels of e. a range of site thresholds and affordable housing targets would of unrealistically high site targets.	blı			
2. To maintain, promot			of the option on e	ach C A Obio	octivo?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
	?	-	0	+/-	+/-	-						
Commentary	development populations, (Geographica In those settl	This option will deliver housing without consideration of the availability of the level of existing facilities to support the planned housing. It is therefore likely that development will occur in settlements that do not have the facilities to meet the needs of the local population. Also given that some of the rural settlements have small populations, the level of development would be comparable, and therefore it would be difficult to secure new local facilities. The Wales Index of Multiple Deprivation (Geographical access to services) indicates that services are less accessible in rural parts of the Vale of Glamorgan than in urban areas. In those settlements that have a good range of local facilities (e.g. Barry and Penarth), new development may ensure that these are maintained and well-used. However, it may be considered that due to the dispersed nature of development under this strategy, pressure on existing facilities may not increase significantly in small, rural										
Mitigation			o set policies to se port contributions			planning obliga	tions it is lik	ikely that these would be limited in the rural vale where levels o	of			

3. To maintain and	improve access fo	or all.											
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?								
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term							
	?	?	0	+	+	+							
Commentary	Increased de	evelopment pre	sents an opportun	ity for sensit	ive locational d	lesign to ensu	e that develo	lopments are located in accessible locations.					
Mitigation	Design polici	es within the LI	OP and Building R	egulations w	ould provide th	ne key mitigation	on tool for all	l development.					
4. Reduce the cause	es of deprivation.												
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?								
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term							
	+	+	0	?	+	+							
Mitigation	enhance facil Ensuring that	Areas with relatively high levels of multiple deprivation are mainly concentrated in and around Barry. Provision of housing and employment opportunities will be focused in larger urban settlements including Barry, presenting the opportunity to reduce the causes of deprivation. The introduction of new housing offers the opportunity to enhance facilities through planning conditions and S106 agreements. Ensuring that employment opportunities are provided within close proximity to areas of deprivation will assist in meeting the SA objective. Policies that promote small scale rural employment would also assist rural areas.											
5. To maintain, prot	ect and enhance	community sp	irit.										
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?								
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term							
	+	+/-	0	?	+/-	+/-							
Commentary	provision of a	new housing o		could result	t in developme	ent impacting of		gh local distinctiveness and a reduction in the fear of crime. However, ler rural settlements that could harm rather than enhance community					
Mitigation			evelopment is integ make a positive co				s the provision	ion of new community facilities ,improved employment opportunities					

		-	of climate chang of the option on e		ective?							
			<u> </u>			Longtorm						
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
Performance	+			0	_	_						
Commentary	development less accessit centres woul Development requirements Issues relatir areas may b	t in rural areas ble in rural parts d be lost. t will initially re s of new building ng to developme e affected by fu	where access to s of the Vale of G esult in increase gs. ent in floodplains	ss the Vale of services is li lamorgan that d energy use and effects of the particularly	mited. The Wa in in urban area e during const in green sincs v i in the low lyin	ales Index of Mas. Therefore and truction. The dividing be dependent of estuarine are	ultiple Depriny advanced evelopment upon the eas around	ivation (Geograp ment made in rec t of energy effici specific location	nical access to solucing the need to the n	the proposal wou ervices) indicates to travel in the better n help reduce ope Additionally develop and Penarth. Parts	nat services ar serviced urba erational energ oment in coast	
Mitigation	option it would of developmed impact of new lin terms of contract developments.	Id be difficult to ent by directing w development oastal flooding, ment would not	mitigate against thousing away fro on climate chang	he impact of m areas that e, although the nate change of eveloped coa	a dispersed ho are known to b ne locational po on coastal settle astal areas.	ousing strategy. De at risk of floo Dilicies of this op Dements are at the	Notwithstar ding. Simila tion would u	nding this, Nation orly, increased en- undermine any be nclear. However th	al Planning Guid ergy efficient buil enefits. ne locational poli	change, According ance would determi ding regulations wo sies of this option w ation.	ne the location uld limit the	
7. To minimise was	<u> </u>											
7. TO HIII IIII III SE Was		redicted affact	of the option on e	ach S A Obia	ective?			1				
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term						
renomiance	Ulball SE	Ruiai vale	boundary	term	term	Long term						
	+/-	+/-	,		+	+/-						
Commentary	The amount Wales Regio preferred loc Vale of Glam	The amount of development proposed is the same for all options and therefore the increase in the levels of waste generated will be the same. However, the South East Wales Regional Waste Plan and the Landfill Directive limits the levels of waste going to landfill. Similarly, National Planning Guidance will require the plan to identify preferred locations for new regional waste management facilities. Whilst the options would therefore make a positive contribution to reducing waste arisings within the Vale of Glamorgan, the increased dispersal of the population would place pressure on the delivery of recycling services. Development could also result in the reuse of disused buildings and reducing waste construction material in both urban and rural areas.										
	Ensure that t											

8. To use land effect	ctively and efficien	tly.											
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?								
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term							
	+	+/-	0	+/-	+/-	-							
Commentary	challenging. development	Also this is lik encroaching o	ely to require the	e extension of ape areas a	of rural settlen	nent boundarie	s to ensure	y Barry. However, achieving this within rural settlements would be re that their existing character is safeguarded, which could lead to ion would however present the opportunity to encourage good quality					
Mitigation	settlements v Invariably, the	olicies encouraging high density developments particularly within the urban settlements will assist in ensuring that this objective is supported. However, in smaller rural ettlements where residential densities are lower this could have a negative impact on their character therefore a strong emphasis of design would need to be applied. variably, the option will require the development of a proportion of Greenfield land which against design policies could assist in mitigating the impact on landscape etc. the built and natural environment.											
9. To protect and e	nhance the built a	nd natural env	ironment.										
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?								
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term							
	+/-	+/-	0	+/-	+/-	+/-							
Commentary	improve or er The natural e and heritage. Rhoose, Barr	nhance the qua environment in a A number of in any and Sully are	lity of the built enver and around settlen fural settlements a located in close p	rironment thro nents is likely are located in proximity to th	ough regeneral y to be adverse n special lands ne coastline, wh	tion and the inte ely affected as c cape areas, the here growth and	egration of n development e character d developme	r of which may be negatively affected by development. Furthermore,					
Mitigation	However, the The location Where this r conditions/ob	The natural environment in and around settlements is likely to be adversely affected as development may affect biodiversity, landscape, soil function, water resource use and heritage. A number of rural settlements are located in special landscape areas, the character of which may be negatively affected by development. Furthermore, Rhoose, Barry and Sully are located in close proximity to the coastline, where growth and development may affect the coastal environment. There are SSSIs that may be affected along the Barry stretch of coastline as well as the candidate Severn Estuary SAC. Policies that promote good design and respect rural and urban settings will be required to ensure that development contributes positively to the built environment. However, the loss of green field sites adjoining existing settlements could harm the setting and character of some of the rural settlements, or special landscape areas. The location of development (particularly where this is in close proximity to nature designations) will need to be considered at the candidate site assessment stage. Where this may have an impact on landscape and nature designations ensure that appropriate mitigation measures are identified and imposed through planning conditions/obligations. The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.											

10. To provide a hig	h quality environ	ment within all	l new developme	nts.							
			of the option on e		ective?						
	Urban SE	Rural Vale	Trans-	Short	Medium	Long term					
			boundary	term	term						
Performance	+	?	0	+/-	+/-	+/-					
Commentary			trategy will achie as Barry and the i							Development may ts.	result in the
Mitigation	The adoption built environr		licies that promote	e good desig	n and respect i	rural and urban	settings will be	required to ensu	ıre that developm	nent contributes pos	sitively to the
11. To protect, enha	ince and promote	the quality an	d character of th	e Vale of Gl	amorgan's cu	Iture and herita	ige.				
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?						
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term		1			
			boundary	term	term	-					
	+/-	-	0	+/-	_+/-	+/-					
Commentary	buildings, co improve the and promote	nservation area quality of cultur the quality of the	as and ancient mo ral and historic er	onuments, w ovironments, c environmen	hich sensitive particularly wit t, there is the r	development co h regard to hist	ould enhance a oric buildings.	and promote. G Although new de	rowth will provide evelopment may	s, there are a nume opportunities in ur offer the opportunit are heritage feature	ban areas to y to enhance
Mitigation	built environ	ment.	·	o o	•		J	·	·	nent contributes pos	sitively to the
	The candida	te site assessm	ent will also assis	t in the ident	ification of sens	sitive locations a	and therefore p	rovides for an el	ement of mitigation	on.	

	What is the p	predicted effect	of the option on e	ach S.A Obj	ective?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
	+		0	0	-	-						
Commentary	transport and via the Cardi services and transport ser be provided	d also reducing iff-Bridgend rail facilities. As hi vices or local fa within the local	pressure on strates service. In the rule ghlighted above to cilities. For both under the control of the control	tegic highway ral vale, the e the level of d urban and rui in the LDP S	ys at peak time effect would be levelopment for ral areas, there Sustainability Ap	es. Most urban an increase in recast in the sr is the potentia opraisal Draft S	settlements a private trans naller rural se I for the major	ed to travel by car, resulting in the use of more sustainare accessible by existing national public transport links port as a result of an increased population that have pottlements is unlikely to be of a scale that would support of residents to work away as the jobs they require at t, February 2007). In larger centres, however, it may be	s, particularly oor access to rt new public re unlikely to			
Mitigation 13. To provide for a	transport. Ac	cordingly there	exists a conflict b					success of the plan in promoting the use of sustainab ay not be sufficiently mitigated against.	ole modes o			
·	What is the p	predicted effect	of the option on e	ach S.A Obj	ective?							
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term		ı				
Performance	+/-	_	0	+	-	-						
Commentary	Developmen some large e opportunities	employers to sm that can be pro	naller settlements ovided in rural set	for employm due to there tlements. O	not being appr	opriate sites fo	r large scale i	orth, where unemployment is an issue. It may be difficult industrial developments. This therefore limits the range of creased (though not significantly) the range of jobs available.	of job			
Mitigation		limited due to the dispersed nature of development. The location of employment sites within the plan is the key to supporting this objective. Therefore mitigation measures would require smaller employment sites with rural areas and fewer larger employments sites in the areas of higher population numbers. However, the Council's employment land strategy has identified that dema for new employment sites and land is greatest in Barry. Therefore this strategy option would result in a mismatch between supply and demand. Furthermore, this option would not support the role of Barry as a key settlement as aspired to within the Wales Spatial Plan.										

	What is the	predicted effect	of the option on 6	each S.A Obj	ective?								
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term							
	++	++	0	+	+	+							
Commentary	is an opport and overall i	This option offers a significant opportunity to enhance the vitality and viability of the Vale's town, district and local centres that serve both urban and rural areas. There is an opportunity to make town centres attractive to local residents that shop outside of the Vale or use out-of-town retail developments. An increase in population, jobs and overall investment in a number of local centres should contribute positively to vitality and viability of the centres, and also assist in supporting individual rural shops and pubs which play an important role particularly in rural communities.											
Mitigation	Similarly the	To support this objective, policies that promote new retail development that would not undermine the vitality and viability of existing retail centres will be required. Similarly the protection of small rural services such as shops and pubs will further support this objective.											
15. To promote app													
	What is the	predicted effect	of the option on e	each S.A Obj	ective?								
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term							
	?	?	0	+/	+/-	+/-							
Commentary		Due to the dispersed nature of development under this strategy, it is unlikely that specific tourism development will occur purely as a result of the strategy. Development in the various settlements may enhance or negatively affect tourism assets in those areas particularly within the rural Vale.											
Mitigation			an should include at could have a ne							s. However, as identified	d above the		

Perfo	Performance						
++	Option is highly likely to assist the Sustainability Objective						
+	Option is likely to assist the Sustainability Objective						
0	Option is likely to have no effect on the Sustainability Objective						
-	Option is likely to conflict with the Sustainability Objective						
	Option is highly likely to conflict with the Sustainability Objective						
+/-	Option is likely to assist and conflict with the Sustainability Objectives						
?	The effect of the Option on the Sustainability Objective is unclear						
+	Are the benefits/effects short, long or medium term? (5, 10 and 15 year periods)						

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

LDP STRATEGY OPTION	Option 2b: [Dispersal of ho	ousing and emplo	oyment oppo	ortunities base	ed on the curre	rent population of each settlement (with a sustainability test).					
SA OBJECTIVE	1. To provide the opportunity for people to meet their housing needs.											
	What is the p	What is the predicted effect of the option on each SA Objective?										
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
Performance	++	++	0	+	+	+/-						
Commentary	settlements in when settlement when settlement while a settlement while the option while the option with the o	It is likely that this option will promote the delivery of appropriate housing in settlements that have existing facilities available to support the increase in population. Some settlements in need of housing, particularly those in the rural part of the Vale of Glamorgan, but without sufficient facilities to support additional housing may be excluded when settlements are identified for development. Although the level of housing identified for each settlement would be higher than under option 2a, it is still uncertain as to whether the level of new housing in each settlement would address local housing needs. In Barry for example, the level of affordable housing need is greatest (Vale of Glamorgan Local Housing Market Assessment). Whilst the option would assist in meeting the SA objective in the short to medium term, this would prove more difficult as land in areas of greatest housing need would diminish due to the way that development would be apportioned to each settlement.										
Mitigation							bjective, however it may require the setting of unrealistic affordable housing d as result of the approach for allocating sites under this option.					
2. To maintain, prom	ote and enhance	the range of I	ocal facilities.									
			of the option on e	ach SA Obje	ctive?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
	+	+/-	0	+/-	+/-	+/-						
Commentary	delivery of th	is strategy will		the sustaina	bility test, it is l		elopment occurs, will be maintained, enhanced and promoted. However, a tlements with a lack of facilities (particularly in rural part of the Vale of Glamo					
Mitigation		The inclusion of policies for ensuring that appropriate community facilities are provided as part of any new development, and that existing community facilities are safeguarded would assist in meeting this objective.										

3. To maintain and											
			of the option on ea	ach SA Obje	ctive?						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
	+	+/-	0	+/-	+/-	+/-					
Commentary			fied as being sust aller rural settleme		result in a grea	ter proportion	of the popul	lation having im	proved access	s to facilities and services	. However th
Mitigation	Design policies within the LDP and Building regulations would provide the key mitigation tool for all development.										
4. Reduce the caus	ses of deprivation.										
	What is the p	oredicted effect	of the option on ea	ach SA Obje	ctive?						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
	+	-	0	+	+	+					
Mitigation	addressed in	these areas is temployment o	dependent upon t	he type and	level of develop	oment allocate	d to the vari	ious locations.		ressed. The level to which	•
5. To maintain, pro	tect and enhance	community sp	irit.								
	What is the p	redicted effect	of the option on ea	ach SA Obje	ctive?						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
	+	+	0	+	+	+					
Commentary	It would be e	xpected that ne	w developments v	vould be des	igned to enhar	nce community	spirit throug	gh local distincti	veness and re	duce the fear of crime.	
Mitigation	t would be expected that new developments would be designed to enhance community spirit through local distinctiveness and reduce the fear of crime. Policies for ensuring new development is integrated into existing communities as well as the provision of new community facilities ,improved employment opportunities and affordable housing will make a positive contribution to community spirit.										pportunities

6. To minimise the c	auses and manag	ge the effects	of climate change	е.										
	What is the p	redicted effect	of the option on ea	ach SA Obje	ctive?									
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term		1						
Performance	+/-	+/-	0	+/-	+/-	+/-								
Commentary	Provision of h	Provision of housing and employment in sustainable locations may reduce the need to travel and hence reduce greenhouse gas emissions from transport.												
	requirements Issues relatir parts of Sully	of new building ng to developm y, Dinas Powys	gs. ent in floodplains	and effects	on green sincs an amongst oth	s will be dependers, are at risk	dent upon t	the specific loca	ation of develop	oment although i	ce operational energy it should be noted that eas may be affected by			
Mitigation	T		in the plan is a ke							P 1 11 1				
	Policies for the further enharms of countries that developments and the second	of settlements ne provision or nce this option. pastal flooding, ment would not	that provide for a reenhancement of n	range of loca ew facilities, ate change developed coa	energy efficien on coastal settle astal areas.	ervices and facing the standings and the standings are unc	encouragin	therefore provious mg mixed use de stage. However	de a level of mit velopments wit the locational	tigation. hin the settleme policies of this of	nts identified would ption would ensure			
7. To minimise wast	Α													
7. TO Hilliminise wast		redicted effect	of the option on ea	ach SA Obie	ctive?									
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term								
Commentary	Regional Wa	ste Plan and the new regional v	ne Landfill Directiv	e limits the l	evels of waste	going to landfill	. Similarly,	National Planni	ng Guidance w	vill require the pl	the South East Wales an to identify preferred auction material in both			
Mitigation	Ensure that t	he plan include	s a policy that req	uires the pro	vision of recycl	ing facilities wit	hin new dev	velopments, and	d promotes the	sensitive reuse	of existing buildings.			

	\//batiatha	radiated offest	of the ention on a	oh C A Ohio	otivo?									
			of the option on ea			1								
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term								
			boundary	term	term									
	+	+/-	0	+/-	+/-	+/-								
Commentary	There is the	There is the opportunity to redevelop brownfield sites in urban areas, particularly Barry. Development in rural settlements would need to be within existing built up are												
								wever, this will depend upon the availability of land fo						
							have on th	e character of the settlement. The option presents an	opportunity to					
			density developn											
Mitigation								n ensuring that this objective is supported. However, in						
								r. Therefore a strong emphasis on design would need						
	Invariably, th	e option will req	uire the developm	ent of a prop	ortion of Greei	nfield land whei	e design po	licies could assist in mitigating against the impact on la	andscape etc.					
0 T 1 1 1														
9. To protect and e								T						
	What is the p		of the option on ea	ach SA Objec	ctive?									
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term								
			boundary	term	term									
	+/-	+/-	0	+/-	+/-	+/-								
Commentary	Protection of	the natural env	ironment is depe	ndant on ens	uring that deve	elopment is foc	ussed withir	n settlement boundaries. Development/growth offers t	he opportunity					
		to improve or enhance the quality of the built environment through regeneration and the integration of development within surrounding uses particularly in the large												
	urban settlements. The natural environment in and around settlements is likely to be adversely affected as development may affect biodiversity, landscape, soil function													
	water resource use and heritage. A number of rural settlements are located in special landscape areas, the character of which may be negatively affected													
	water resour	ce use and he							ly affected b					
	water resour development	ce use and he . Furthermore, I	Rhoose, Barry an	d Sully are lo	cated in close	proximity to the	e coastline,	where growth and development may affect the coasta	ly affected by					
	water resour development	ce use and he . Furthermore, I	Rhoose, Barry an	d Sully are lo	cated in close	proximity to the	e coastline,		ly affected by					
	water resour development	ce use and he . Furthermore, I	Rhoose, Barry an	d Sully are lo	cated in close	proximity to the	e coastline,	where growth and development may affect the coasta	ly affected b					
Mitigation	water resour development There are SS	ce use and he . Furthermore, I SSIs that may be	Rhoose, Barry an affected along th	d Sully are lo ne Barry stret	cated in close ch of coastline	proximity to the as well as the	e coastline, candidate S	where growth and development may affect the coasta evern Estuary SAC.	ly affected b I environmen					
Mitigation	water resour development There are SS Policies that	ce use and he Furthermore, I SSIs that may be promote good	Rhoose, Barry and affected along the design and response	d Sully are lo ne Barry stret ect rural and	cated in close ch of coastline urban setting	proximity to the as well as the	e coastline, candidate S ed to ensu	where growth and development may affect the coasta evern Estuary SAC. The that development contributes positively to the buil	ly affected to the servironmer to environmer					
Mitigation	water resour development There are SS Policies that However, the	ce use and he Furthermore, I SSIs that may be promote good le loss of green f	Rhoose, Barry an affected along the design and responded sites adjoining	d Sully are lo ne Barry stret ect rural and g existing se	cated in close ch of coastline urban setting ettlements coul	proximity to the as well as the s will be required harm the seti	e coastline, candidate S ed to ensuring and cha	where growth and development may affect the coasta evern Estuary SAC. The that development contributes positively to the buil aracter of some of the rural settlements, or special lange.	ly affected to a contract the environment to environment dscape area					
Mitigation	water resour development There are SS Policies that However, the Accordingly,	rce use and he Furthermore, I SSIs that may be promote good to loss of green the location of of	Rhoose, Barry and affected along the design and responded sites adjoining the development particles.	d Sully are lose Barry stretect rural and g existing secularly where	cated in close ch of coastline urban setting ettlements coule this is in clos	proximity to the as well as the sign will be required harm the sette proximity to re	e coastline, candidate S ed to ensur ing and characture design	where growth and development may affect the coasta evern Estuary SAC. The that development contributes positively to the buil aracter of some of the rural settlements, or special languages and the candidate significant in the coastal every significant in the candidate signifi	ly affected to a construction of the construct					
Mitigation	water resour development There are SS Policies that However, the Accordingly, stage, where	promote good e loss of green in the location of on this may have	Rhoose, Barry and affected along the design and responded sites adjoining the development particles.	d Sully are lose Barry stretect rural and g existing secularly where	cated in close ch of coastline urban setting ettlements coule this is in clos	proximity to the as well as the sign will be required harm the sette proximity to re	e coastline, candidate S ed to ensur ing and characture design	where growth and development may affect the coasta evern Estuary SAC. The that development contributes positively to the buil aracter of some of the rural settlements, or special lange.	ly affected to a construction of the construct					
Mitigation	water resour development There are SS Policies that However, the Accordingly,	promote good e loss of green in the location of on this may have	Rhoose, Barry and affected along the design and responded sites adjoining the development particles.	d Sully are lose Barry stretect rural and g existing secularly where	cated in close ch of coastline urban setting ettlements coule this is in clos	proximity to the as well as the sign will be required harm the sette proximity to re	e coastline, candidate S ed to ensur ing and characture design	where growth and development may affect the coasta evern Estuary SAC. The that development contributes positively to the buil aracter of some of the rural settlements, or special languages and the candidate significant in the coastal every significant in the candidate signifi	ly affected I I environment t environment dscape area te assessme					
Mitigation	water resour development There are SS Policies that However, the Accordingly, stage, where conditions/ob	promote good e loss of green the location of a this may have oligations.	Rhoose, Barry and affected along the design and responsible sites adjoining development partian impact on land	d Sully are love Barry stret ect rural and g existing secularly where discape and r	urban setting urban setting ettlements coul et this is in clos nature designat	s will be required harm the settle proximity to retions, appropriate	e coastline, candidate S ed to ensu ing and cha lature desig ate mitigatio	where growth and development may affect the coasta evern Estuary SAC. The that development contributes positively to the buil aracter of some of the rural settlements, or special languages and the candidate significant in the coastal every significant in the candidate signifi	ly affected lenvironment environment environment dscape area te assessme					

			new developme			1	
			of the option on ea				
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
Performance	++	+	0	+/-	+/-	+/-	
Commentary							w development is carried out at project level. Development may result in tent throughout the Vale of Glamorgan.
Mitigation	However, the Accordingly,	e loss of green the location of this may have	field sites adjoinir development parti	ng existing se icularly wher	ettlements coul e this is in clos	d harm the set e proximity to	ired to ensure that development contributes positively to the built environmenting and character of some of the rural settlements, or special landscape are nature designations will need to be considered at the candidate site assessmentate appropriate mitigation measures are identified and imposed through planning
11. To protect, enh	ance and promote	the quality an	d character of th	e Vale of Gl	amorgan's cul	ture and herita	age.
	What is the p	redicted effect	of the option on ea	ach SA Obje	ctive?		
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
	+/-	-	0	+/-	+/-	+/-	
	buildings, co	nservation area	as and ancient mo	onuments, w	hich sensitive of	development co	ents in the Vale of Glamorgan. In urban centres, there are a number of list ould enhance and promote. Growth will provide opportunities in urban areas
	improve the and promote	nservation area quality of cultur the quality of t	as and ancient mo ral and historic en	vironments, c environmer	particularly witl	development con n regard to hist	ould enhance and promote. Growth will provide opportunities in urban areas toric buildings. Although new development may offer the opportunity to enharment may be insensitive to these assets. There are heritage features of value
Mitigation	improve the and promote rural areas the The extent to to ensure that	nservation area quality of cultur the quality of t nat may be affer which this object t development	as and ancient moral and historic en he cultural/historic cted by new develoctive is supported contributes positive.	vironments, c environmer opment. d will be relia yely to the bu	particularly with nt, there is a ris nt on stringent uilt environment	development con regard to hist hat developed policies that process.	rould enhance and promote. Growth will provide opportunities in urban areas toric buildings. Although new development may offer the opportunity to enhance may be insensitive to these assets. There are heritage features of value of the composition of the compos
Mitigation 12. To reduce the r	improve the and promote rural areas the The extent to to ensure that The candidate	nservation area quality of cultur the quality of t nat may be affer which this object to development e site assessm	as and ancient moral and historic en the cultural/historic cted by new develoctive is supported contributes positivent will also assis	vironments, c environmer opment. d will be relia yely to the bu t in the identi	particularly with the is a ris nt on stringent till environment ification of sens	development con regard to hist hat developed policies that process.	ould enhance and promote. Growth will provide opportunities in urban areas toric buildings. Although new development may offer the opportunity to enharment may be insensitive to these assets. There are heritage features of value
•	improve the and promote rural areas the to ensure that The candidated to travel and expenses the candidated	nservation area quality of cultur the quality of t nat may be affect which this object development the site assessmenable the use	as and ancient moral and historic en the cultural/historic cted by new develoctive is supported contributes positivent will also assis	vironments, c environmer opment. d will be relia rely to the bu t in the identi able modes	particularly with the the particularly with the the the the the the the the the t	development con regard to hist hat developed policies that process.	rould enhance and promote. Growth will provide opportunities in urban areas toric buildings. Although new development may offer the opportunity to enhance may be insensitive to these assets. There are heritage features of value of the composition of the compos
•	improve the and promote rural areas the to ensure that The candidated to travel and expenses the candidated	nservation area quality of cultur the quality of t nat may be affect which this object development the site assessmenable the use	as and ancient moral and historic en he cultural/historic cted by new devel ective is supported contributes positivent will also assist of more sustain.	vironments, c environmer opment. d will be relia rely to the bu t in the identi able modes	particularly with the the particularly with the the the the the the the the the t	development con regard to hist hat developed policies that process.	rould enhance and promote. Growth will provide opportunities in urban areas toric buildings. Although new development may offer the opportunity to enhance may be insensitive to these assets. There are heritage features of value of the composition of the compos
12. To reduce the r	improve the and promote rural areas the The extent to to ensure that The candidated to travel and each what is the purchase Urban SE	nservation area quality of cultur the quality of t nat may be affect which this object to exite assessmenable the use predicted effect Rural Vale	as and ancient moral and historic en he cultural/historic cted by new devel ective is supported contributes positivent will also assist of more sustains of the option on each option opti	vironments, c environmer opment. d will be relia vely to the but t in the identi able modes ach SA Obje Short term +/-	particularly with nt, there is a ris nt on stringent illt environment ification of sens of transport. ective? Medium term +/-	development con regard to hist k that development policies that proceed that proceed the control of the control	could enhance and promote. Growth will provide opportunities in urban areas toric buildings. Although new development may offer the opportunity to enharment may be insensitive to these assets. There are heritage features of value comote good design. Policies that respect rural and urban settings will be requirand therefore provides for an element of mitigation.
12. To reduce the r	improve the and promote rural areas the The extent to to ensure that The candidated to travel and earlier What is the purban SE	nservation area quality of cultur the quality of th	as and ancient moral and historic en he cultural/historic cted by new devel ective is supported contributes positive the will also assisted from the option on each of the option on each of accessible by employment in rurare likely to continuer.	vironments, cenvironment opment. d will be relia vely to the but in the identiable modes ach SA Object Short term +/- n as Barry and settlement in the identiable modes ach sa Object of the but in the identiable modes ach sa Object of SA	nt on stringent all the environment of transport. The entire transport of transport. The entire transport of transport. The entire transport of transport	development or regard to hist hat development or regard to hist hat the regard to hist hat project the locations. Long term +/- y reduce the nosport links, pare local investment or have are unling the sust the regard or have are unling the sust the regard or links are unlinks.	rould enhance and promote. Growth will provide opportunities in urban areas toric buildings. Although new development may offer the opportunity to enhance may be insensitive to these assets. There are heritage features of value of the composition of the compos

	What is the p	redicted effect	of the option on ϵ	ach SA Obje	ective?				
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			
Performance	+	+	0	+/-	+	+]		
Commentary	supply of em may be limite employment identified a h opportunities	ployment land i ed opportunities opportunities, v igh number of s under this optic	s located. In rural for the developm which are more suelf employed per on.	I settlements nent of new la uited to rural s sons in the ru	there are a nu arge employme settlements, ar ural Vale. Gen	mber of existing nt sites within o d would suppo erally, job oppo	g employment s or adjoining sett ort the findings o ortunities will be	th, where unemployment is an issue and where the gresites that may benefit from new housing development, but the ments. Despite this, the option could provide small softhe Council's Employment Land Study (October 2007) the increased and could provide for a range of local employment.	but there scale 7) which oyment
Mitigation			sites within the the more highly			g this objective	e. Therefore mi	itigation measures would require smaller employment	sites with
14. To maintain and		,	•			t and local cer	ntres.		
			of the option on e	each SA Obje	ective?				
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			
	++	+/-	0	+	+	+		ict and local centres that serve both urban and rural ar	
Mitigation	and overall in provision is a rural settlem To support	nvestment in a good would ass ents where no c his objective, p	number of local ist in supporting idevelopment is pro- policies that prom	centres shou individual run roposed woul note new reta	uld contribute al shops and p d not be suppo ail developmer	positively to the ubs which play orted. It that would n	e vitality and via y an important re- not undermine t	se out-of-town retail developments. An increase in populability of the centres. Locating developments where lorole particularly in rural communities. However, service the vitality and viability of existing retail centres will be swhere no development is planned.	ocal services in small
15. To promote app		protoction or or	nan rarar sorviose	7 34011 43 3110	po una paso o	nould doolot tire		, who is no development to planned.	
io. To promote app	•	redicted effect	of the option on 6	each SA Obie	ective?			1	
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			
i ciroimanoc		_	0	+/-	+/-	+/-			
. Griormanoc	?	?	-						
Commentary	Due to the d	ispersed nature	of development nay enhance or					elopment will occur purely as a result of the strategy. Do nough it would be expected that planning policy design	

Perfo	Performance							
++	Option is highly likely to assist the Sustainability Objective							
+	Option is likely to assist the Sustainability Objective							
0	Option is likely to have no effect on the Sustainability Objective							
-	Option is likely to conflict with the Sustainability Objective							
	Option is highly likely to conflict with the Sustainability Objective							
+/-	Option is likely to assist and conflict with the Sustainability Objectives							
?	The effect of the Option on the Sustainability Objective is unclear							
+	Are the benefits/effects short, long or medium term? (5, 10 and 15 year periods)							

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

LDP STRATEGY OPTION	Option 3: Hi	gher growth ir	the larger villag	jes in rural a	ıreas (e.g. Llar	ntwit Major, Co	owbridge, St. Athan, Rhoose and potentially others to be identified).					
SA OBJECTIVE	1. To provid	e the opportur	nity for people to	meet their h	nousing needs	5.						
	What is the p	What is the predicted effect of the option on each S.A Objective?										
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
Performance		+	0	+/-	+/-							
Commentary	where afford concentrating majority of ne	lable housing g development ew household for elopment within	need is greatest within the rural V ormation occurs.	(Vale of Gla ale would no	amorgan Local ot remove the r	Housing Mark need for new d	settlements identified. However, in the urban settlements of Barry and Penarth ket Assessment 2008) the option would not address this need. Furthermore, development in the eastern vale where the population is greatest and where the uld therefore undermine the potential for the LDP to support its role as a key					
Mitigation 2. To maintain, pron	Therefore wh	e the range of	ocal facilities.	t in addressir	ng need in the s		where need and future demand (as a result of household formation) exists. ntified within this option it would not fully satisfy the delivery of this objective.					
			of the option on e		1	_						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	_					
Commentary	need to trave Although add	boundary term term + 0 +/- +/ This option would ensure that facilities in the four settlements identified remain viable, for example schools, doctors surgeries shopping facilities, thereby reducing the need to travel to nearby settlements for such facilities. It is assumed that growth will include the delivery of appropriate, additional local facilities in these settlements. Although additional facilities are less likely to be developed in other rural settlements, they would benefit from those provided in the identified settlements. It is considered that the continued regeneration of Barry would be severely restricted as a result of limited new development opportunities, which could result in the decline of existing town and district retail centres.										
Mitigation			ensuring that app meeting this obje		munity facilities	are provided a	as part of any new development, and that existing community facilities are					

3. To maintain and														
			of the option on e			_	•							
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term								
			boundary	term	term									
		+/-	0	+/-	+/-	-								
Commentary	However, thi	Growth in the settlements identified will result in improving the built environment for the Vale's rural population as well as improving access to services and facilit However, this may not be the case for smaller rural settlements. Increased development presents an opportunity for sensitive locational design to ensure developments are located in accessible locations.												
	the existing e	However, in the urban centres improvements brought about through new development and regeneration initiatives would not be realised under this option, and as s the existing environment could also deteriorate.												
Mitigation	Design polici	es within the LI	OP and Building re	egulations wo	ould provide the	e key mitigatio	n tool for all	I new development.						
4. Reduce the caus	•													
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?									
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term								
		+/-	0	-	-	-								
Commentary		ressing depriva						mmunities would not benefit from development opportunities that co ements (particularly rural ones) in which access to services (a WII						
Mitigation			op policies that co e, when deprivation				nic deprivati	tion when the strategy option itself seeks to focus development						
5. To maintain, pro	tect and enhance	community sp	irit.											
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?									
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term								
	?	+/-	0	+/-	+/-	+/-								
Commentary	option focuse	es developmer	nt in rural settlem	ents, benefit	s will be realis	sed mainly in	rural areas	and provide community facilities to enhance community spirit. As to and not in urban communities. However, the option could result an enhance community spirit.						
Mitigation			ew development is housing will mak					provision of new community facilities ,improved employment ied.						

	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?		
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
	0	+/-	0	?	?	?	
Commentary	initially result buildings. Iss	housing and ent in increased esues relating to	nergy use during development on	constructior floodplains a	n. The develop nd effects on (ment of energy green sincs will	vel and hence reduce greenhouse gas emissions from transport. Development gy efficient buildings can help reduce the operational energy requirements of the depend upon the specific location of development. Additionally development areas around Ogmore-by-Sea and Aberthaw.
Mitigation		ergy efficient b					housing away from areas that are known to be at risk of flooding. Similarly, ent on climate change, although the locational policies of this option would
	development	would not take	place in undevelo	oped coastal	areas.		clear at this stage. However the locational policies of this option would ensure a and therefore provides for an element of mitigation.
7. To minimise was		<u>ic sile assessiii</u>	CHE WIII dISO dSSIS	t iii tiie iueiiti	ilication of 3cm	Silive locations a	and therefore provides for an element of milityation.
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?		
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
	+	+	+	+	+	+	
Commentary	Wales Regio preferred loc within the Va	nal Waste Plar ations for new le of Glamorga	n and the Landfill regional waste n n. In addition, dev	Directive limnanagement relopment co	nits the levels of facilities. Consult in the	of waste going to sequently, this control ereuse of disuse	crease in the levels of waste generated will be the same. However, the South g to landfill. Similarly, National Planning Guidance will require the plan to id soption would inherently make a positive contribution to reducing waste ariused buildings, reducing waste construction material in both urban and rural arwithin new developments, and promote the sensitive reuse of existing buildings.
B. To use land effec		•	s a policy that rec	un es the pro	- In the state of	mig identities with	Thin the view developments, and promote the sensitive rease of existing banding.
o. To use land ellet	•		of the option on e	ach S A Ohia	ective?		
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
	-	-	0	-	-	-	
Commentary		development w					rural settlements (with the exception of St Athan). As a result, it is likely that daries. Efficient use of land can be achieved through good quality high-decorate.
Mitigation							d due to the availability of Brownfield sites in the rural Vale. The encouragementhe character of traditional villages where building densities are generally low

9. To protect and enh	ance the built a	nd natural env	ironment.									
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
	0	-	0	-	-	-						
Commentary	landscape, s	soil function, wa	ng the rural settle ater resource use elopment. In gene	e and heritag	ge. A number	of rural settlen	nents are lo	ocated in spe	cial landscap	e areas, the o	character of wh	hich may be
Mitigation 10. To provide a high	The location negative imp	of developmen acts on nature	design and respert t particularly wher designations are in	e this is in clo dentified, ens	ose proximity t	o nature design	ations will n	eed to be cor	sidered at the	e candidate site	e assessment s	
10. 10 provide a nigri			of the option on e		ective?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
	0	+	0	?	?	?						
Commentary		of the existing	trategy will achie g built environme									
Mitigation			ective is supported nsure that develop					l design. Polid	ies that to se	ek to protect ar	nd enhance rur	ral and urban
	The candidat	te site assessm	ent will also assis	t in the identi	fication of sens	sitive locations a	and therefor	e provides for	an element o	f mitigation.		

	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?		
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
	0	-	0	+/-	+/-	+/-	
Commentary	particular the promote the	ere are signification are are significated are significat	ant numbers of l	isted building vironment, the	gs in Llantwit	Major and Cow	nts in the rural Vale that may be affected by development in these settlements. In public with the opportunity to enhance an offer the opportunity to enhance and int may be insensitive to these assets. There are heritage features of value in rural contents of the opportunity to enhance and the opportunity the opportunity to enhance and the opportunity the opportunity th
Mitigation 12. To reduce the 1	Similarly, poli	cies for the pro	tection of conservent will also assis	ation areas a	and historic en	vironments will	d to ensure that development contributes positively to the built environment. ill ensure that this option makes a positive contribution to this SA objective. s and therefore provides for an element of mitigation.
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?		
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
	0	+/-	0	?	?	+	
Commentary	to continue tr stations on th	avelling to the law	larger settlement norgan Railway Li	to access sor ne. There is r	me facilities. F no rail service	urthermore, Rho available in othe	the policies governing delivery. Residents in smaller rural settlements would need thoose and Llantwit Major are the only settlements in this option to benefit from raither rural settlements. There may be an opportunity to improve bus services in st), Cog, Penmark, Colwinston and Penllyn amongst others).
Mitigation							ns for public transport provision, especially between settlements to ensure that the pment within each settlement may not be sufficient to achieve this.
13. To provide for	a diverse range of	local job oppo	rtunities.				
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?		
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
		-	0	-	-	-	
Commentary	option could	provide an opp		small scale	local employm		work in the same settlement and some work outside the Vale of Glamorgan. Th urban areas such as Barry and Penarth, where unemployment is a key issue, the
	creation of jo						

14. To maintain and	d enhance the vita	lity and viabili	ty of the Vale of	Glamorgan's	s town, distric	t and local cer	ntres.		
	What is the	predicted effect	of the option on e	each S.A Obj	ective?				
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			
	-	+	0	+/-	+/-	+/-			
Commentary	regeneration There is an orange leisure f	n, would not ber opportunity to r facilities will be	nefit from this optionals	on. centres attrac r with new h	ctive to local red	sidents that cur poloyment. An	rently use reta increase in po	ail facilities in larger settlements.	the Vale of Glamorgan in need of It is assumed that local community tment in a number of local centres
Mitigation	Similarly the		policies that prom mall rural services						ting retail centres will be required.
15. To promote app									
	What is the	predicted effect	of the option on e	each S.A Obj	ective?				
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			
	_	+/-	0	+/-	+/-	+/-			
Commentary	negatively a	ffect any touris	m assets in those	e areas, altho	ough it is antic	ipated that des	ign policies w		arious settlements may enhance or cts. This option would not however an.
Mitigation								velopment. However, with the nially reducing tourism opportunit	najority of new development being es.

Perfo	Performance						
++	Option is highly likely to assist the Sustainability Objective						
+	Option is likely to assist the Sustainability Objective						
0	Option is likely to have no effect on the Sustainability Objective						
-	Option is likely to conflict with the Sustainability Objective						
	Option is highly likely to conflict with the Sustainability Objective						
+/-	Option is likely to assist and conflict with the Sustainability Objectives						
?	The effect of the Option on the Sustainability Objective is unclear						
+	Are the benefits/effects short, long or medium term? (5, 10 and 15 year periods)						

Option 4: A rural new settlement able to promote sustainable self – containment. (It is assumed that for a new settlement to be self contained it would consist of a minimum of 4,000 to 5,000 dwellings in order to provide for a range of services and facilities, with any remaining housing requirements provided through extant planning permissions and windfall development)

LDP STRATEGY OPTION	(It is assum	ed that for a i		o be self co	ontained it wo	uld consist of		m of 4,000 to 5,000 dwellings in order	
SA OBJECTIVE			nity for people to				omani pro	g po	
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?				
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			
Performance	-	+/-	0	+/-	+/-	-			
Commentary	affordable ho also result in to meet their affordable ho Limiting deve	tusing need has the highest de housing need susing needs.	s been identified (' mand for new hou Is (e.g. new rural	Vale of Glam using. Under settlement), or reduce reg	norgan Local H this option, nev resulting in in	ousing Market A N housing in url Creased house	Assessmen Dan settlem Prices in	using would be located away from the urb t 2008) and where household formation a tents would be limited. As a result househareas of greatest demand, which in turn force undermine the potential for the LDP	and population growth would holds could move elsewhere h could perpetuate existing
Mitigation	limited in area etc, which co undermining	as where afforculd limited site the plan and the	lable housing need viability. Also, dev e manage and mo	d and future elopment pr	demand would essures would	be greatest. The	erefore hig Eastern Va	oporting the SA objective. However as ide her targets would be required on a limited le, where windfall sites would be relied on	d number of sites in Barry
2. To maintain, prom									
			of the option on ea						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			
Commentary	the facilities i areas. Altern existing facili	n the new deve atively if faciliti ties e.g. St. Ath	elopment would be es within the new an.	accessible a developmer	and fit-for-purpo nt are insufficie	ose for their cat nt other centres	chment. Th in close p	cess to facilities throughout the Vale of Gl e option may result in the under use of sir roximity to the new development could e	milar facilities in surrounding experience pressure on their
Mitigation	safeguarded		meeting this obje					y new development, and existing commure and to redevelopment pressures on existing the community of the comm	

3. To maintain and	improve access fo	or all.						
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?			
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term		
	0	+/-	0	+/-	+/-	+		
Commentary	elsewhere, the period, reside	nerefore reduci ents of the new	ng the plan's abilit	y to support ot enjoy the	the SA objecti full range of be	ve for the ben nefits that a n	efit of the v ew settleme	ironment for its residents. However, such opportunities would be lime wider population. It should be noted that in the early stages of the ment will provide. During this period residents could be at a disadvant
Mitigation	development	would not justi	o set policies to se fy the provision of of new dwellings.	ecure new fa new facilities	cilities through s. Appropriate p	planning oblig bhasing mech	ations it is l anisms will	s likely that these would be limited in the rural vale where levels of ill need to be considered to ensure facilities and services are provided
4. Reduce the caus	ses of deprivation.							
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?			
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term		
	-	0	0	-	-	-		
Commentary								e Vale of Glamorgan, especially in urban areas where the majority of privation indicators.
Mitigation			op policies that countries the rural Vale, ar					vation within areas of need, when the strategy option itself seeks to fo
5. To maintain, pro	tect and enhance	community sp	irit.					
· ·			of the option on ea	ach S A Ohie	ective?			
Performance	Urban SE	Rural Vale	Trans-			Longtorm	1	
Performance	UIDAII SE	Ruiai vale	boundary	Short term	Medium term	Long term		
	+/-	+/-	0	+/-	+/-	+/-		
Commentary	term. Howev	er, this would	only apply to the	local area a	nd have no be	nefits to othe	areas. Lir	es, encourage local distinctiveness and community ownership in the Limited development opportunities in areas of deprivation could have ly stages of development of the new settlement.
Mitigation	Policies for e	nsuring new de		grated into ex	kisting commur	nities including	the provisi	ision of new community facilities ,improved employment opportunities

6. To minimise the	causes and manag	ge the effects	or chimate charig	С.								
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?							
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
Performance	+/-		0	-	-	+/-						
Commentary	use to and from decrease car be accrued a	om the new se bon emissions. t the latter stag	settlement withou ttlement. A new s However these b es of the develop	ettlement wo enefits would ment when th	ould nevertheless the be negligible in the majority of so	ss provide oppo if residents wer ervices and fac	ortunities fo e reliant on ilities would	r applying the travelling to w be provided o	atest building ork and other n site.	codes to inc essential serv	rease energy e vices by car, an	efficiency and nd would only
	benefits of ne	ew developmen on floodplains		the exact lo	ocation of deve	elopment. i.e. i	f located in	coastal areas	j			
Mitigation	objective the facilities for re	plan would nee esidents. In add	elopment is a key ed to ensure that t dition, employmen and promoting ho	he new settle t opportunitie	ement had adec es in close prox	quate public tra	nsport facili	ties at the earl	est stages, al	ong with a su	itable range of	services and
	The candidat	·	ent will also assis	· ·		sitive locations a	and therefor	e provides for	an element of	mitigation.		
7. To minimise was		·		· ·		sitive locations a	and therefor	e provides for	an element of	mitigation.		
7. To minimise was	ste.	e site assessm		t in the identi	fication of sens	sitive locations a	and therefor	e provides for	an element of	mitigation.		
7. To minimise wast	ste.	e site assessm	ent will also assis	t in the identi	fication of sens	Long term	and therefor	e provides for	an element of	mitigation.		
Performance	What is the p Urban SE	e site assessm redicted effect Rural Vale	ent will also assis of the option on e Trans- boundary ?	ach S.A Objet Short term +/-	ective? Medium term +/-	Long term						
	What is the p Urban SE +/- The amount of Wales Region preferred local Vale of Glam	redicted effect Rural Vale +/- of proposed de nal Waste Plar ations for new organ, a new s	ent will also assis of the option on expendence Transboundary ? velopment is the second and the Landfill regional waste meettlement could pl	ach S.A Objeth Shorth term HI-same for all of Directive limits anagement face pressure	ective? Medium term +/- options and the levels cacilities. Whilster on the deliver	Long term +/- erefore the incre of waste going the options wo	ease in the to landfill. Sould therefoervices.	evels of waste Similarly, Nation	generated w	Il be the sam Guidance will	I require the pla	an to identify
Performance Commentary	What is the p Urban SE +/- The amount of Wales Region preferred local Vale of Glam	redicted effect Rural Vale +/- of proposed de nal Waste Plar ations for new organ, a new s	ent will also assis of the option on expendence Transboundary ? velopment is the second and the Landfill regional waste management is the second and the	ach S.A Objeth Shorth term HI-same for all of Directive limits anagement face pressure	ective? Medium term +/- options and the levels cacilities. Whilster on the deliver	Long term +/- erefore the incre of waste going the options wo	ease in the to landfill. Sould therefoervices.	evels of waste Similarly, Nation	generated w	Il be the sam Guidance will	I require the pla	an to identify
Performance Commentary Mitigation	What is the p Urban SE H- The amount of Wales Region preferred local Vale of Glam Ensure that the p	redicted effect Rural Vale +/- of proposed de nal Waste Plar ations for new organ, a new s he plan include	ent will also assis of the option on expendence Transboundary ? velopment is the second and the Landfill regional waste meettlement could pl	ach S.A Objeth Shorth term HI-same for all of Directive limits anagement face pressure	ective? Medium term +/- options and the levels cacilities. Whilster on the deliver	Long term +/- erefore the incre of waste going the options wo	ease in the to landfill. Sould therefoervices.	evels of waste Similarly, Nation	generated w	Il be the sam Guidance will	I require the pla	an to identify
Performance Commentary Mitigation	What is the p Urban SE +/- The amount of Wales Region preferred local Vale of Glam Ensure that the ctively and efficients.	redicted effect Rural Vale +/- of proposed de nal Waste Plar ations for new organ, a new s he plan include	ent will also assis of the option on expendence Transboundary ? velopment is the second and the Landfill regional waste meettlement could pl	ach S.A Objeth Shorth term H-same for all of Directive lime anagement face pressure uires the pro	fication of sens ective? Medium term +/- options and the its the levels of acilities. Whilst on the delivent vision of recycle	Long term +/- erefore the incre of waste going the options wo	ease in the to landfill. Sould therefoervices.	evels of waste Similarly, Nation	generated w	Il be the sam Guidance will	I require the pla	an to identify
Performance	What is the p Urban SE +/- The amount of Wales Region preferred local Vale of Glam Ensure that the ctively and efficients.	redicted effect Rural Vale +/- of proposed de nal Waste Plar ations for new organ, a new s he plan include	ent will also assis of the option on extrans- boundary ? velopment is the second the Landfill regional waste mettlement could pless a policy that required	ach S.A Objective limited and services the productive services services services the productive services ser	fication of sens ective? Medium term +/- options and the its the levels of acilities. Whilst on the delivent vision of recycle	Long term +/- erefore the incre of waste going the options wo	ease in the to landfill. Sould therefoervices.	evels of waste Similarly, Nation	generated w	Il be the sam Guidance will	I require the pla	an to identify
Performance Commentary Mitigation 8. To use land effec	what is the p Urban SE +/- The amount of Wales Region preferred local Vale of Glammers Ensure that the purban SE Urban SE A new rural series.	redicted effect Rural Vale +/- of proposed de nal Waste Plar ations for new organ, a new s he plan include tily. redicted effect Rural Vale	ent will also assist of the option on each option	short term +/- same for all of Directive lime anagement face pressure uires the property ach S.A Objective lime and the property ach S.A Objective lime and the property ach solution in the	fication of sensective? Medium term +/- options and the eits the levels of acilities. Whilst e on the delivery vision of recycle ective? Medium term - ent of Greenfie	Long term +/- erefore the incre of waste going the options wo y of recycling so ling facilities wit Long term - eld land, resultii	ease in the to landfill. Sould therefoervices. hin new development	evels of waste Similarly, Nation re make a postelopments.	generated w nal Planning itive contribut	Il be the sam Guidance will ion to reduci	I require the plang waste arisin	an to identify gs within the

9. To protect and en	nhance the built a	nd natural env	ironment.								
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
	0	+/-	0	+/-	+/-	+/-					
Commentary			adversely affect location of the ne			il function, wat	er resource	use and herita	ge in the vicir	nity of the new	settlement. The level
Mitigation	The location	of developmen		re it is in clos	se proximity to	nature designa	tions) will ne	ed to be consid	dered at the ca	andidate site a	to the built environme ssessment stage. Who ions/obligations.
10. To provide a hig	gh quality environ	ment within al	l new developme	nts.							
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ctive?						
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
Performance	+/-	+/-	0	+/-	+/-	+/-					
Commentary	access etc. a	and therefore pa		community s	pirit. The devel	opment of the	new settleme	ent in this manı	ner could set a	precedent for	cient use of open space development elsewher al environment.
Mitigation	The location	of developmer	nt (particularly whe	ere this is in	close proximit	y to nature de	signations) v	will need to be	considered at	the candidate	to the built environme e site assessment stag conditions/obligations
11. To protect, enha	ance and promote	the quality an	d character of the	e Vale of Gla	amorgan's cul	ture and herit	age.				
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
	0	+/-	0	+/-	+/-	+/-					
Commentary			adversely affect me protection from			lue in its immed	diate area. H	lowever, it wou	ld deflect deve	elopment from	the remaining rural ar
Mitigation											assessment stage. g conditions/obligations

12. To reduce the n	eed to travel and	enable the use	of more sustaina	able modes	of transport.						
	What is the	predicted effect	of the option on e	ach S.A Obje	ective?						
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term		•			
			boundary	term	term		1				
	0	-	?	+	-	-	L				
Commentary	depends up this would a value servic	on the exact locaddress issues res.	ation with respect Plating to the depe	to existing a ndence on p	nd proposed po rivate cars in ro	ublic transport I ural areas, nor i	inks. However is it likely to re	r, considering oth duce the need to	er new settleme travel to existin	n and out-commutir ents in the UK, it is o g major urban cent	unlikely that tres for higher
Mitigation	to meet this and facilities	objective the pl for residents.	an would need to							ess climate change g with a suitable ra	
13. To provide for a	diverse range of	local Job oppo	rtunities.								
	What is the	predicted effect	of the option on e	ach S.A Obje	ective?						
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
Performance	-	+/-	0	-	-	+/-					
Commentary	However, the demand be	ne Council's Em ing in Barry (wh	ployment Land St	udy (Octobe oyment land	r 2007) sugges I supply is gre	sts that the ma atest). Therefo	jority of emplo re, a new set	yment demand	is for small scal	development and it e business premise st in providing a d	es, with highest
Mitigation	The location	n of any new de		y determinaı				he sustainability	objectives. On	the basis of the ab	ove it would be
14. To maintain and	l enhance the vita	ality and viabilit	y of the Vale of 0	Glamorgan's	s town, distric	t and local cer	ntres.				
	What is the	predicted effect	of the option on e	ach S.A Obj	ective?						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
		+/-	0	+/-	+/-	-					
Commentary	developmer	nt. It will not add	he potential to be ress vitality and vi lements as existin	ability proble	ems that exist in	n some of the o	ther centres in	n the Vale of Gla	largely depen- morgan, notably	ds upon the exaction in the urban south	design of the east. This may
Mitigation			velopment is a ke ne negative impac			ss of the plan i	in supporting t	the sustainability	objectives. On	the basis of the ab	ove it would be

15. To promote app	propriate tourism.						
	What is the	oredicted effect	of the option on ϵ	ach S.A Obj	ective?		
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
	-	-	0	-	-	-	
Commentary	of tourism re appeal of the	lated regenera	tion in Barry. The	potential imp	act on the vital	ity and viability	le of Glamorgan as a whole, and could reduce opportunities for the development of existing centres as identified against objective 14 could also harm the tourism the rural Vale, which is a tourism asset in itself- although this would also reduce
Mitigation		nant in its succ					development. However, the location of any new development within the plan is a On the basis of the above its would be difficult to mitigate against the negative

Perfo	Performance						
++	Option is highly likely to assist the Sustainability Objective						
+	Option is likely to assist the Sustainability Objective						
0	Option is likely to have no effect on the Sustainability Objective						
-	Option is likely to conflict with the Sustainability Objective						
	Option is highly likely to conflict with the Sustainability Objective						
+/-	Option is likely to assist and conflict with the Sustainability Objectives						
?	The effect of the Option on the Sustainability Objective is unclear						
+	Are the benefits/effects short, long or medium term? (5, 10 and 15 year periods)						

Option 5: Concentrate development opportunities in Barry and the South East Zone. The St.Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development.

LDP STRATEGY OPTION			evelopment oppo accommodate f					e St.Athan area to be a key development of	opportunity. Other				
SA OBJECTIVE	1. To provid	e the opportur	nity for people to	meet their l	housing needs	S.							
	What is the p	predicted effect	of the option on ea	ach S.A Obje	ective?								
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term							
Performance	++	+	0	+	+	+							
Commentary	towns and vi coastal town	The option will provide new housing opportunities within the largest urban settlements located within the South East Zone, including Barry, as well as the larger rural towns and villages. The Council's Local Housing Market (2008) highlights that the highest demand for affordable housing is within Barry, followed by Penarth and the coastal towns. It is anticipated that demand for new housing will come primarily from household formation and therefore the strategy will assist in providing housing opportunities where they will best serve local needs.											
Mitigation	development	To ensure that the SA objective is addressed, there will a requirement within the LDP to ensure that an appropriate mix of housing is provided within new housing developments to meet the needs identified within the Local Housing Market Assessment. Furthermore, by providing for a range of sites, there is the potential for ensuring that site allocations reflect the levels of housing need required.											
2. To maintain, pro	mote and enhance	e the range of I	ocal facilities.										
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?								
Performance	Urban SE	Rural Vale	Trans- boundary 0	Short term	Medium term	Long term							
Commentary		e settlements v	ements the option					es to be procured as part of new developments. All evelopment in its early stages where the provision					
Mitigation	It will be esse	ential to ensure	that there is suffic	ient service	capacity to cop	e with increase	s in populati	ions, for example in St Athan and Llantwit Major.					
3. To maintain and	improve access fo	or all.											
			of the option on ea				1						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term							
Commentary	development		ited in accessible					nd facilities and decrease isolation particularly in would set minimum design standards to ensure					
Mitigation	Design polici the strategy of		DP and Building re	egulations w	ould provide th	e key mitigation	n tools for a	II development and would further reinforce the po	ositive outcome that				

	ses of deprivation.		-f 11 1:	ash C A Oh!	ti O									
	vvnat is the p		of the option on e	ach S.A Obj	ective?									
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term								
	++	+	0	+	+	+								
Commentary	opportunity t settlements. Barry is iden initiatives tha	High levels of multiple deprivation are observed mainly in and around Barry as detailed in the Welsh Index of Multiple Deprivation. The option therefore presents an opportunity to address deprivation through regeneration in Barry. It will also help address issues such as isolation and access to services outside of the larger rural												
Mitigation	Similarly, pol considered.	icies for enhand	cing rural employr						e existing employment land opportunities. and homeworking should also be					
5. To maintain, pro	tect and enhance	community sp	rit.											
	What is the p	redicted effect	of the option on e	ach S.A Obj	ective?									
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			_					
	+	+	0	+	+	+								
Commentary			areas may contr	ibute to com	munity spirit th	rough an incre	ease in deve	lopment of facilities, good	design and a reduction in the fear of crime					
Mitigation	where this is an issue. Policies for ensuring new development is integrated into existing communities as well as the provision of new community facilities ,improved employment opportunities and affordable housing will make a positive contribution to community spirit.													

	causes and manag	ge the effects (of climate chang	e.										
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?									
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term								
Performance	++	++	0	+	+	+								
Commentary		The option promotes additional development in the towns and villages with good access to services and facilities locally which will assist in addressing carbon emissions from transport.												
Mitigation	The development of stringent energy efficient standards for new buildings will assist to mitigate against the contribution that new development and increased energy consumption has on climatic factors. However, the plan should consider setting higher energy efficiency standards than the minimum required through the Code for Sustainable Homes. The Candidate site assessment would assist in ensuring that development is situated away from sensitive areas. However, National Planning Guidance will determine the location of development within areas that are known to be at risk of flooding. In terms of coastal flooding, the effects of climate change on coastal settlements is at this stage unclear, however the locational policies of this option would ensure that													
						· ·	s stage uncl	ear, however the loc	ational policies o	f this option would	ensure that			
7 To minimise wa	development		the effects of clim place in undevelo			· ·	s stage uncl	ear, however the loc	ational policies o	f this option would	ensure that			
7. To minimise wa	development ste.	would not take	place in undevelo	oped coastal	areas.	· ·	s stage uncl	ear, however the loc	ational policies o	f this option would	ensure that			
7. To minimise war	development ste.	would not take		oped coastal	areas.	· ·	s stage uncl	ear, however the loo	ational policies o	f this option would	ensure that			
	development ste. What is the p Urban SE	would not take redicted effect Rural Vale	of the option on e. Trans- boundary ?	ach S.A Obje Short term +/-	ective? Medium term +	ements is at thi								
	development ste. What is the p Urban SE +/- The amount Wales Regio identify prefe	redicted effect Rural Vale +/- of proposed de nal Waste Plarered locations	of the option on expoundary relopment is the standfill for new regional	ach S.A Objet Short term +/- same for all of Directive limit waste mana	ective? Medium term + options and the agement facilities	Long term + erefore the increamount of wastes. Consequen	ease in the lee going to late	ear, however the loc evels of waste gene ndfill. Similarly, Na n would inherently d buildings, reducin	rated will be the stional Planning G	same. However, th Guidance will requir contribution to rea	ne South East re the Plan to ducing waste			

8. To use land effect														
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?									
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term								
	++	+/-	0	+	+	+/-								
Commentary	large proport within existing encourage go	ion of develop g built up areas ood quality high	ment (both housin s wherever possib n-density developn	g and emplo le, to ensure nents in both	oyment) at St A that the count urban and rura	Athan will use protect all areas.	oreviously d ted from ina	leveloped land. Deve appropriate developm	elopment in rural ent. The option al	n Barry. It is anticipate settlements would ne Iso presents the oppor	eed to be ortunity to			
Mitigation	could reduce positive contr	encourage good quality high-density developments in both urban and rural areas. Include policies to favour the reuse of Brownfield sites over Greenfield sites. However this maybe limited due to the availability of Brownfield sites in the rural Vale and could reduce significantly over the plan period. However, the identification of sustainable settlements could in the long-term offset the loss of Greenfield land through the positive contribution towards climate change that development in sustainable locations would provide. The candidate site assessment would assist in ensuring that development is situated away from sensitive areas.												
9. To protect and e	are generally	lower. Accordi	ngly, the plan sho					this is likely to be an	issue in rural villa	ges where building de	nsities			
р			of the option on ea	ach S.A Obie	ective?						-			
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term								
	+	+	0	+/-	+/-	+/-								
Commentary	properly integrated industry integratively aff	The option is likely to have positive effects, particularly in urban areas, as development can bring physical regeneration to areas in need of improvement provided it is properly integrated. The natural environment in and around these settlements could be adversely affected as development may have an impact on biodiversity, landscape, soil function, water resource use and heritage. A number of rural settlements are located in special landscape areas, the character of which may be negatively affected by development. Furthermore, Rhoose, Barry and Sully are located in close proximity to the coastline, where growth and development may affect the coastal environment. There are SSSIs that may be affected along the Barry stretch of coastline as well as the candidate Severn Estuary SAC.												
Mitigation	Policies that promote good design and respect rural and urban settings will be required to ensure that development contributes positively to the built environment. However, the loss of green field sites adjoining existing settlements could harm the setting and character of some of the rural settlements, or special landscape areas. Accordingly, the location of development particularly where it is in close proximity to nature designations will need to be considered at the candidate site assessment stage. Where this may have an impact on landscape and nature designations ensure that appropriate mitigation measures are identified and imposed through planning conditions/obligations.													
	The candidat	e site assessm	ent will also assist	in the identi	fication of sens	sitive locations a	and therefor	re provides for an eler	nent of mitigation.					

10. To provide a hig	gh quality environr	ment within al	I new developme	nts.									
			of the option on e	ach S.A Obje	ective?								
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term							
Performance	+	+	0	+/-	+	+	1						
Commentary							utset in order to include high quality, sustainable materials, make efficient use of						
Mitigation							all intervention areas spread across the Vale of Glamorgan. to ensure that development contributes positively to the built environment.						
_	nce and promote the quality and character of the Vale of Glamorgan's culture and heritage.												
11. To protect, enh	•				-	ture and herita	tage.						
	· ·		of the option on e										
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term							
	_	+/-	boundary	term	term		-						
Commentary	Thoro are a l		f historic huildings	+/-	+	t monuments in	_l in the Vale of Glamorgan. In urban centres, there are a number of listed buildings,						
Mitigation	Similarly, poli be enhanced	icies for the pro	otection of conserv	vation areas a	and historic env	vironments will	to ensure that development contributes positively to the built environment. I ensure that the positive contribution that this option has on the SA objective will and therefore provides for an element of mitigation.						
10 Ta wadaaa tha w							and therefore provides for all element of miligation.						
12. To reduce the n					•								
D (of the option on e		T	T							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term							
	++	++	?	+/-	+	+							
Commentary													
Mitigation	also result in reduced travel distances, but they may also encourage more trips from surrounding areas. There is a need to ensure that the plan seeks the improvement to strategic links as well as those associated with localised development opportunities. There is however a risk that the level of funding for these schemes would not be provided through normal planning obligations and therefore alternative funding options such as through the Regional Transport Plan and/or the Wales Spatial Plan may need to be explored.												

13. To provide for a	diverse range of	local job oppo	tunities.									
	What is the	predicted effect	of the option on e	ach S.A Obje	ective?							
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
Performance	++	+	0	+/-	+	+						
Commentary	Development is likely to provide employment opportunities in urban areas such as Barry and Penarth, where unemployment is an issue. This option would also support the findings of the Council's Employment land Study (October 2007) which identified Barry as having a high demand for local employment premises and land, and as such this option would allow the Council to rejuvenate existing employment sites and increase local employment opportunities. Whilst, it may be difficult to attract some large employers to smaller settlements due to inappropriately sized employment sites, there is the potential for providing small scale employment opportunities akin to the employment make up of the vale- i.e. small scale self employed businesses as identified in the employment study.											
	scale emplo Developme due to the c	oyment opportur nt in St Athan is lispersed nature	uities akin to the expected to creat of development.	employmen te many loca	t make up of Il jobs. Overall,	the vale- i.e. although job o	small scale s pportunities a	self employed business re likely to increase, the	ses as identified i e range of jobs av	n the employment study. ailable may remain limited		
Mitigation	Similarly, p considered.	olicies for enha	ncing rural empl	oyment thro	ugh rural diver	rsification, conv	ersion of rur	intervention measures ral buildings for busine	that will utilise e ess use and hom	xisting employment sites. eworking should also be		
14. To maintain and						t and local cer	ntres.					
			of the option on ϵ	each S.A Obj	ective?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
•	++	++	0	+	+	+						
Commentary	centres attr	active to local re vided together w	sidents that curre	ently use out- and employn	-of-town retail o ment. An incre	levelopments (e ease in populat	e.g. Culverhou	use Cross). It is assume	ed that local comn	opportunity to make town nunity and leisure facilities centres should contribute		
Mitigation	To support Similarly the	this objective, pe protection of sr		note new reta	ail developmer	nt that would n			y of existing retai	centres will be required.		
15. To promote appr												
	What is the	predicted effect	of the option on ϵ	each S.A Obj	ective?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
	+	+	0	+	+	+						
Commentary	Increased development and infrastructure could contribute to a tourist infrastructure across the intervention areas and in particular support tourism led regeneration in Barry. Tourism development in these settlements will depend upon the businesses that start up as growth continues. By supporting a range of rural settlements, the strategy has the potential for enhancing the tourism on offer in the rural vale.											
Mitigation	In support of	of this objective, t	he plan should in	clude policie	s that promote	appropriate tou	ırism developı	ment within both urban	and rural areas.			

Perfo	rformance								
++	Option is highly likely to assist the Sustainability Objective								
+	Option is likely to assist the Sustainability Objective								
0	Option is likely to have no effect on the Sustainability Objective								
-	Option is likely to conflict with the Sustainability Objective								
	Option is highly likely to conflict with the Sustainability Objective								
+/-	Option is likely to assist and conflict with the Sustainability Objectives								
?	The effect of the Option on the Sustainability Objective is unclear								
+	Are the benefits/effects short, long or medium term? (5, 10 and 15 year periods)								

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

(It is assumed that for a new settlement to be self contained it would consist of a minimum of 4,000 to 5,000 dwellings in order to provide for a range of services

and facilities)

LDP STRATEGY OPTION	strategy) as (It is assume services and	Option 6 (Option 1 and Option 4): Maximising the potential of and concentrating growth in Barry, Penarth, Dinas Powys, Sully and Rhoose (current UDP strategy) as well as developing a new rural settlement to promote sustainable self-containment. (It is assumed that for a new settlement to be self contained it would consist of a minimum of 4,000 to 5,000 dwellings in order to provide for a range of services and facilities)											
SA OBJECTIVE	1. To provide	To provide the opportunity for people to meet their housing needs.											
	What is the pr	What is the predicted effect of the option on each S.A Objective?											
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term							
Performance	+/-	+/-	0	+	+/-	-							
Commentary	The current L provided with where the greidentifies the	It is envisaged that Barry and St. Athan will be key settlements with the remainder distributed appropriately in Penarth, Dinas Powys, Sully, Rhoose (the current UDP strategy) and the new rural settlement. The current UDP Strategy has brought about the delivery of housing in Penarth Haven and Rhoose Point. However, under this option the majority of housing would be provided within a new rural settlement, consisting of a minimum 5,000 dwellings, which whilst capable of addressing rural housing needs, would not be in the settlements where the greatest need arises. Elsewhere, and especially within the settlements of Barry and Penarth where the Council's Local Housing Market Assessment (2008) identifies the greatest need for affordable housing, development opportunities would be limited. A new settlement as part this option would not necessarily negate the need for further development in other settlements where new household formation and population growth would need to be addressed in the medium to long term.											
Mitigation	developments	s to meet the i	needs identified wi	thin the Loc	al Housing Mar	ket Assessme	DP to ensure that an appropriate mix of housing is provided within new housent. However, the potential for limited development opportunities during the phousing to be secured on new allocated sites which may not be financially viab						

2. To maintain, pro	mote and enhance	the range of	ocal facilities.											
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?									
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term		•						
	+/-	+/-	0	+/-	+/-	+/-								
Commentary	local facilities this option is effects, with t new settleme nearby settler	The delivery of housing in urban centres will ensure that development occurs where appropriate facilities are available. Barry and Penarth already have well established local facilities, with additional services being developed as part of the Barry and Penarth regeneration effort. However, the extent that regeneration would continue under this option is constrained by the low level of development opportunities in the south east. Therefore, outside of the new settlement, the option would provide mixed effects, with the greatest benefits being accrued by those settlements within close proximity to the new settlement. However, in the short to medium term residents of the new settlement will not enjoy the range of benefits available within existing settlements, which in turn could place added pressure on services and facilities available in nearby settlements.												
Mitigation	safeguarded consequence Appropriate p the occupatio	The inclusion of policies to ensure that appropriate community facilities are provided as part of any new development, and that existing community facilities are safeguarded would assist in meeting this objective. However, as indicated above, the option could lead to redevelopment pressures on existing facilities as a consequence of under use / viability. Appropriate phasing mechanisms will need to be considered as part of the development of a new settlement to ensure facilities and services are provided in tandem with the occupation of new dwellings.												
3. To maintain and														
			of the option on ea		ective?									
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term								
	+/-	+/-	0	+/-	+/-	+/-								
Commentary	areas, with b	enefits for the	new settlement, a	nd to a less	er extent within	n other large	settlements a		d levels of growth	cts would be realised in rural planned. However, existing ble built environment.				
Mitigation	Design policie	es within the LI	OP and Building re	gulations wo	ould provide the	key mitigatio	n tool for all	development.						
4. Reduce the caus	es of deprivation.													
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?									
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term		1						
	+/-	+/-	0	+/-	+/-	-								
Commentary	With the majority of planned development occurring within the new settlement, any opportunities for addressing social and economic deprivation would be limited, especially within Barry where this is an issue. Multiple deprivation is not a key issue for the rural Vale, although isolation and access to services are areas of concern and may be addressed as a cascade effect from the new rural settlement. However this may be limited in extent.													
Mitigation			op policies that cou e, when deprivatio				nic deprivati	on when the strategy op	otion itself seeks to	focus development				

5. To maintain, prote	ect and enhance of	community sp	irit.											
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?									
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term								
	+/-	0	0	+/-	+/-	+/-								
Commentary	long term. Ho	A new settlement has the potential to be well designed in order to reduce crime, provide facilities and encourage local distinctiveness and community ownership in the long term. However, this would only apply to the local area and have no benefits in other areas. Limited development opportunities in areas of deprivation could have a negative impact on community spirit as could demand for services and facilities in other settlements as well as in the early stages of development of the new settlement.												
Mitigation	Policies for e	Policies for ensuring new development is integrated into existing communities as well as the provision of new community facilities ,improved employment opportunities and affordable housing will make a positive contribution within the settlements identified.												
6. To minimise the o	`	,	<u>_</u>											
			of the option on ea			1	1							
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term								
Performance	+/-	+/-	0	+/-	+/-	-								
Commentary	transport. The developr use to and from decrease the services, and Depending or	Provision of housing and employment in urban centres across the Vale of Glamorgan may reduce the need to travel and hence reduce greenhouse gas emissions from transport. The development of a new settlement without new employment opportunities would increase greenhouse gas emissions and energy use as it would also increase car use to and from the new settlement. A new settlement would nevertheless provide opportunities for applying the latest building codes to increase energy efficiency and decrease the impact from carbon emissions. However these benefits would be negligible if residents were reliant on travelling by car to access work and other essential services, and would only be accrued at the latter stages of the development when the majority of services and facilities would be provided. Depending on exact location and design of development, flood plains may or may not be affected. Development in coastal areas may be affected by future sea level rise particularly in the low lying estuarine areas around Ogmore-by-Sea, Aberthaw, Barry and Penarth. Furthermore, parts of Sully, Dinas Powys and Barry, are at risk of												
Mitigation	objective the services and land and pror	plan would need facilities for res moting home wo	ed to ensure that the idents. In addition orking.	ne new settle , opportunitie	ement provides es for employm	for adequate p nent in close pro	ublic transp eximity to the	measures that address climate change. Subsequently, to meet this sport facilities at the earliest stages, along with a suitable range of the new settlement will be essential through allocating employment ore provides for an element of mitigation.						

7. To minimise was														
	What is the p	oredicted effect	of the option on e	ach S.A Obje	ective?									
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term								
	+/-	+/-	?	+/-	+/-	+/-								
Commentary	Regional Wa locations for Glamorgan,	The amount of waste proposed is the same for all options and therefore the increase in the levels of waste generated will be the same. However, the South East Wales Regional Waste Plan and the Landfill Directive limits the levels of waste going to landfill. Similarly, National Planning Guidance will require the plan to identify preferred locations for new regional waste management facilities. Whilst the options would therefore make a positive contribution to reducing waste arisings within the Vale of Glamorgan, a new settlement could place pressure on the delivery of recycling services. Ensure that the plan includes a policy that requires the provision of recycling facilities within new developments.												
Mitigation	Ensure that the plan includes a policy that requires the provision of recycling facilities within new developments.													
8. To use land effect		,												
	What is the p	predicted effect	of the option on e		ective?									
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term								
Commentary	+		0	+	+/-	-	more areas of previously developed land are available. Areas such as Barry hav							
Mitigation	new settleme Vale.	ent is likely to u	se a significant tra	act of greenfi	eld land, althou	igh preference of	nfield sites reduces. Negative effects would be realised in rural areas, as a single can be given to the selection of sites that contain brown field land within the ruro option, which will inevitably lead to the development of Greenfield sites.							
9. To protect and e	,			pacis identilis	cu is illilicu by	the strategic op	Splich, which will inevitably read to the development of Greenheid sites.							
7. 10 protoct and 0			of the option on e	ach S.A Obie	ective?									
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term								
	+	+/-	0	+	+	+								
Commentary	Positive effects would be realised in the urban centres to the south east and Rhoose through enhancement and regeneration. Mixed effects would be realised in rural areas, as a new settlement would be damaging to the existing, higher value environment, while deflecting potentially damaging development from other rural areas. In urban settlements, it is increasingly becoming evident that some brownfield sites are significant habitats for important species. These habitats may be affected by development in urban areas. Furthermore, Rhoose, Barry and Sully are located in close proximity to the coastline, where growth and development may affect the coastal													
Mitigation	Policies that The location	environment. There are SSSIs that may be affected along the Barry stretch of coastline. Policies that promote good design and respect both rural and urban settings will be required to ensure that development contributes positively to the built environment. The location of development particularly where this is in close proximity to nature designations will need to be considered at the candidate site assessment stage. Where this may have an impact on nature designations, ensure that appropriate mitigation measures are identified and imposed through planning conditions/obligations.												
	The candidat	te site assessm	ent process will a	lso assist in t	the identification	n of sensitive lo	locations and therefore provides for an element of mitigation.							

10. To provide a hig	gh quality environ	ment within al	I new developme	nts.											
•	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?										
	Urban SE	Rural Vale	Trans-	Short	Medium	Long term									
			boundary	term	term	Ü									
Performance	+/-	++	0	+	+	+									
Commentary								uality, sustainable materials, good use							
		and can promote a positive community spirit. The development of the new settlement in this manner could set a precedent for development elsewhere in the Vale of													
	Glamorgan. I	Glamorgan. However, such development would be primarily windfall which could lead to detrimental impacts on the urban environment.													
Mitigation	Policies that	Policies that promote good design and respect both rural and urban settings will be required to ensure that development contributes positively to the built environment.													
3								need to be considered at the candid							
								re identified and imposed through plann							
11. To protect, enha	ance and promote	the quality an	d character of th	e Vale of Gl	amorgan's cu	Iture and herita	age.								
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?										
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term									
			boundary	term	term										
	+	+/-	0	+	+	+									
Commentary								Glamorgan. In urban centres, there are a							
								e. Growth will provide the opportunitie							
								ugh new development may offer the c	opportunity to enhance and						
	promote the	quality of the cu	uiturai/nistoric envi	ironment, the	ere is the risk tr	nat developmen	t may be inser	nsitive to these assets.							
	In the rural \	/ale_where it is	s not expected tha	at much arov	wth will take nla	are it is assum	ed that the ev	xisting cultural and historic environmen	it will be protected from the						
								le exception would be the new rural							
			existing, high valu				a. The hotab	ne exception would be the new rural	Settlement which would be						
Mitigation							ations will nee	d to be considered at the candidate site	e assessment stage, where						
•								ified and imposed through planning cor							
		-	-			_			-						
	The candidat	te site assessm	ent will also assist	t in the identi	ification of sens	sitive locations a	and therefore p	provides for an element of mitigation.							

	What is the	predicted effect	of the option on e	ach S.A Obie	ective?						
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term					
renomiance	Olbali SL	itulai vale	boundary	term	term	Long term					
	++	_	n		+/-	_					
Commentary	settlements Whilst the n	in the south eas	t are also accessinay be self contain	ible by existir ned in the sh	ng national pub nort-term, it is li	lic transport lin	ks, particulari	ly via the Cardiff- nerate wider traft	Bridgend rail service congestion through	ough in and out-cor	mmuting. Muc
		ddress issues re								ments in the UK, it ing major urban cel	
	communities the LDP Sus	s. Bus service p stainability Appra		ered to be po g Report, Fel	or in Aberthaw bruary 2007). [ı (West), Cog, I Development of	Penmark, Col a new rural s	lwinston and Per settlement would	nllyn amongst oth	facilities and emplo er rural settlements se problems.	
Mitigation	objective the services and	e plan would ned d facilities for res	ed to ensure that sidents.							nange. Subsequent ent, along with a su	
13. To provide for a											
	What is the	predicted effect	of the option on e	ach S.A Obje	ective?						
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
Performance	+/-	+/-	+	+/-	+/-	-					
Commentary	Development employment provided in the Vale of C	nt is likely to prot opportunities of Barry- although Glamorgan (e.g. employment is local employme	vide opportunities can be increased the majority of ho in Barry and Pen not a key issue ir	for employm may be limi using would l arth).	nent in urban and ited by levels be within a new nents, most re	of housing and v settlement, and sidents are em	d other develond therefore to	lopment planned this would not allow their settlements	 The majority of eviate the employ and some outs 	ssue. However, the f employment land ment issues in muc ide the Vale of Gla by the lack of loc	is likely to be the rest of the rest of the morgan. Thei
Mitigation			elopment within the negative impac		ey determinan	t in the succes	s of the plan i	in supporting this	objective and on	the basis of the ab	ove it would

14. To maintain and	enhance the vita	lity and viabili	ty of the Vale of 0	Glamorgan's	s town, distric	t and local cer	ntres.					
	What is the	oredicted effect	of the option on e	ach S.A Obj	ective?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
	+	+/-	0	+	+	+/-						
Commentary	within these Culverhouse Mixed effects	centres would cCross). It is as s would be rea	not provide sufficions sumed that local of	ent opportun community a s, as a new s	ities to make u nd leisure facili settlement has	irban centres a ities will be prov the potential to	tractive to loc vided together be well-desi	cal residents that r with new hous gned to ensure	at currently us sing and emplo its own vitalit	e out-of-town re cyment.	d development planr etail developments (e s largely depends up	e.g.
Mitigation			policies that prom mall rural services						d viability of 6	existing retail ce	entres will be requir	ed.
15. To promote app												
	What is the p	oredicted effect	of the option on e	ach S.A Obj	ective?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
	-	+/-	0	+/-	+/-	+/-						
Commentary	of tourism re		tion in Barry. The								ies for the developm d also harm the touri	
Mitigation	In support of this objective, the plan should include policies that promote appropriate tourism development within both urban and rural areas.											

Perfo	rmance
++	Option is highly likely to assist the Sustainability Objective
+	Option is likely to assist the Sustainability Objective
0	Option is likely to have no effect on the Sustainability Objective
-	Option is likely to conflict with the Sustainability Objective
	Option is highly likely to conflict with the Sustainability Objective
+/-	Option is likely to assist and conflict with the Sustainability Objectives
?	The effect of the Option on the Sustainability Objective is unclear
+	Are the benefits/effects short, long or medium term? (5, 10 and 15 year periods)

Option 7 (Option 2b and Option 5): Concentrate development opportunities in Barry and the South East Zone. The St.Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test.

LDP STRATEGY OPTION		Option 7 (Option 2b and Option 5): Concentrate development opportunities in Barry and the South East Zone. The St.Athan area to be a key development opportunity. Other sustainable settlements to accommodate further housing and associated development based on a sustainability test.									
SA OBJECTIVE	1. To provide	e the opportur	nity for people to	meet their l	nousing needs	i.					
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?						
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
Performance	++	+/-	0	+	+	+					
Commentary	allocations w development The Council's Vale. This op greatest as a The sustaina Vale of Glam	within the rural on a pro rata be said to a pro rata be said to a pro rata be said to a property of the said to a property the said to a property of	vale could be spoasis as proposed g Market Assessmefore ensure that e population growth d ensure that hous	read too thir under option ent (2008) h an appropria and new ho sing is delive	as revealed that the level of hou busehold formatered in those se	at the greatest r sing would be p tion.	I particularly a need exists with provided in the the capacity to	hin Barry and F largest settlem	renarth and the renart where de new developi	nts as a consected Coastal Area, formand for new homent, particularly	is approach, housing quence of allocating followed by the Rural housing is likely to be by in rural parts of the
Mitigation	identified to n	neet the needs	tive is addressed, identified within the housing develop	ne Local Hou	ising Market As	sessment and t					hin the settlements holds and targets
2. To maintain, prom	ote and enhance	the range of	local facilities.								
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
	+	+/-	0	+	+	+					
Commentary	of sustainable generally not essential to e	e settlements v viable. This op ensure that ther	vill ensure that the otion will also pron	re are existing the content of the content of the content of the cope with the cope with the cope of t	ng adequate loo nance communi vith significant i	cal facilities to s ity facilities in b new populations	upport the ear oth rural and ι s. However, in	liest stages of our Distriban areas ensons smaller rural s	development w suring that exist ettlements the	here the provision of the provision of the street of the street of the provision of the pro	Also the identification on of new facilities is main viable. It will be oment would not lead order option 2b.
Mitigation	Whilst the op	tion would assi opment would r	st in supporting ex	isting facilitie	es, there will sti	ll be a need for	policies that sa	afeguard existir	ng facilities, es	pecially in the sn	maller settlements associated with the

3. To maintain and	improve access for	or all.						
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?			
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term		
	+	+	0	+	+	+		
Commentary	the Vale of C	Slamorgan in bo		l areas will e	ensure that a g	reater proport	ion of the po	ngs are designed to be accessible to all. Growth in settlements across opulation will have improved access to facilities and specific buildings. sible locations.
Mitigation	Design polici the strategy		DP and Building F	Regulations v	vould provide t	he key mitiga	tion tool for a	all development and would further reinforce the positive outcome that
4. Reduce the caus	ses of deprivation.							
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?			
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term		
	++	+	0	0	+	+		
Commentary	and business parts of the \(\) The identification identifies Bargrowth opportunity addition, Exception and business parts of the \(\)	s development, /ale. However, ation of Barry a rry as an area v rtunities within I Barry is include initiatives that portunity Area,	helping to tackle this would not ned as a key settleme where demand for Barry which may a d in the Wales Sp can also assist ir	he causes on cessarily reduction the set of employment assist in addressing addressing addressing	f deprivation. Luce deprivation ttlement hierard tt premises and essing econom a key settlem deprivation ir	arge growth on associated who chy accords who disites are greatic deprivation ent. It's recognite town. It	entres would with limited activith the finding eatest. There with a same and a same and a same a same and a same a same a same and a same a sa	y). A balanced spread of growth should increase the number of homes ld contribute significantly to employment and residential growth in rural access to facilities experienced in more remote areas. lings of the Council's Employment Land Study (October 2008) which refore, the strategy would allow the plan to support future employment estrategic location will further the Council's ability to secure funding for noted that St Athan also features within the Wales Spatial Plan as a opportunities to be capitalised, which will further contribute towards
Mitigation	The option has Similarly, pol considered.	as the potential icies for enhand	to meet local emp cing rural employn	loyment nee nent through	eds providing the rural diversification	ne plan include ation, convers	es interventio ion of rural b	on measures that will utilise existing employment land opportunities. buildings for business use and home working should also be

5. To maintain, pro	tect and enhance	community spi	rit.							
	What is the p	redicted effect of	of the option on ea	ach S.A Obje	ective?					
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term				
	+	+	0	+	+	+				
Commentary	The effect of facilities and		nmunity spirit is lik	cely to be po	ositive. Growth	h in these areas	may contr	ribute to community spirit tl	nrough an increase in the d	levelopment of
Mitigation		uding the provis							integrated into existing sett will make a positive contribu	
6. To minimise the	causes and manag	ge the effects o	of climate change	9.						
	What is the p	redicted effect of	of the option on ea	ach S.A Obje	ective?					
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term				
Performance	+	+/-	0	+/-	+/-	+/-				
Commentary	development ensuring tha	in the urban a t growth occur	reas already serv s where there ar	ed by publice sufficient	c transport. D facilities to su	evelopment in t ustain it. Nonet	he smaller neless, oth	settlements will be determer issues such as increas	issions. The option also p nined through a sustainabilited energy use as a resul plain exists to the south east	ty test thereby t of increased
Mitigation		has on climatic							w development and increas imum required through the	
			ent will assist in e in areas that are k				from sensit	itive areas. However, Natior	al Planning Guidance will de	etermine the
			the effect of clima place in undevelo			ments is unclea	r at this sta	age. However the locational	policies of this option would	ensure that

7. To minimise was	ste.								
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?				
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			
	+/-	+/-	0	+/-	+	+			
Commentary	Regional Wallocations for upon of Glamorgan	ste Plan and th new regional wan. In addition, c	e Landfill Directiv aste management levelopment could	e limits the le facilities. Co result in the	evels of waste onsequently, thi reuse of disus	going to landfil is option would ed buildings, re	. Similarly, inherently n ducing was	waste generated will be the same. Howe National Planning Guidance will require the make a positive contribution to reducing waste construction material in both urban and	he plan to identify preferred aste arisings within the Vale rural areas
Mitigation	Ensure that the	he plan include	s a policy that req	uires the pro	vision of recycl	ing facilities wit	hin new dev	velopments and promote the sensitive reus	se of existing buildings
8. To use land effect	 ctively and efficien	itly.							
			of the option on ea	ach S.A Obje	ective?				
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			
	++	+/-	0	+	+	+/-			
Commentary	where approinappropriate would have cural areas.	ne Council's En opriate, develop development. on the characte	oment in rural se However, this will r of existing settle	tudy (Octobe ettlements w depend upo ements. The	er 2008). ould need to on the availabil option also pro	be focused wi ity of land for d esents the opp	thin existing evelopment ortunity to e	g built up areas to ensure that the cout within existing built up areas and the imencourage good quality high-density devel	untryside is protected from pact that new development lopments in both urban and
Mitigation	and could red development to all settleme stringent desi	duce significant in sustainable ents. E.g. there ign standards.	ly over the plan pe locations could pro could be a conflic	eriod. Howev ovide a posit t with the ch	er, the identific ive contribution aracter of tradit	ation of sustain towards climati ional villages w	able settlem e change. T here buildin	be limited in the rural Vale due to the avail ments could in the long-term offset the loss The encouragement of high density develong densities are lower. Therefore the plans are provides for an element of mitigation.	of Greenfield sites as opment may not be suited

	What is the n	redicted effect	of the option on e	ach S A Obie	ective?								
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term							
renomiance	Olbali SL	iturai vaic	boundary	term	term	Long term							
	+	+/-	O	+/-	+	+	+						
Commentary	The option was result in the environment	rould focus devolved regeneration of surrounding rules.	velopment in exist of existing urbanural settlements of settlements are lo	ting settleme areas such could be adv	ents and theref as in Barry wheresely affected	ore encourage here new deve d as developm	elopment m nent may af	ay act as fect biodiv	a catalyst ersity, lan	for gener dscape, s	al environn oil function	nental improv , water reso	vements. T
Mitigation	could reduce some of the t Policies that However, the	significantly ov raditional rural promote good e loss of green	e the reuse of Brover the plan period villages where bu design and resp field sites adjoini	d. The encour ilding densition sect rural and ng existing so	agement of hig es are generally I urban setting ettlements cou	th density deve y lower. In sucl s will be requi	elopment man cases the lired to ensu	y not be so plan shoule are that de	uited to all d also impo velopment	settlement ose stringe contribute	s, e.g. there nt design s s positively	e could be a could be	conflict in environmei
		e this may hav	development part re an impact on l			se proximity to gnations appro		gnations w	ill need to	be conside	ered at the	candidate site	e assessme
10. To provide a hi	stage. Where conditions/ob	e this may hav oligations.	re an impact on l	landscape ar				gnations w	ill need to	be conside	ered at the	candidate site	e assessme
10. To provide a hi	stage. Where conditions/ob	e this may hav digations. ment within all	e an impact on l	landscape ar	nd nature desi			gnations w	ill need to	be conside	ered at the	candidate site	e assessme
10. To provide a hi	stage. Where conditions/ob	e this may hav digations. ment within all	re an impact on l	landscape ar	nd nature desi			gnations w	ill need to	be conside	ered at the	candidate site	e assessme
10. To provide a hi Performance	stage. Where conditions/ob igh quality environ What is the p	e this may hav digations. ment within all redicted effect	I new development on the option on e	ents. each S.A Obje	ective? Medium	gnations appro		gnations w	ill need to	be conside	ered at the	candidate site	e assessme
·	stage. Where conditions/ob igh quality environ What is the p Urban SE + New develop	e this may have a ligations. ment within all redicted effect Rural Vale + ments have the	I new development of the option on entrans-boundary	ents. each S.A Objet Short term +/- oe well-design	ective? Medium term +	gnations appro	opriate mitig	gnations w ation meas	ill need to sures shou	be conside	ered at the	candidate site	e assessme pugh planni

11. To protect, enh	ance and promote	the quality an	d character of th	e Vale of Gl	amorgan's cu	Iture and herit	age.				
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term		-			
	+/-	+/-	0	+/-	+/-	+					
Commentary	Growth will p Although new insensitive to	provide opportu v development o these assets.	may offer the opp	nd rural area portunity to e	s to improve the nhance and pro-	ne quality of the omote the qual	e cultural and ity of the cultu	historic environment, Iral/historic environmen	t, there is the risk th	ard to historic buildings. nat development may be	
Mitigation	Similarly, pol be enhanced The candidat	icies for the pro l. te site assessm	otection of conservenent will also assis	vation areas a	and historic envi	vironments will	ensure that th	development contribute le positive contribution t provides for an elemen	hat this option has o		
12. To reduce the r					•			T			
	What is the p	predicted effect	of the option on e	ach S.A Obje	ective?						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
	+	+/-	0	+/-	+/-	+/-					
Commentary	Increased de effect. Througher settlem	y existing nation evelopment of laugh the sustainents. It is like	nal public transpor homes and facilition nability test, reside ly that the Vale wil	rt links, partion es around exents of rural Il continue to	cularly via the C kisting sustaina communities the be an attractiv	Cardiff-Bridgeno able rural settle nat lack approp e commuter zo	d rail service. ments could a priate facilities ne due to its p	also improve access to may have to continue proximity to Cardiff and	sustainable transpo travelling long dista the M4.	ban settlements are also ort modes as a cascade ances to use facilities in	
Mitigation	other settlements. It is likely that the Vale will continue to be an attractive commuter zone due to its proximity to Cardiff and the M4. There is a need to ensure that the plan seeks the improvement of strategic links as well as those associated with localised development opportunities. There is however a risk that the level of funding for these schemes would not be provided through normal planning obligations and therefore alternative funding options such as the Regional Transport Plan and/or the Wales Spatial Plan will need to be explored.										

13. To provide for a	diverse range of	f local job oppo	rtunities.									
	What is the	predicted effect	of the option on e	ach S.A Obje	ective?							
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
Performance	+	+	0	+	+	+						
Commentary	employmen employers t and compli	it land is availab to smaller settler mentary to the m	e (Vale of Glamo nents, the option	rgan Employ does provide mployment i	ment Land Stue the opportunidentified in the	udy) and is easi ity to support sr e Council's emp	ly accessible mall scale loca loyment study	by public trans al employment . Developmen	port. Whilst it opportunities a t in St Athan is	may be difficuli kin to the char expected to ci	large concentration of to attract some large acter of the rural Vale reate many local jobs. tt.	
Mitigation	through rur	al diversification,		ral buildings	for business u	ise and home v	vorking should	d also be cons	idered. The co	nsideration of a	cing rural employment appropriate new small	
14. To maintain and	enhance the vit	ality and viabilit	y of the Vale of 0	Glamorgan's	s town, distric	t and local cer	ntres.					
	What is the	predicted effect	of the option on e	ach S.A Obj	ective?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
	++	++	0	+	+	+						
Commentary	There is an local comm	opportunity to multing and leisure end in population, justing the model in population, justing the model in population, justing the model in population in population.	facilities will be p	attractive to rovided toge	local residents ther with new h	s that currently in the	use out-of-tow ployment.	n retail develo	oments (e.g. Cı		ss). It is assumed that s, particularly for rural	
Mitigation	To support	this objective, p	policies that prom mall rural services						d viability of ex	isting retail cei	ntres will be required.	
15. To promote app												
		<u> </u>	of the option on e	ach S.A Obj	ective?							
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term						
	+	+	0	+/-	+	+						
Commentary	Barry. Tou	ırism developme		ments will de	pend upon the	businesses th					m led regeneration in rural settlements, the	
Mitigation	In support of	In support of this objective, the plan should include policies that promote appropriate tourism development within both urban and rural areas.										

Perfo	rmance
++	Option is highly likely to assist the Sustainability Objective
+	Option is likely to assist the Sustainability Objective
0	Option is likely to have no effect on the Sustainability Objective
-	Option is likely to conflict with the Sustainability Objective
	Option is highly likely to conflict with the Sustainability Objective
+/-	Option is likely to assist and conflict with the Sustainability Objectives
?	The effect of the Option on the Sustainability Objective is unclear
+	Are the benefits/effects short, long or medium term? (5, 10 and 15 year periods)

Option 8 (Option 5 and Option 4): Concentrate development opportunities in Barry and the South East Zone. The St.Athan area to be a key development opportunity. Other sustainable settlements (including a new rural settlement) to accommodate further housing and associated development. (It is assumed that for a new settlement to be self contained it would consist of a minimum 5,000 dwellings in order to provide for a range of services and facilities)

LDP STRATEGY OPTION	opportunity. Oth (It is assumed t facilities)	her sustaina	able settlements	i (including be self co	a new rural se	ttlement) to ac	a minimum 5,000 dwellings in order to provide for a range of services and
SA OBJECTIVE	1. To provide the	ne opportuni	ity for people to	meet their h	nousing needs	5.	
	What is the predi	licted effect c	of the option on ea	ach S.A Obje	ective?		
	Urban SE R	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
Performance	+	+/-	0	+/-	+/-	-	
Commentary	The current UDP housing would be settlements wher identifies the greneed for further d	Strategy ha be provided were need arist catest need f development	is brought about within a new settle es. Elsewhere, a for affordable hou in other settleme	the delivery of ement, consi nd especially using, develo ents where n	of housing in ur sting of a minir y within the sel opment opportu ew household f	ban areas such num 5,000 dwe tlements of Ba nities would be formation and p	Barry, Penarth, Dinas Powys (the current UDP strategy) and the new settlement. n as Penarth Haven and Rhoose Point. However, under this option the majority of ellings, which whilst capable of addressing rural housing needs may not be in the rry and Penarth where the Council's Local Housing Market Assessment (2008) elimited. A new settlement as part this option would not necessarily negate the population growth would need to be addressed in the medium to long term.
Mitigation	developments to period in the So To overcome this	o meet the no outh Eastern s issue, a rec	eeds identified w settlements would duction in the size	ithin the Loc ld require se e of the new	al Housing Maccuring a high portural settlemen	rket Assessmer ercentage of aff t could be cons	DP to ensure that an appropriate mix of housing is provided within new housing nt. However, the potential for limited development opportunities during the plan fordable housing on allocated sites which may not be financially viable. sidered- however this could result in creating additional secondary impacts, e.g. of fewer services and facilities being provided.

2. To maintain, pro	mote and enhance	the range of	local facilities.						
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?				
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term			
			boundary	term	term				
	+	+/-	0	+/-	+/-	+/-			
Commentary Mitigation	inevitably be with the grea to be sustain secure impro redevelopme It should be r residents cou The inclusion safeguarded	constrained by test benefits be hable (through ovements woulent. noted that in the alld place added in of policies ens	the low level of deing accrued by the a sustainability to defend be directed else short to medium pressure on servicuring that approprimeeting this objection.	levelopment nose settlements). The major sewhere. This term resider rices and facion	opportunities in ents within closority of small rus could undernats of the new suities available	n these areas. The proximity to the proximity and the proximity are provided as particular the proximity and the proximity are proximity and the proximity are proximity to the proximity are proximity and the proximity are proximity are proximity and the proximity are proximity are proximity and the proximity are proximity and the proximity are proximity and the proximity are proximity are proximity and the proximity are proximity and the proximity are proximity are proximity are proximity and the proximity are proximity and the proximity are proximity are proximity are proximity are proximity and the proximity are proximity are proximity are proximity and the proximity are proximity are proximity are proximity are proximity are proximity and the proximity are proxi	Therefore, one new settlements would not the settlements.	nents where development would occur. Outside of the new settlement, the optio Ittlement, and to a lesser extent in some It benefit from this option since develop It services within these smaller settlement It e range of benefits available within existed It is available within existed withi	n would provide mixed effects, larger settlements considered oment opportunities that could nts and lead to pressures for ting settlements. Therefore the munity facilities are
	Appropriate p	phasing mecha on of new dwell	nisms will need to	be consider	ed as part of th	e development	of a new se	ettlement to ensure facilities and service	es are provided in tandem with
3. To maintain and									
D (of the option on e			T			
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			
	+/-	+/-	0	+/-	+/-	+/-			
Commentary	realised in ru	ural areas, with isting rural acce	benefits for the	new settleme	ent, and to a le	esser extent wit	thin other la	in terms of access to the built environr large settlements as a result of the lim nt also presents an opportunity for the	nited levels of growth planned.
Mitigation	Design polici	es within the LI	OP and Building re	egulations wo	ould provide the	e key mitigation	tool for all o	development.	

4. Reduce the caus									
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?				
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			
	+/-	+/-	0	+/_	+/-	+/-			
Commentary	zone would be are areas of	e limited, espe concern. The la	cially within Barry atter may improve	where this i as a casca	s an issue. M de effect from	ultiple deprivat the new rural	ion is not a k settlement a	r addressing social and economic deprivation with ey issue for the rural Vale, although isolation and a nd limited development within sustainable settleme significantly improve access where this is a probler	access to services ents, although this
Mitigation	seeks to focu	is development	primarily within a					vation within the South East Zone when the strateg rvices is the only limiting factor in terms of social de	
5. To maintain, pro	tect and enhance	community sp	irit.						
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?				
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			
	+/-	+/-	0	+/-	+/-	+/-			
Commentary	long term. Th	is would to be	true albeit to a les	ser extent fo	or the sustaina	ble settlement	s and settlem	and encourage local distinctiveness and community ents within the South East Zone. Limited developmes in other settlements in the early stages of the new	nent opportunities
Mitigation			velopment is integ nake a positive co					n of new community facilities ,improved employmer	nt opportunities

	What is the p	redicted effect	of the option on ea	ach S.A Obie	ective?						
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term		I			
Performance	+	+/-	0	+/-	+/-	+/-					
Commentary	The option of jobs and ser particularly a The developing use to and fridecrease car	s and therefore Id not be realise ould also contrivices would le new rural settle ment of a new om the new serbon emissions.	e assist in reducing a second to a reduction and to fewer/short are the majority and to fewer/short are the ment will lead to its settlement. A new second to set the ment. A new second the ment.	ng greenhou of settlemen on in commu er trips beir increased en t new emplo ettlement wo benefits wou	use gas emissints due to a laculating as there was made and lergy use, incressyment opporturuld neverthele lid be negligible	ions from trans k of developme would be more hence fewer versed flooding pritties would income provide oppose if residents we	port. Howe nt opportunitie opportunitie chicular gree otential, de: rease greer ortunities for ere reliant c	s for improving public enhouse gas emissic struction of green sinc nhouse gas emissions applying the latest bu in travelling to access	transport option transport and tons. However, s, more rapid russ and energy us uilding codes to	the increased spre more developmer in-off rates etc. se as it would also increase energy	nents to local and of homes, at overall and be increase car efficiency and
		rly in the low lyi				s may or may no	ot be affecte	d. Development in co. th. Furthermore, parts			
Mitigation	rise particular fluvial floodin The location objective the services and land and prores.	rly in the low lyi g. of any new dev plan would nee	ng estuarine area elopment is a key d to ensure that the idents. In addition	s around Og determinant ne new settle	in the success	s may or may no Aberthaw, Barry s of the plan in s for adequate p	ot be affecte y and Penar upporting mublic transpo	d. Development in co	of Sully, Dinas climate change lest stages, alor	Powys and Barry Subsequently, to a suitable in the suitable i	meet this range of
Mitigation 7. To minimise waste	rise particula fluvial floodin The location objective the services and land and prores.	rly in the low lyi g. of any new dev plan would nee facilities for res moting home w	ng estuarine area elopment is a key d to ensure that the idents. In addition orking.	s around Og determinant ne new settle n, opportunitie	in the success ement provides es for employm	s may or may no Aberthaw, Barry s of the plan in s for adequate p	ot be affecte y and Penar upporting mublic transpo	d. Development in co th. Furthermore, parts leasures that address ort facilities at the earl	of Sully, Dinas climate change lest stages, alor	Powys and Barry Subsequently, to a suitable in the suitable i	meet this range of
7. To minimise waste	rise particula fluvial floodin The location objective the services and land and prorect. What is the p	rly in the low lying. of any new develong plan would need facilities for resemble moting home were dicted effect.	elopment is a key d to ensure that the idents. In addition orking.	determinant ne new settle n, opportunitie	in the success ement provides es for employmective?	s may or may no Aberthaw, Barry s of the plan in s for adequate p nent in close pro	ot be affecte y and Penar upporting mublic transpo	d. Development in co th. Furthermore, parts leasures that address ort facilities at the earl	of Sully, Dinas climate change lest stages, alor	Powys and Barry Subsequently, to a suitable in the suitable i	, are at risk of meet this range of
Š	rise particula fluvial floodin The location objective the services and land and prores.	rly in the low lyi g. of any new dev plan would nee facilities for res moting home w	elopment is a key do to ensure that the idents. In addition orking. of the option on eaters.	determinant ne new settle n, opportunitie ach S.A Obje	in the success ement provides es for employmective?	s may or may no Aberthaw, Barry s of the plan in s for adequate p	ot be affecte y and Penar upporting mublic transpo	d. Development in co th. Furthermore, parts leasures that address ort facilities at the earl	of Sully, Dinas climate change lest stages, alor	Powys and Barry Subsequently, to a suitable in the suitable i	meet this range of
7. To minimise waste	rise particula fluvial floodin The location objective the services and land and prorect. What is the p	rly in the low lying. of any new develong plan would need facilities for resemble moting home were dicted effect.	elopment is a key d to ensure that the idents. In addition orking.	determinant ne new settle n, opportunitie	in the success ement provides es for employmective?	s may or may no Aberthaw, Barry s of the plan in s for adequate p nent in close pro	ot be affecte y and Penar upporting mublic transpo	d. Development in co th. Furthermore, parts leasures that address ort facilities at the earl	of Sully, Dinas climate change lest stages, alor	Powys and Barry Subsequently, to a suitable in the suitable i	, are at risk of meet this range of
7. To minimise waste	rise particular fluvial floodin The location objective the services and land and prorect. What is the purban SE H- The amount Regional Wa locations for	of any new dev plan would nee facilities for resmoting home woredicted effect Rural Vale +/- of developmen ste Plan and the new regional v	elopment is a key do to ensure that the idents. In addition orking. of the option on ear transboundary ot is the same for a elandfill Directive	determinant ne new settle n, opportunitie ach S.A Obje Short term +/- all options a e limits the leat facilities. \	in the successement provides es for employmetrive? Medium term +/- nd therefore the evels of waste Whilst the option	s may or may no Aberthaw, Barry s of the plan in s for adequate p nent in close produce the conditions would there in the produce the conditions would there is a second to be seen to be s	upporting mublic transpriximity to the	d. Development in co th. Furthermore, parts leasures that address ort facilities at the earl	climate change jest stages, alore essential through	Powys and Barry Subsequently, to no with a suitable rough allocating employees the Souting the the plan to identify the suitable rough.	meet this range of ployment h East Wales ntify preferred

8. To use land effect		•						T	
	What is the p		of the option on e	ach S.A Obje	ective?				
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term			
			boundary	term	term				
	++	-	0	+	+/-	-			
Commentary	land may occ	cur depending u	pon the availabili	ty of land for	development v	vithin existing b	uilt up areas	developed land. In the rural settlems. rry will use previously developed land	, ,
	A new rural s	settlement is like	ely to be on large rural Vale, this m	ly greenfield	land and woul	d have an adve	rse effect or	n the landscape. Although preferenced opportunities outside of the South	e could be given to the selection
Mitigation	especially the development The candidat	e identification of Greenfield see site assessm	of Brownfield land ites. ent will also assis	suitable for a	accommodatin	g a new rural se	ettlement is I	to mitigate against the negative impa limited by the strategic option, which e provides for an element of mitigation	will inevitably lead to the
9. To protect and e									
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?				
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			
	+	-	0	+/-	+/-	+/-			
Commentary	potential for	the existing en acts of the new	vironment to be a	adversely affo	ected. Negati	ve effects woul	d be realise	nd regeneration. In rural areas, this c ed in more sensitive rural areas, and al selection of brown field sites within	d more so due to the potentially
Mitigation	The location	of development	particularly wher	e this is in clo	ose proximity to	o nature design	ations will ne	sure that development contributes po eed to be considered at the candidat entified and imposed through plannin	e site assessment stage. Where

10. To provide a hig	h quality environ	ment within al	l new developme	ents.						
			of the option on e		ective?					
	Urban SE	Rural Vale	Trans-	Short	Medium	Long term				
			boundary	term	term					
Performance	+	+	0	+/-	+/-	+/-				
Commentary			n this option has the nd can promote a			signed from the	outset in orde	er to include high quality, sus	tainable materials, make efficien	t use
Mitigation	promote a po However, suc The candidat	sitive communi ch developmen e site assessm	ity spirit. The devent t would primarily be ent will also assis	elopment of the windfall what in the identi	he new settlem hich could lead fication of sens	ent in this mand to other detrimants	ner could set a ental impacts o and therefore p		·	
11. To protect, enha						Iture and herit	age.			
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?					
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term				
	+	+/-	0	+/-	+/-	+/-				
Commentary	Growth will p development these assets	areas and ancorovide opportu may offer the eritage features	ient monuments, nities in urban are opportunity to en	which sensiti eas to impro hance and p areas that m	ve development ve the quality or	nt could enhanc of cultural and hality of the cultu by new develo	e and promote historic enviror ural/historic en pment particu	e. nments, particularly with rega nvironment, there is a risk th	there are a number of listed build ard to historic buildings. Although at development may be insensit evelopment. Development of the	h new tive to
Mitigation	The location	of developmen	t particularly wher	e this is in cl	ose proximity to	o nature design	ations will nee	d to be considered at the car ified and imposed through pla	ndidate site assessment stage. Wanning conditions/obligations.	/here

	What is the	predicted effect	of the option on e	each S.A Obje	ective?		
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term	n
			boundary	term	term	Ů	
	+	+/-	0	+/-	+/-	+/-	
Commentary	should have villages coul Whilst the n However, th other new s existing maj However, in opportunities settlements	e a positive effeld also improve all was a marked with a least extent of this ettlements in the or urban centres on the rural Valus in rural commens (as detailed in	ct on local susta access to sustain ent may be self of depends upon the e UK, it is unlikel as for higher value e isolation of sei nunities. Bus servathe LDP Sustaina	inable transpor able transpor contained in the exact locally y that this wo services. ttlements manyice provision ability Apprai	ort use. Incre t modes as a the short-term tion with responded address i by continue to a is considered sal Draft Scop	ased developm cascade effect. , it is likely that ect to existing a ssues relating t be an issue, d to be poor in bing Report, Fe	re is already a significant population and relatively good access to public transperse present of homes and facilitates in and adjacent to existing sustainable towns act. nat over time it will generate wider traffic congestion through in and out-commuting and proposed public transport links. However, based on previous experiences go to the dependence on private cars in rural areas, or reduce the need to travely as there would continue to be limited provision of facilities and employment in Aberthaw (West), Cog, Penmark, Colwinston and Penllyn amongst other representations. Development of a new rural settlement would not alleviate the due to its proximity to Cardiff and the M4.
Mitigation	objective the services and	e plan would ne d facilities for res	eed to ensure tha sidents.				n in supporting measures that address climate change. Subsequently, to meet e provided at the earliest stages of a development, along with a suitable range
13. To provide for a	•	,	of the option on ϵ	each S.A Obie	ective?		
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	n
Performance	+	+/-	0	+	+	+	
Commentary	there is an economic de However, it consequentl employment opportunities	nt within the Sou adequate supple privation that earmay be difficult by restricting the topportunities in s, the range of j	uth East Zone is y of employment xists in some war to attract some la range of job op n some parts of thobs available ma	likely to proving land. Hower ds. rge employer portunities. Hower the rural vale. In the proving limiting the proving limiting the proving limiting limitin	ide job opport ver, the major s to the small dowever, smal Development ted due to the	unities in urban ity of employments ir er settlements ir I scale employi in St Athan is e dispersed natu	pan areas such as Barry and Penarth, where unemployment is an issue and whyment land is likely to be provided in Barry, which would assist in addressing as in the rural vale due to the limited range and choice of employment sites that expoyment opportunities within the more sustainable rural settlements could incress expected to create many local jobs. Overall, although this option may increase ature of development. If the new rural settlement is sustainable and self-contains the development.

14. To maintain and	d enhance the vita	lity and viabili	ty of the Vale of	Glamorgan's	s town, distric	t and local cer	ntres.				
	What is the p	oredicted effect	of the option on e	ach S.A Obj	ective?						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
	++	+	0	+	+	+					
Commentary	This option of	offers a significa	ant opportunity to	enhance vita	lity and viability	through new d	levelopment ir	both urban and	rural areas.		
	population, jo The new rur	obs and overall ral settlement h	investment in a n	umber of loc to be well-de	al centres shouesigned to ens	ıld contribute po ure its own vit	ositively to vita ality and viab	llity and viability ility. However, th	of the centres, p nis largely depe	ulverhouse Cross). particularly for rural s ends upon the exac	settlements.
Mitigation	Similarly poli		policies that prom port the protection							ing retail centres w tive.	vill be required.
15. To promote app											
	What is the p	predicted effect	of the option on e	ach S.A Obj	ective?						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
	+	+	0	+	+	+					
Commentary	regeneration	in Barry. Tour		in these set	tlements will de	epend upon the	e businesses t			nd in particular sup s. By supporting a	
Mitigation	In support of	this objective,	the plan should in	clude policie	s that promote	appropriate tou	ırism developr	ment within both	urban and rural	areas.	

Perfo	rmance
++	Option is highly likely to assist the Sustainability Objective
+	Option is likely to assist the Sustainability Objective
0	Option is likely to have no effect on the Sustainability Objective
-	Option is likely to conflict with the Sustainability Objective
	Option is highly likely to conflict with the Sustainability Objective
+/-	Option is likely to assist and conflict with the Sustainability Objectives
?	The effect of the Option on the Sustainability Objective is unclear
+	Are the benefits/effects short, long or medium term? (5, 10 and 15 year periods)

Option 8a (based on Option 5 and Option 4 combined): Concentrate development opportunities in Barry and the South East Zone. The St. Athan area to be a key development opportunity. Other sustainable settlements (including a new rural settlement at Llandow Newydd) to accommodate further housing and associated development.

LDP STRATEGY OPTION	key develop						opportunities in Barry and the South East Zone. The St. Athan area to be a ural settlement at Llandow Newydd) to accommodate further housing and
SA OBJECTIVE	1. To provid	e the opportur	nity for people to	meet their l	nousing needs	5.	
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?		
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
Performance	+	+/-	0	+/-	+/-	-	
	Llandow Nev strategy wou Council's Loc is delivered in as prevalent Llandow airfi housing to m strategic objector or where anti therefore per	rydd proposal ild allow for de cal Housing Ma n the South Ea as that in the u eld is relatively neet local need ectives. Similarl icipated growth petuating afford	provides for some evelopment in the rket Assessment (st Zone since a hirban south east (Correction) centrally located swithin the area by, the concentration is required. This dability issues with	2750 housi South East (2008). Howe gh proportio Council's Loc within the rowould not be on of a large could be det in specific so	ng units over a Zone where a zever, the provision of the housing Maral vale, and vertility realised of number of unit rimental to the ettlements.	a 4 phase dever affordable housi ion of housing v g provided wou- ket Assessmer would go some during in the sh ts within a new vitality of small	e way to meeting new housing needs in the rural vale. However, the delivery of nort to medium term, therefore reducing the effectiveness of the plan to meet its settlement in the rural Vale would not address housing needs where they occur, ler settlements and also maintain the relative high house prices in the rural Vale-
Mitigation	development period in the	s to meet the r South East set	needs identified w tlements and othe	ithin the Loc er rural settle	al Housing Mai ments as the re	rket Assessme esult of a new s	DP to ensure that an appropriate mix of housing is provided within new housing nt. However, the potential for limited development opportunities during the plan settlement located away from areas of need and projected demand would require se areas which may not be viable.

2. To maintain, pror	note and enhance	the range of	ocal facilities.				
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?		
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term	
			boundary	term	term		
0	+	+/-	0	+/-	+/-	+/-	
Commentary	Newydd. Hovaccepted that (see Best Praservices with Llandow New The provision facilities coul	wever, for Llan t for a new sett actice in Urban in nearby settle vydd proposal. n of new facilit ld undermine t	dow Newydd it is lement to be sust Extensions and I ments such as Co es as identified in he vitality and via	anticipated ainable (that New Settlemowbridge and the Llando ability of the	that the extent is support a su ents, TACPA 2 d Llantwit Major w Newydd pro neighbouring	of the facilities ufficient range of 1007, and Economould be bolst posal would cresettlements as	one settlements, St Athan, the sustainable rural settlements and also at Llandow es provided would be limited due to the proposed 2750 dwellings. It is generally of services and facilities) it would have to be between 4,000 and 5,000 dwellings of Towns Prospectus Communities & Local Government 2007). Accordingly, whilst stered by increased demand, this SA objective is unlikely to be achieved within the create some positive effects in and around the surrounding area. However these is residents may choose to relocate to Llandow Newydd. There could be some ged that they cater for niche markets.
Mitigation	safeguarded consequence Appropriate p dwellings. In addition, the sustainable as	would assist e of under use/o phasing mecha ne use of section and also assist	in meeting this contability. nism will need to n 106 agreement in mitigating aga	be applied to s/ planning c inst the loss	owever, as ind the new settle onditions could of vitality and	ement so as to element the viability within	ded as part of any new development, and that existing community facilities are, the option could lead to redevelopment pressures on existing facilities as a property of ensure that facilities and services are provided in tandem with the occupation of the development includes an appropriate mix of facilities, which could make it more in neighbouring centres. However the reliance on section 106/planning conditions location sustainable.
	3 3				-1		
3. To maintain and i			of the continue	C ^ O' '	th = O		
Performance	What is the p Urban SE	Rural Vale	of the option on e Trans-	ach S.A Obje Short	ective? Medium	Long term	
renormance	Olbali SL	ivuiai vaic	boundary	term	term	Long term	
	+	+/-	0	+/-	+/-	+/-	
Commentary	Positive effecture areas, with the growth plann	cts would be re ne majority of b ed. However,	alised in the urbar enefits being reali	n south east ised within th g in the othe	settlements an ne new settleme er rural settleme	d St Athan in te ent, and to a les ents existing rur	terms of access to the built environment. Mixed effects would be realised in rural esser extent within sustainable rural settlements as a result of the limited levels of rural access issues may not be addressed. The development of a new settlement
Mitigation	Design polici	es within the LI	OP and Building re	egulations wo	ould provide the	e key mitigation	n tool for all development.

4. Reduce the caus	ses of deprivation.								
	What is the p	redicted effect	of the option on e	ach S.A Obje	ective?				
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			
	+	+	0	+/-	+/-	+/-			
Commentary	This option w	vould help to tac	ckle the causes of	deprivation i	in the urban so	outh east settle	ments, partic	ularly within Barry where deprivation is a key issue (WIM	/ID 2005)
								in the rural Vale currently with poor access to service in the settlements where this is a localised problem.	es, as would
Mitigation			op policies that co within a new rura					privation within the rural vale when the strategy option i a major issue.	tself seeks to
5. To maintain, pro								•	
	What is the p	oredicted effect	of the option on e	ach S.A Obje	ective?				
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term		1	
	+	+	0	+/-	+/-	+			
Commentary	The Llandow However, this	Newydd develo s would not be i	opment, if well de	signed and e levelopment	xecuted has point is fully develop	otential to crea ped. To achiev	ite a settleme e this objectiv	the provision of new facilities and good design. ent with a strong identity which could be enhanced by loc ve, attention would need to be given to obviating any risk	
Mitigation			evelopment is pr housing will mak					as the provision of new community facilities, improved d for growth.	l employment

	What is the n	radicted offeet	of the option on e	ach C A Obje	octivo2					
			· · · · · · · · · · · · · · · · · · ·		1	1				
	Urban SE	Rural Vale	Trans-	Short	Medium	Long term				
			boundary	term	term					
Performance										
	+	-	0	+/-	+/-	+/-				
Commentary	are easily ac unlikely to se link serving L services. A new settler However in t	ccessible by purve the needs of landow Newyd ment would nevole near future is	ublic transport he of all residents and d due to the scale ertheless provide	nce fewer void it is inevital e of the proportunities will become	ehicular greenl ble that there v osal. Therefore s for applying t e mandatory fo	house gas emi vould be an inco any significant he latest buildir r all new housi	ssions. How rease in pea t investment ng codes to ng. Any new	ever, for Llandow Newy k time commuting. It is a in the bus network could ncrease energy efficiency development particularly	ydd, existing emplo also understood that if have a detrimenta by and decrease imp	byment opportunities that byment opportunities are there will be no new rai il impact on existing rura pact on carbon emission vith Llandow Newydd wil
Mitigation	objective the and facilities In addition, e	plan would need for residents. He employment op	ed to ensure that owever, as highliq	Llandow Nev ghted above	vydd provides this could unde	adequate publicermine the abilit	transport f y of the plai	cilities at the earliest state to achieve other sustain	ages, along with a stability objectives els	suitable range of services sewhere.
•	objective the and facilities In addition, e promoting ho	plan would need for residents. He employment op	ed to ensure that owever, as highliq	Llandow Nev ghted above	vydd provides this could unde	adequate publicermine the abilit	transport f y of the plai	cilities at the earliest state to achieve other sustain	ages, along with a stability objectives els	suitable range of services sewhere.
·	objective the and facilities In addition, e promoting ho	plan would nee for residents. H employment op me working.	ed to ensure that owever, as highliq portunities in clos	Llandow New ghted above se proximity	vydd provides this could unde to the new set	adequate publicermine the abilit	transport f y of the plai	cilities at the earliest state to achieve other sustain	ages, along with a stability objectives els	ubsequently, to meet this suitable range of services sewhere.
7. To minimise waste	objective the and facilities In addition, e promoting hore. What is the p	plan would nee for residents. H employment op me working. redicted effect	ed to ensure that owever, as highlic portunities in close of the option on e	Llandow New ghted above se proximity ach S.A Obje	vydd provides this could unde to the new set ective?	adequate public ermine the abilit tlement will be	transport f y of the plai	cilities at the earliest state to achieve other sustain	ages, along with a stability objectives els	suitable range of services sewhere.
7. To minimise waste	objective the and facilities In addition, e promoting ho	plan would nee for residents. H employment op me working.	ed to ensure that owever, as highlicoportunities in closs of the option on each	Llandow New ghted above se proximity ach S.A Obje Short	rydd provides this could under to the new set ective?	adequate publicermine the abilit	transport f y of the plai	cilities at the earliest state to achieve other sustain	ages, along with a stability objectives els	suitable range of services sewhere.
Mitigation 7. To minimise waste Performance	objective the and facilities In addition, e promoting ho e. What is the p Urban SE	plan would nee for residents. H employment op me working. redicted effect Rural Vale	ed to ensure that owever, as highlique portunities in closs of the option on each of the option on each oundary	Llandow New ghted above se proximity ach S.A Obje Short term	this could under to the new set ective? Medium term	adequate public ermine the abilit tlement will be	transport f y of the plai	cilities at the earliest state to achieve other sustain	ages, along with a stability objectives els	suitable range of services sewhere.
7. To minimise waste	objective the and facilities In addition, e promoting hore. What is the p Urban SE +/- The amount wales Regio	plan would nee for residents. H employment op me working. redicted effect Rural Vale +/- of proposed de nal Waste Plar	ed to ensure that owever, as highlique portunities in closs of the option on each of the option on each owever, as highlique of the option on each owever on the control of the option on each owever on the control of the option on each owever on the control of the option of the opti	Llandow New ghted above se proximity sach S.A Objet Short term +/- same for all of Directive limits.	this could under to the new set ective? Medium term +/- poptions and the	adequate publicermine the abilitement will be Long term + erefore the increase waste going	essential. essential. ease in the to landfill. S	cilities at the earliest state to achieve other sustain his would have to be achieved of waste generated milarly, National Plannir	ages, along with a s lability objectives else chieved by allocating d will be the same. In g Guidance will re	suitable range of service sewhere.

O. TO USC IUTU CITO	ctively and efficier	,	-C. 11 11	l- C A Ol-!-							
			of the option on e			T	1				
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
	+	-	0	+	+/-	-					
Commentary			es the opportunity lously developed l						evelopment within and adjoining Barry an		
	and 36 hecta Industrial est	ares of grade 3 tates (not withi	b (Reading Agric	ultural Consine promoters	ultants Report s) will remain i	2008) with the n its current fo	remaining rm. Develo	99 hectares of industrial la opment in the other sustair	l, this being some 51 hectares of grade 3 and associated with Llandow Trading an nable rural settlements could utilise som		
Mitigation								candidate site selection wou ble rural settlements identifi	uld mitigate against the loss of Greenfiel ed for development.		
	However, with this option, Llandow Newydd would not be subject to the candidate site assessment and therefore no mitigation measures would be available safeguarding the loss of currently productive agricultural land.										
9. To protect and e	nhance the built a	nd natural env	ironment.								
Performance	Urban SE	Rural Vale	Trans-	Short	Medium	Long term	1				
renomiance	Olbali SL	Kulai vale	boundary	term	term	Long term					
	+	-	0	+/-	+/-	+/-					
Commentary			ealised in the urbandversely affected	n South Eas	t Zone through		and regener	ration opportunities. In rural	areas there could be a negative impact i		
	As stated above, the Llandow Newydd development would lead to the loss of productive Grades 3a and 3b agricultural land. This would have a negative impact on the natural environment.										
			e effects linked to and could be just						road proposal is included within the		
Mitigation									ributes positively to the built environmene candidate site assessment stage. When		

10. To provide a hig							
			of the option on ea	ach S.A Obje	ective?		
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
Performance	+	+/-	0	+/-	+/-	+/-	
Commentary	access etc. a Llandow thro	and can promote ugh its careful of condary effects	e a positive commexecution.	unity spirit. I	This will apply to the impacts on the	to all intervention	to include high quality, sustainable materials; make efficient use of open space, on areas spread across the Vale of Glamorgan, and to the new rural settlement at ural environment due to its location and high dependency on the car could offset
Mitigation	and promote Glamorgan. I	a positive com However, it wou	nmunity spirit. The ald be difficult to of	developmen	nt of the new rondary effects	rural settlement identified above	
11. To protect, enha	ance and promote	the quality an	d character of th	e Vale of GI	amorgan's cu	Iture and herit	tage.
	What is the p	redicted effect	of the option on ea	ach S.A Obje	ective?		
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term	
	+/-	+/-	0	+/-	+/-	+/-	
Commentary	Growth will p	areas and and orovide opportuiting may offer the	ient monuments, v	which sensiti eas to improvents and p	ve developmen ve the quality or romote the qu	nt could enhand of cultural and I ality of the cult	historic environments, particularly with regard to historic buildings. Although new ural/historic environment, there is a risk that development may be insensitive to
		J	of value in rural and Newydd settlem	•			ment. neritage value in the immediate area.
			,		,	1	
Mitigation							ations will need to be considered at the candidate site assessment stage. Where sures are identified and imposed through planning conditions/obligations.

	What is the	oredicted effect	of the option on e	ach S.A Obje	ective?				
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term			
	++		0	+/-	+/-	+/-			
Commentary	sustainable cascade effects The Llandov residents of there is little Trading and It is therefor provision of on private cascade effects.	transport use. Sect. v Newydd prop the new settler need for this v Industrial Estat e likely that ove public transport ars in rural areas	osal includes an nent to reduce the vithin the rural values are unlikely to er time Llandow I links. However, was, nor is it likely to isolation of settle	element of ceir need to trible (as suppor serve the need Newydd wou when compar reduce the rements may compared to the rements may compared.	office premises ravel for emplorted within the eds of all residual generate wither the too ther new tend to travel to continue to be	er sustainable researcher sustainable researcher sand it is also byment purpose Council's Emplents and therefolder traffic congow settlements in existing major an issue, as the	adjacent to to see the see adjacent to to see the see adjacent to to see the see adjacent to the see adjac	od access to public transport should have a parts could also improve access to sustainable wo existing employment sites. Therefore the is unlikely that the office development would Study). In addition existing employment opid inevitably be an increase in peak time common him and out-commuting, although much depunlikely that this would address issues relating for higher value services and facilities.	ere is the potential for dattract end users as portunities at Llandow muting. Deends upon the actual right to the dependence of the in rural communities at a second communities.
Mitigation	Bus service Sustainability other rural b While there Bridgend an link servicing	provision is co y Appraisal Dra us services. are likely to be d Cardiff which y the developme	nsidered to be post ft Scoping Report e improved local are likely to requi ent due to the scal	por in Aberth February 20 public transpere a change le of the prop	aw (West), Co 2007). Any majo Port links within of service. The Posal and the line	og, Penmark, Cor investment in the areas of a Llandow Newymited service care	olwinston and the bus netw Cowbridge, L ydd site is adj apacity on the	d Penllyn amongst other rural settlements (a ork to serve Llandow Newydd is likely to have lantwit Major and St Athan this could result acent to a rail line, but it is understood that th Vale of Glamorgan railway line. measures that address climate change. Subs	s detailed in the LD e an adverse effect o in longer journeys t ere will be no new ra
gauon	objective the							iest stages of development, along with a suita	

	What is the	e predicted effect	of the option on e	ach S.A Obje	ective?						
	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
Performance	+	-	0	+/-	+/-	+/-					
Commentary	employme Provision of to travel for (as support serve their have a neglibrate of that can be employme) The Llandon	of new housing at remployment pure ted within the Coneeds of all reside gative financial implications. The provided in rurant opportunities.	Llandow Newydo poses. However uncil's Employm nts and therefore pact of the farms some large emploal settlements, a he proposed DTA	extent to whi d, in close pro it is unlikely ent Land Stu there would affected (Rea byers to sma though optio A St Athan fa	ch this objection characteristics characterist	ting and proposed office developments of existing empan increase in pural Consultants of the employment of the employment of the create jobs.	ved in the rur ed employme opment woul loyment opp eak time com Report 2008 opriately size nent opportu	ent sites, preser d attract end us portunities at Lla nmuting. Further d). ed employment s nities within the	nts the opportunit ers as there is lit indow Trading ar more the loss of sites therefore line more sustainab	ty for residents to redutle need for this within and Industrial Estates a good quality agricultu miting the range of job ole settlements could onent sites and could one	uce their need the rural vale are unlikely to ral land would opportunities increase rural
Mitigation		on of any new de employment oppo								sis of the above the telsewhere.	opportunity to

	What is the	predicted effect	of the option on e	each S.A Obj	ective?						
Performance	Urban SE	Rural Vale	Trans- boundary	Short term	Medium term	Long term					
	++	+/-	0	+	+	+					
Commentary	There is an also be mad together with	pents. opportunity to note attractive to be now housing a	nake town centres businesses therefo and employment o	s attractive to ore reducing the development. ed that the exis support a	local residents he number of v stent of the fac sufficient range	s that currently uvacant units (e.	use out-of-towr g. Barry). It is a may be limited	n retail developm assumed that loca due to the propo	ents (e.g. Culver al community and osed 2750 dwelli	house Cross). To d leisure facilities ings. It is generall 00 and 5,000 dwe	wn Centres will be prov y accepted
	Practice in U	Jrban Extensioi	ns and New Settle			Eco Towns Pr	ospectus Com	munities & Loca	I Government 20	007). Accordingly, neeting this SA ob	whilst Llar
	Practice in UNewydd mag To support Similarly the	Jrban Extension y increase dem this objective,	ns and New Settle and for services w	vithin nearby note new reta	settlements su ail developmer	Eco Towns Pr ch as Cowbridg nt that would no	ospectus Com e and Llantwit ot undermine t	munities & Loca Major this would the vitality and v	I Government 20 be contrary to m	007). Accordingly,	whilst Llan jective.
Mitigation 15. To promote ap	Practice in Understand Newydd mag To support Similarly the propriate tourism.	Jrban Extension y increase dem this objective, protection of so	ns and New Settle and for services vectorices vectorices policies that promes mall rural services	vithin nearby note new reta s such as sho	settlements su ail developmer ps and pubs w	Eco Towns Pr ch as Cowbridg nt that would no	ospectus Com e and Llantwit ot undermine t	munities & Loca Major this would the vitality and v	I Government 20 be contrary to m	007). Accordingly, neeting this SA ob	whilst Llan jective.
	Practice in Unewydd mag To support Similarly the propriate tourism. What is the	Jrban Extension y increase demo this objective, protection of so predicted effect	ns and New Settle and for services very policies that prom	vithin nearby note new reta s such as sho	settlements su ail developmer ps and pubs w	Eco Towns Pr ch as Cowbridg nt that would no	ospectus Com e and Llantwit ot undermine t	munities & Loca Major this would the vitality and v	I Government 20 be contrary to m	007). Accordingly, neeting this SA ob	whilst Llan jective.
	Practice in Understand Newydd mag To support Similarly the propriate tourism.	Jrban Extension y increase dem this objective, protection of so	ns and New Settle and for services vectorices vectorices policies that promes mall rural services	vithin nearby note new reta s such as sho	settlements su ail developmer ps and pubs w	Eco Towns Pr ch as Cowbridg nt that would no	ospectus Com e and Llantwit ot undermine t	munities & Loca Major this would the vitality and v	I Government 20 be contrary to m	007). Accordingly, neeting this SA ob	whilst Llan jective.
15. To promote ap	Practice in Unewydd mag To support Similarly the propriate tourism. What is the Urban SE	Jrban Extension y increase dem this objective, protection of se predicted effect Rural Vale	ns and New Settle and for services we policies that prommall rural services of the option on each transboundary	note new reta s such as sho each S.A Obj Short term	settlements su ail developmer ps and pubs w ective? Medium term +	Eco Towns Pr ch as Cowbridg at that would no vill further support	ospectus Com e and Llantwit ot undermine t rt this objective	munities & Loca Major this would he vitality and v e.	I Government 20 be contrary to m iability of existin	007). Accordingly, neeting this SA ob ng retail centres v	whilst Llan jective. vill be requi
15. To promote ap	Practice in Unewydd may To support Similarly the propriate tourism. What is the Urban SE As with Optinfrastructure these settler	Jrban Extension y increase demo this objective, protection of so predicted effect Rural Vale + ion 8, increase e could contributed the solution of so	ns and New Settle and for services we policies that prommall rural services of the option on each transboundary O ed development aute to a tourist infr	each S.A Obj Short term + and infrastructure actinesses that	settlements su ail developmer ps and pubs w ective? Medium term + ture could cor ross the interver	Eco Towns Pr ch as Cowbridg at that would no fill further support Long term + htribute to a tole ention areas an	ospectus Come and Llantwit of undermine to the undermine	munities & Loca Major this would the vitality and vec. ture across the support tourism leading.	I Government 20 be contrary to maiability of existing intervention areased regeneration	007). Accordingly, neeting this SA ob	whilst Llan jective. vill be requ evelopment developme

