

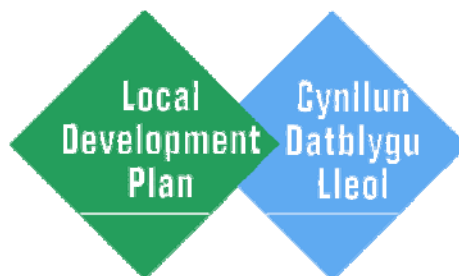
VALE of GLAMORGAN



LOCAL DEVELOPMENT PLAN

2011-2026

SUSTAINABILITY APPRAISAL
REVISED OPTIONS APPRAISAL REPORT



MARCH 2009

CONTENTS

1	Introduction	1
2.	Spatial Options.....	3
3.	Appraisal Methodology.....	5
4.	Sustainability Appraisal Findings.....	12
4.2	Option 1.....	12
4.3	Option 2a:.....	14
4.4	Option 2b.....	16
4.5	Option 3.....	18
4.6	Option 4.....	20
4.7	Option 5.....	22
4.8	Option 6.....	24
4.9	Option 7.....	25
4.10	Option 8.....	27
4.11	Option 8a.....	29
5.	Summary of Findings.....	32
6.	Conclusions.....	37
7.	Appendix A - SA Option Tables (Options 1 - 8a inclusive)	

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.

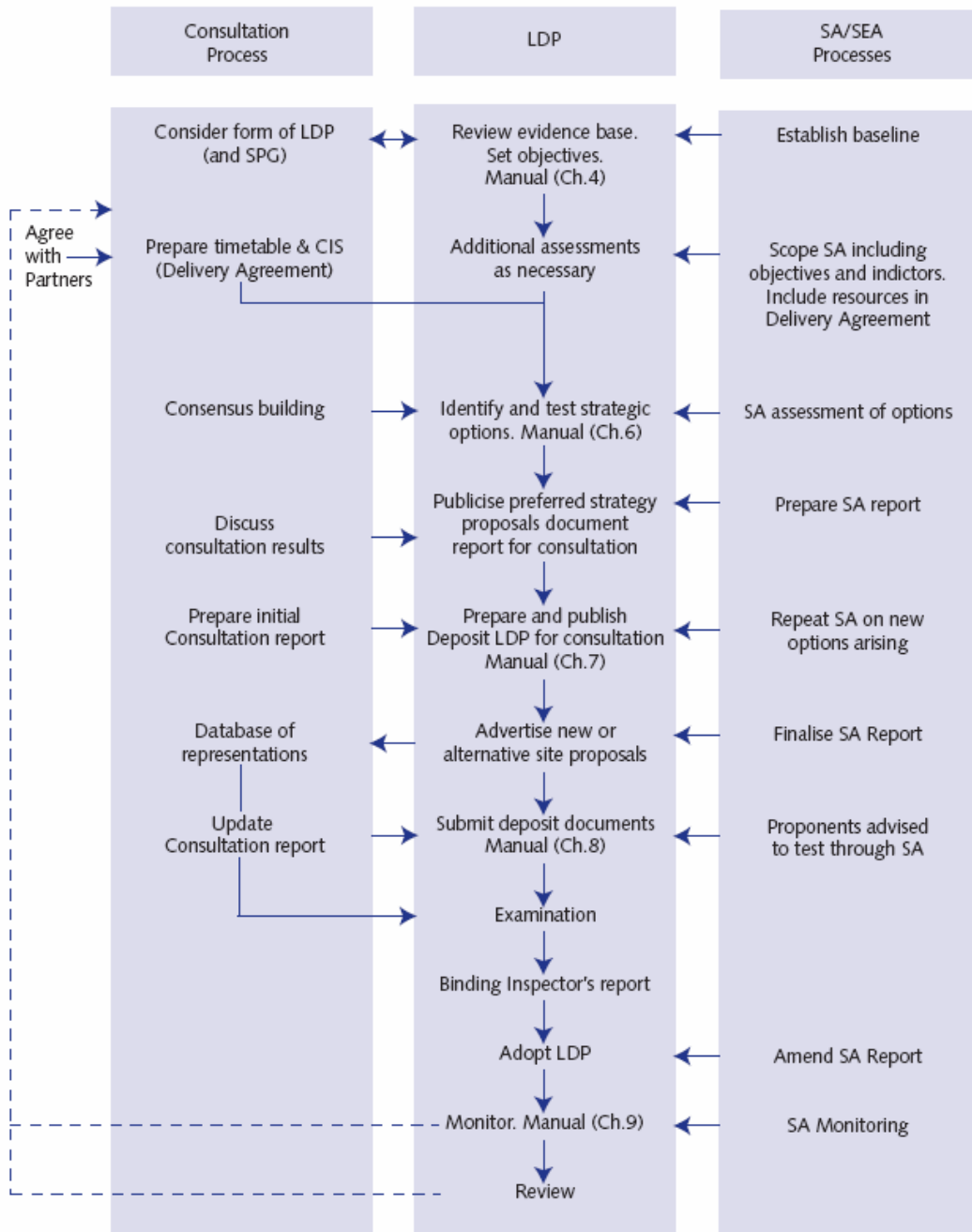


Figure 1: Main stages of the LDP and SA Processes (Source: LDP Manual, June 2006)

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 identifies 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 self-containment
- **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 sinks

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
0	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.

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 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 Rhose (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 Rhose, 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.

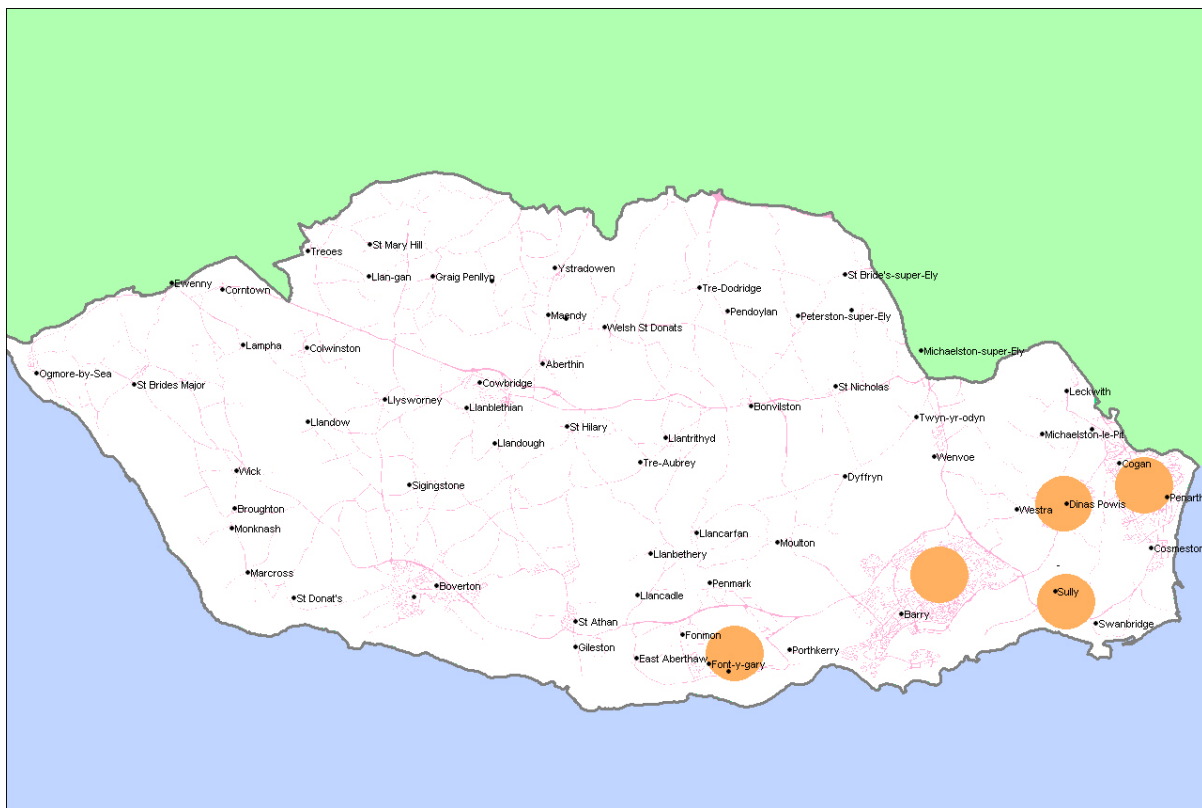


Figure 2: Indicative Illustration of Option 1

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.

Key Weaknesses

- 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).

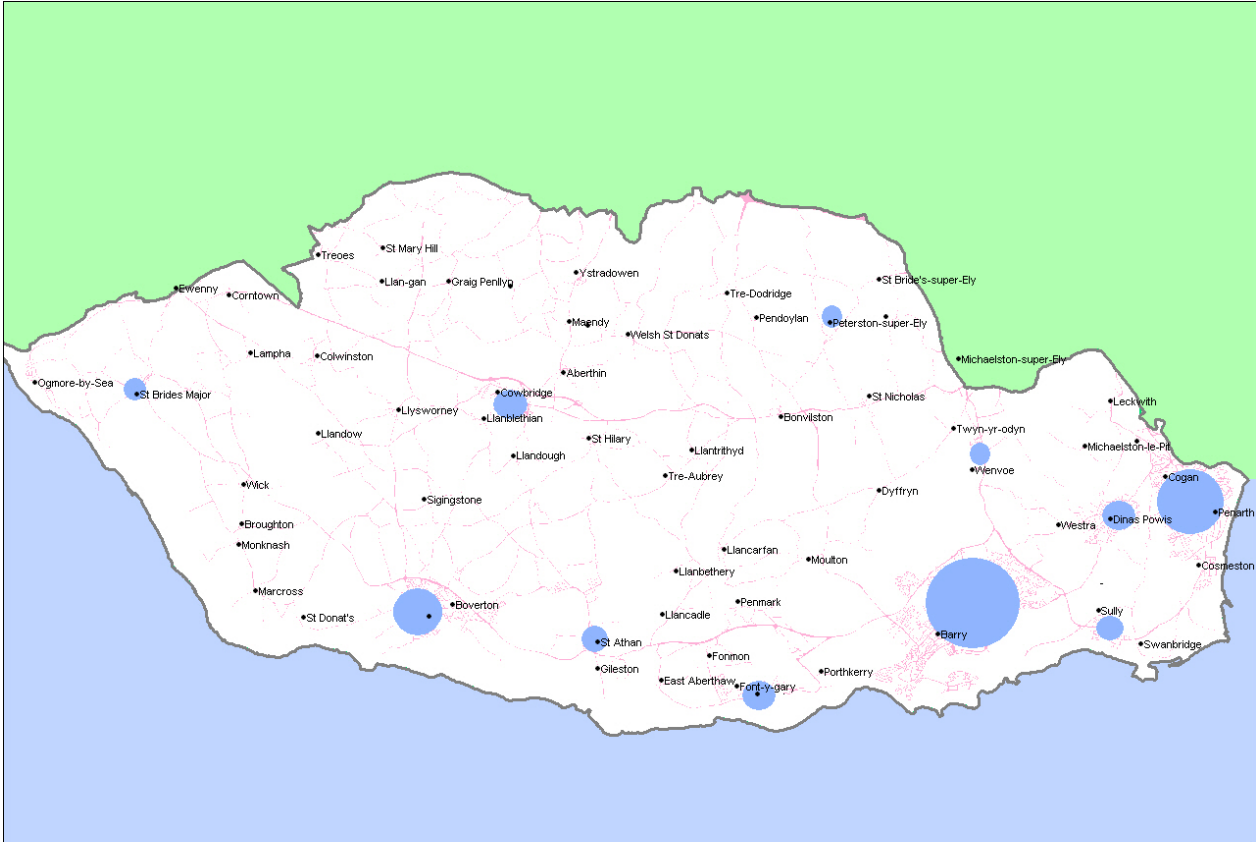


Figure 3: Indicative Illustration of Option 2a

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.

Key Weaknesses

- 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.

Key Weaknesses

- 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).

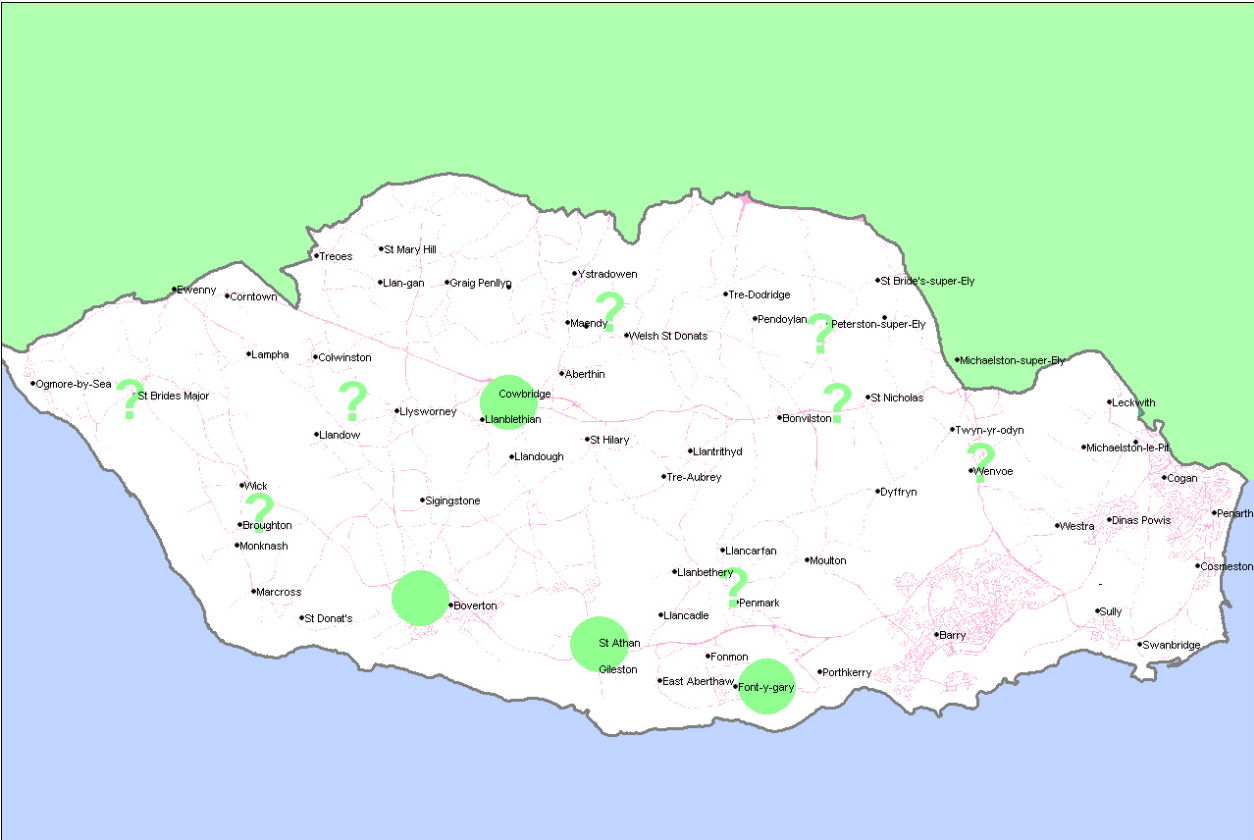


Figure 5: Indicative Illustration of Option 3

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).

Key Weaknesses

- 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).

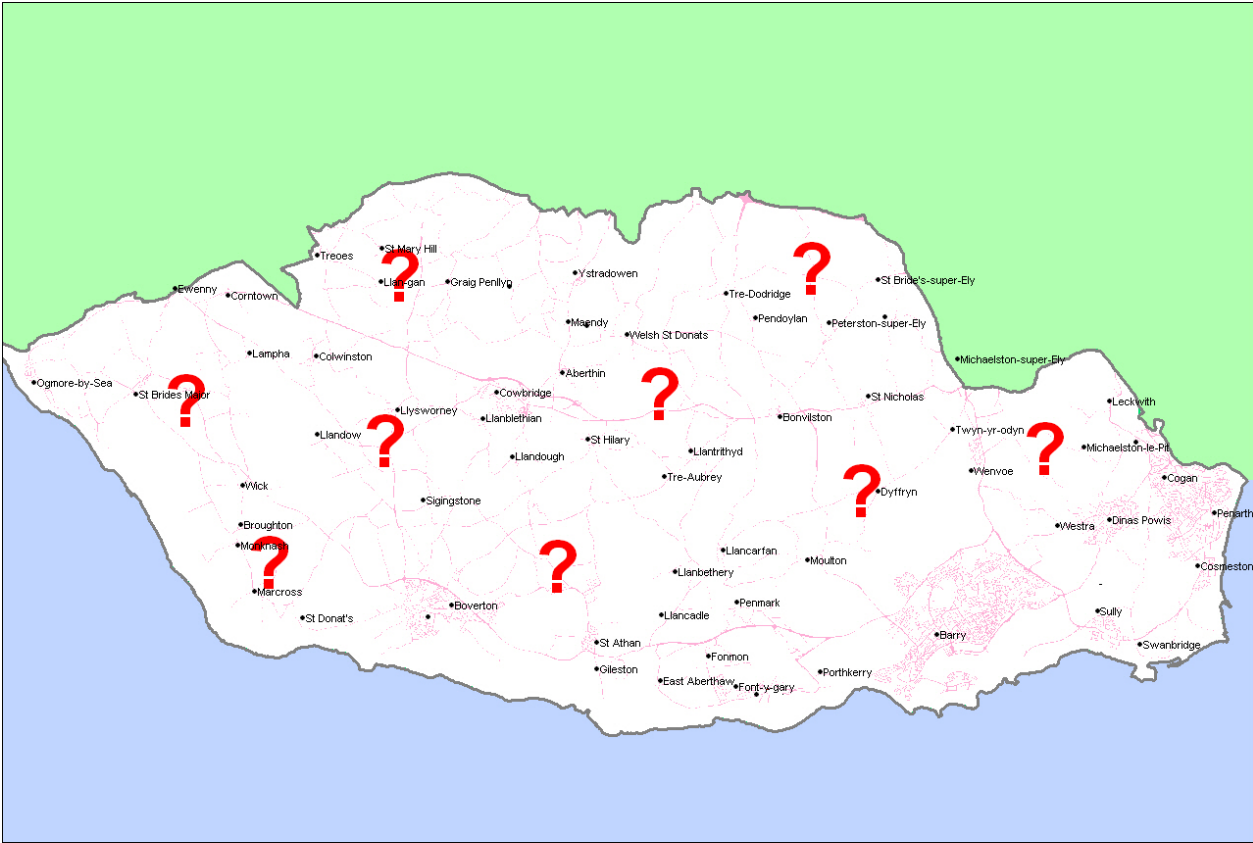


Figure 6: Indicative Illustration of Option 4

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.

Key Weaknesses

- 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).

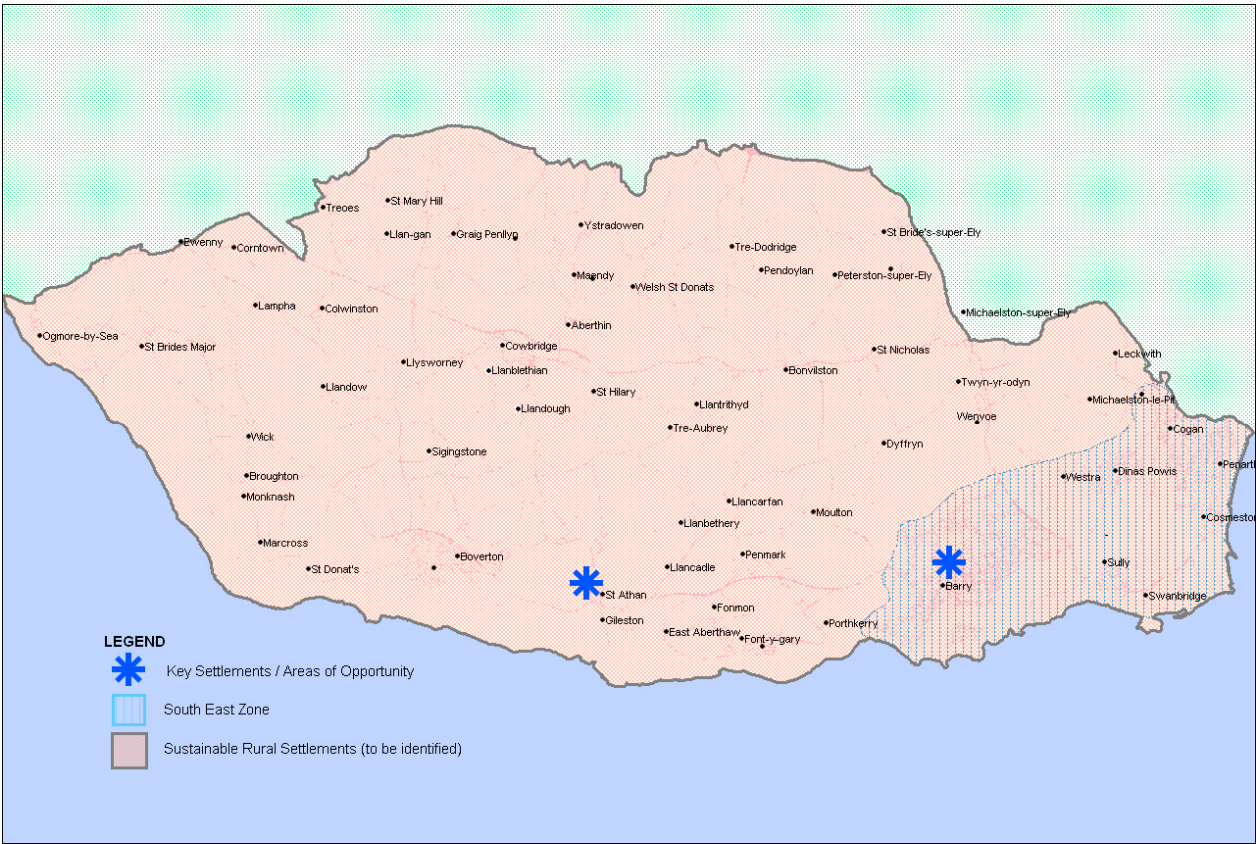


Figure 7: Indicative Illustration of Option 5

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.

Key Weaknesses

- 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.

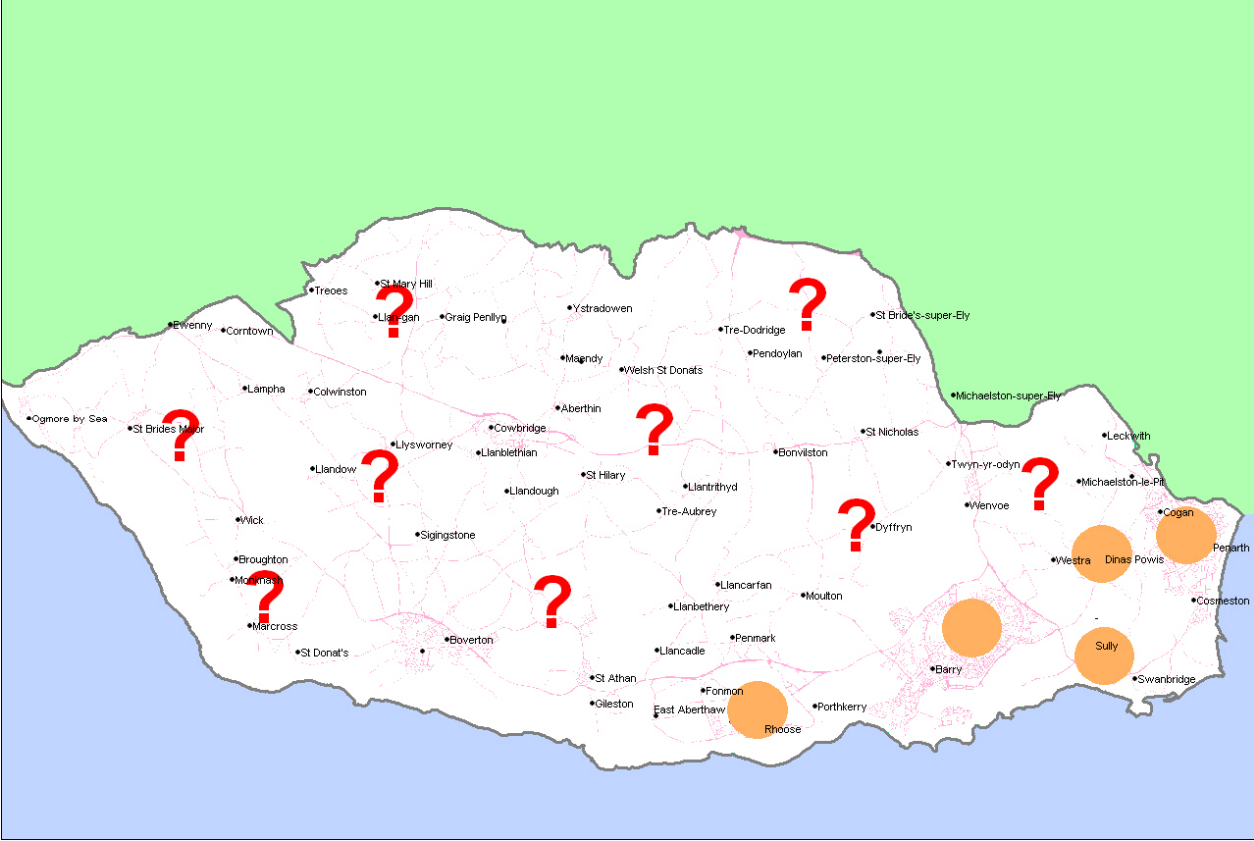


Figure 8: Indicative Illustration of Option 6

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.

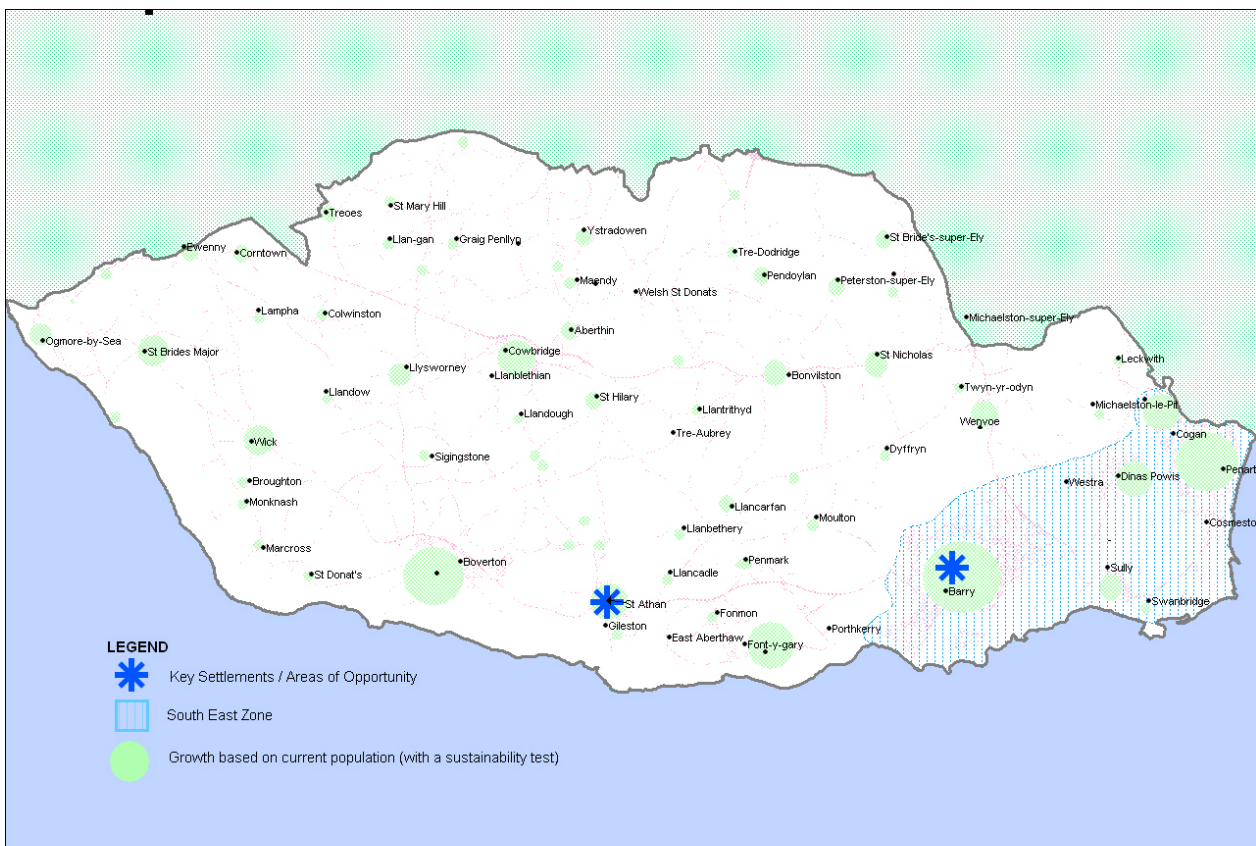


Figure 9: Indicative Illustration of Option 7

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.

Key Weaknesses

- 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 Ogmores-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.

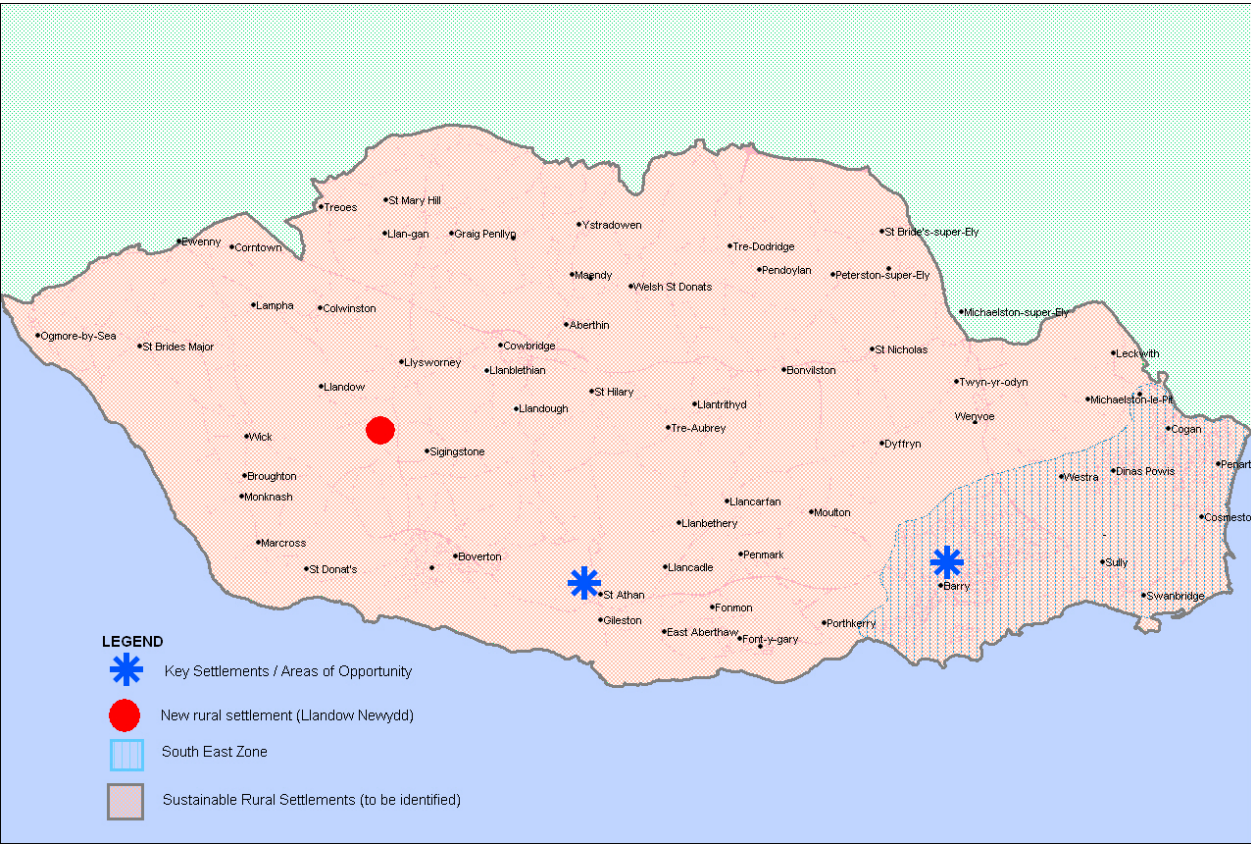


Figure 11: Indicative Illustration of Option 8a

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.

Key Weaknesses

- 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.	Develop policies that promote good design and respect rural and urban settings, including landscape features historic environments and conservation areas
10. To provide a high quality environment within all new developments.	
11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage	
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	Option1: Maximising the potential of and concentrating growth in Barry, Penarth, Dinas Powys, Sully and Rhoose (current UDP strategy).			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).		
	Spatial		Trans-boundary	Spatial		Trans-boundary	Spatial		Trans-boundary
	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	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.		
	Spatial		Trans-boundary	Spatial		Trans-boundary	Spatial		Trans-boundary
	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	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.			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.			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 OBJECTIVE	Spatial		Trans-boundary	Spatial		Trans-boundary	Spatial		Trans-boundary
		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 OBJECTIVE	Spatial		Trans-boundary
		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)

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)

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

LDP STRATEGY OPTION	Option1: Maximising the potential of and concentrating growth in Barry, Penarth, Dinas Powys, Sully and Rhoose (current UDP strategy).					
SA OBJECTIVE	1. To provide the opportunity for people to meet their housing needs.					
	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	<p>Strategic Option 1 is effectively the current Adopted Vale of Glamorgan Unitary Development Plan (1996-2011) which seeks to concentrate development within the main towns of Barry, Penarth, Dinas Powys, Sully and Rhoose (The Waterfront Strip) together with the main rural towns of Cowbridge and Llantwit Major. It also provides for limited small scale development within 28 smaller rural villages.</p> <p>Therefore the continuation of the existing UDP strategy has the potential to address housing requirements, including that of affordable housing, in urban areas and to a lesser extent within the rural Vale. It would also facilitate the continued regeneration at Barry Waterfront, which includes the development of approximately 2,000 new dwellings, therefore providing an opportunity for the Council to address the high level of affordable housing need in Barry which has been highlighted within the Council's Local Housing Market Assessment. The larger rural settlements of Cowbridge and Llantwit Major would still benefit from some new housing development, but limited development opportunities would exist within the other smaller rural villages. The continuation of the strategy may also be limited due to the lack of new development opportunities within Barry and other settlements that make up the Waterfront Strip. Consequently, the benefits of continuing this strategy would be beneficial in the short to medium term, but would be difficult to maintain in the longer term as housing land supply diminishes.</p> <p>However focusing new growth in the larger urban and rural settlements, it is anticipated that new housing will be provided that is within easy access of existing services and will make use of previously developed land where available.</p>					
Mitigation	To ensure that the SA objective is addressed, there will be 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. However, the potential for limited development opportunities during the plan period would require securing a high percentage of affordable housing on new allocated sites which may not be financially viable. Alternatively, the consideration of the expansion of settlement boundaries within the 28 smaller settlements would facilitate further growth, but this could lead to increased commuting and a dispersal of development that may not result in securing appropriate facilities to address poor access within rural areas.					

2. To maintain, promote and enhance the range of local facilities.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+/-	0	+/-	+/-	+/-	
Commentary	<p>Locating development within the larger populated settlements will provide opportunities to secure new and enhanced community and recreation facilities as well as larger catchment areas that would support the provision of new facilities that have the potential to serve a wide area. Therefore this option would lead to increased provision of facilities in urban areas where local communities are likely to use them. Furthermore, the delivery of housing in urban centres will ensure that development occurs where appropriate facilities are available.</p> <p>Since there will be limited development opportunities within the smaller rural settlements that would otherwise contribute towards the provision of new local facilities, rural areas would benefit less through this option, where a significant need for improved transport access and an increase in the provision of local facilities was identified at the key stakeholder workshops and supported by deprivation indices. 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.</p>						
Mitigation	<p>To ensure that the SA objective is addressed, there will be a requirement within the LDP to contain policies that ensure new development provides for an appropriate level of facilities to meet the needs of new residents, and also ensure that new development does not impose excessive demands on existing services. The use of planning obligations will also support this. However, the ability to secure new services and facilities within the smaller rural settlements as result of development elsewhere could not be justified in planning terms.</p> <p>The use of protectionist policies to safeguard existing services and facilities will be essential in the rural Vale; however the effectiveness of this policy when faced with cases where financial viability is a justification for loss of a rural shop or other commercial facility is questioned. The consideration of the expansion of settlement boundaries within the 28 smaller settlements would facilitate further growth, but this could lead to increased commuting and a dispersal of development that may not result in securing appropriate facilities to address poor access within rural areas.</p>						
3. To maintain and improve access for all.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+/-	?	+/-	+/-	+/-	
Commentary	<p>Increased development presents an opportunity for sensitive locational design to ensure that developments are located in accessible locations. Positive effects would be realised in the urban centres to the south east and Rhoose in terms of access to the built environment. However under this option, these benefits may be less within the smaller rural settlements where development opportunities would be limited.</p>						
Mitigation	<p>Design policies within the LDP and Building Regulations would provide the key mitigation tool for all development.</p>						

4. Reduce the causes of deprivation.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		+	0	0	?	+	+
Commentary	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 that employment opportunities are provided within close proximity to areas of deprivation will assist in meeting the SA objective						
5. To maintain, protect and enhance community spirit.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+/-	0	?	?	+	
Commentary	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	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.						

6. To minimise the causes and manage the effects of climate change.							
	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	<p>Provision of housing and employment in the main urban centres and larger rural towns where services and facilities are accessible by a range of transport modes will contribute towards reducing greenhouse gas emissions from transport. The option also offers some protection of green spaces. However, new development will initially result in increased energy use during construction.</p> <p>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 Ogmores-by-Sea, Aberthaw, Barry and Penarth. Furthermore, parts of Sully, Dinas Powys and Barry, are at risk of fluvial flooding.</p>						
Mitigation	<p>National Planning Guidance will determine the location of development within areas that are known to be at risk of flooding. Similarly the introduction of stringent energy efficient standards for new buildings will assist in mitigating 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.</p> <p>In terms of coastal flooding, the effects of climate change on coastal settlements is unclear at this stage. However the locational policies of this option would ensure that development would not take place in undeveloped coastal areas.</p> <p>The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.</p>						
7. To minimise waste.							
	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	+	+	+	?	+	+	
Commentary	<p>The amount of development 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. Consequently, this option would inherently make a positive contribution to reducing waste arisings within the Vale of Glamorgan. In addition, development could result in the reuse of disused buildings, reducing waste construction material in both urban and rural areas.</p>						
Mitigation	<p>Ensure that the plan includes a policy that requires the provision of recycling facilities within new developments, and promote the sensitive reuse of existing buildings.</p>						

8. To use land effectively and efficiently.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		+	+	0	+	+	+/-
Commentary	This option offers some protection to the countryside from inappropriate development by focussing development in urban settlements that have brownfield sites and vacant buildings available. Barry in particular has significant amounts of brownfield land that can be re-developed. There is the potential however, that development may occur on greenfield land on the edge of towns, as the availability of brownfield land reduces over the plan period.						
Mitigation	Ensure that the plan includes policies which promote the reuse of brownfield sites over greenfield sites; encourage high density development and where appropriate mixed use developments.						
9. To protect and enhance the built and natural environment.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+/-	+	0	+	+/-	?	
Commentary	<p>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.</p> <p>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.</p>						
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. 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.						

10. To provide a high quality environment within all new developments.							
	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	0	+	+/-	+	
Commentary	The extent to which this strategy will achieve this objective is dependent upon how development is carried out at project level. It is assumed that planning policy would set out minimum design standards. Development may result in the regeneration of areas such as Barry and the integration of new development may act as a catalyst for overall environmental improvements.						
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. The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.						
11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.							
	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	<p>There are a large number of historic buildings, designations and protected monuments in the Vale of Glamorgan. In urban centres, there are a number of listed buildings, conservation areas and ancient monuments, which sensitive development could protect and enhance.</p> <p>Growth will provide opportunities in urban areas to improve the quality of cultural and historic environments, particularly with regard to historic buildings. Although new development may offer the opportunity to enhance and promote the quality of the cultural/historic environment, there is a risk that development may be insensitive to these assets. In the rural Vale, where growth is limited, it is assumed that the existing cultural and historic environment will be protected from the negative effects of development. The setting of any monuments will also be protected.</p>						
Mitigation	<p>Policies that promote good design and respect rural and urban settings will be required to ensure that development contributes positively to the built environment. Similarly, policies for the protection of conservation areas and historic environments will ensure that the positive contribution that this option has on the SA objective will be enhanced.</p> <p>The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.</p>						

12. To reduce the need to travel and enable the use of more sustainable modes of transport.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	-	-	+	+/-	-	
Commentary	<p>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 urban 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 Vale isolation of settlements may continue to be an issue, as there would be limited provision of facilities and employment in rural communities. Bus service provision is considered to be poor in Aberthaw (West), Cog, Penmark, Colwinston and Penllyn amongst other rural settlements (as detailed in the LDP Sustainability Appraisal Draft Scoping Report, February 2007).</p> <p>However the concentration of development primarily within the eastern Vale has the potential for increasing pressure on existing infrastructure, especially the strategic highway linking the Vale to Cardiff and the M4, where peak hour congestion is already problematic. Consequently, any benefits associated with improving access to services on a day to day basis may be offset by increased numbers of commuters.</p>						
Mitigation	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 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 will need to be explored.						
13. To provide for a diverse range of local job opportunities.							
	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	++	+/-	+/-	-	+/-	+	
Commentary	<p>Existing employment areas and employment land allocations within the Adopted UDP are located primarily within Barry, Penarth and Rhose, as well as rural employment sites at Llandow. Accordingly, the continuation of this option would provide employment opportunities within both rural and urban areas-although to a lesser 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 sites in Barry where local employment need is highest (Vale of Glamorgan Employment Land Study 2007 paragraph 10.6). The study also highlighted a higher than average occurrence of self employed persons in the rural Vale (15.2%). Therefore whilst the option would limit local employment opportunities in rural settlements through a limited supply of land, opportunities for home working could still be promoted.</p> <p>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.</p>						
Mitigation	The option has the potential to meet local employment opportunities providing the plan includes intervention measures that will utilise existing employment land opportunities. Similarly, policies for enhancing rural employment through rural diversification, conversion of rural buildings for business use and homeworking should also be considered.						

14. To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		+	+	?	+	+	+
Commentary	This option offers a significant opportunity to enhance vitality and viability through new development in the Vale's town, district and local centres that provide for a range of services within both the rural and urban areas through the integration of new development near existing facilities. There is also an opportunity to make urban centres attractive to local residents that shop outside of the Vale of Glamorgan or use out-of-town retail developments (e.g. Culverhouse Cross). It is assumed that local community and leisure facilities will be provided together with new housing and employment facilities. An increase in population, jobs and overall investment in a number of local centres should contribute positively to the vitality and viability of the centres, particularly in rural settlements.						
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 appropriate tourism.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	++	0	+	+	+	
Commentary	Growth in the larger towns could provide opportunities for tourism related development, particular in Barry and Barry Island which is the Vale's largest tourist attraction (Vale of Glamorgan Tourism Strategy). It would also ensure that the rural character of the Vale (a tourism asset in itself) would be protected.						
Mitigation	In support of this objective, the plan should include policies that promote appropriate tourism development within both urban and rural areas.						

0Performance	
++	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. Dispersal of housing and employment opportunities based on the current population of each settlement (without a sustainability test).						
SA OBJECTIVE	1. To provide the opportunity for people to meet their housing needs.						
	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	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 the 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 settlements that do not have sufficient facilities to support new development.						
Mitigation	Given the basis on which future housing would be dispersed, it would prove difficult to develop policy measures that would ensure that the appropriate levels of affordable and general market housing could be delivered to meet the needs of each settlement, i.e. a range of site thresholds and affordable housing targets would need to be set on a site by site basis. In areas of greatest need this could also result in the setting of unrealistically high site targets.						
	2. To maintain, promote and enhance the range of local facilities.						
	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	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 settlements.						
Mitigation	Whilst there may be scope to set policies to secure new facilities through planning obligations it is likely that these would be limited in the rural vale where levels of development would not support contributions to new facilities.						

3. To maintain and improve access for all.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		?	?	0	+	+	+
Commentary	Increased development presents an opportunity for sensitive locational design to ensure that developments are located in accessible locations.						
Mitigation	Design policies within the LDP and Building Regulations would provide the key mitigation tool for all development.						
4. Reduce the causes of deprivation.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+	0	?	+	+	
Commentary	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.						
Mitigation	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, protect and enhance community spirit.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+/-	0	?	+/-	+/-	
Commentary	It would be expected that new developments would be designed to enhance community spirit through local distinctiveness and a reduction in the fear of crime. However, provision of new housing on a pro rata basis could result in development impacting on the smaller rural settlements that could harm rather than enhance community spirit, although this option also could ensure the viability of smaller rural communities.						
Mitigation	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.						

6. To minimise the causes and manage the effects of climate change.							
	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	<p>Provision of housing and employment across the Vale of Glamorgan would invariably lead to an increased demand for travel as the proposal would lead to more development in rural areas where access to services is limited. 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. Therefore any advancement made in reducing the need to travel in the better serviced urban centres would be lost.</p> <p>Development will initially result in increased energy use during construction. The development of energy efficient buildings can help reduce operational energy requirements of new buildings.</p> <p>Issues relating to development in floodplains and effects on green sincs will be dependent upon the specific location of development. Additionally development in coastal areas may be affected by future sea level rise particularly in the low lying estuarine areas around Ogmores-by-Sea, Aberthaw, Barry and Penarth. Parts of Sully, Dinas Powys, Barry, Llandow and Pendoylan amongst others are also at risk of fluvial flooding.</p>						
Mitigation	<p>The location of housing within the plan is a key determinant in the success of the plan's ability to mitigate against the effects of climate change, Accordingly through this option it would be difficult to mitigate against the impact of a dispersed housing strategy. Notwithstanding this, National Planning Guidance would determine the location of development by directing housing away from areas that are known to be at risk of flooding. Similarly, increased energy efficient building regulations would limit the impact of new development on climate change, although the locational policies of this option would undermine any benefits.</p> <p>In terms of coastal flooding, the effects of climate change on coastal settlements are at this stage unclear. However the locational policies of this option would ensure that development would not take place in undeveloped coastal areas.</p> <p>The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.</p>						
7. To minimise waste.							
	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	+/-	+/-	?	+/-	+/-	+/-	
Commentary	<p>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.</p>						
Mitigation	<p>Ensure that the plan includes a policy that requires the provision of recycling facilities within new developments, and promote the sensitive reuse of existing buildings.</p>						

8. To use land effectively and efficiently.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		+	+/-	0	+/-	+/-	-
Commentary	This option would provide opportunities to develop Brownfield sites in urban areas, particularly Barry. However, achieving this within rural settlements would be challenging. Also this is likely to require the extension of rural settlement boundaries to ensure that their existing character is safeguarded, which could lead to development encroaching on sensitive landscape areas and the loss of agricultural land. The option would however present the opportunity to encourage good quality high-density developments in both urban and rural areas.						
Mitigation	Policies encouraging high density developments particularly within the urban settlements will assist in ensuring that this objective is supported. However, in smaller rural settlements 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. Invariably, 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.						
9. To protect and enhance the built and natural environment.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+/-	+/-	0	+/-	+/-	+/-	
Commentary	<p>Protection of the natural environment is dependant on ensuring that development is focussed within settlement boundaries. Development/growth offers the opportunity to improve or enhance the quality of the built environment through regeneration and the integration of new development within urban centres.</p> <p>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.</p>						
Mitigation	<p>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.</p> <p>The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.</p>						

10. To provide a high quality environment within all new developments.							
	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 extent to which this strategy will achieve this objective is dependent upon how development is carried out at project level. Development may result in the regeneration of areas such as Barry and the integration of new development may act as a catalyst for overall environmental improvements.						
Mitigation	The adoption of stringent policies that promote good design and respect rural and urban settings will be required to ensure that development contributes positively to the built environment.						
11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.							
	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	There are a large number of historic buildings, designations and protected monuments in the Vale of Glamorgan. In urban centres, there are a number of listed buildings, conservation areas and ancient monuments, which sensitive development could enhance and promote. Growth will provide opportunities in urban areas to improve the quality of cultural and historic environments, particularly with regard to historic buildings. Although new development may offer the opportunity to enhance and promote the quality of the cultural/historic environment, there is the risk that insensitive development may harm these assets. There are heritage features of value in rural areas that may also be affected by new development.						
Mitigation	The adoption of stringent policies that promote good design and respect rural and urban settings will be required to ensure that development contributes positively to the built environment. The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.						

12. To reduce the need to travel and enable the use of more sustainable modes of transport.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	--	0	0	-	-	
Commentary	Development in the main urban centres such as Barry and Penarth may lead to a reduction in the need to travel by car, resulting in the use of more sustainable forms of transport and also reducing pressure on strategic highways at peak times. Most urban settlements are accessible by existing national public transport links, particularly via the Cardiff-Bridgend rail service. In the rural vale, the effect would be an increase in private transport as a result of an increased population that have poor access to services and facilities. As highlighted above the level of development forecast in the smaller rural settlements is unlikely to be of a scale that would support new public transport services or local facilities. For both urban and rural areas, there is the potential for the majority of residents to work away as the jobs they require are unlikely to be provided within the local area (as detailed in the LDP Sustainability Appraisal Draft Scoping Report, February 2007). In larger centres, however, it may be possible to provide appropriate employment facilities and thereby reduce commuting.						
Mitigation	The location of housing and employment opportunities within the plan is a key determinant in the success of the plan in promoting the use of sustainable modes of transport. Accordingly there exists a conflict between the SA objective and the strategic option that may not be sufficiently mitigated against.						
13. To provide for a diverse range of local job opportunities.							
	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	Development is likely to provide opportunities for employment in urban areas such as Barry and Penarth, where unemployment is an issue. It may be difficult to attract some large employers to smaller settlements due to there not being appropriate sites for large scale industrial developments. This therefore limits the range of job opportunities that can be provided in rural settlements. Overall, although job opportunities may be increased (though not significantly) the range of jobs available will be limited due to the dispersed nature of development.						
Mitigation	The location of employment sites within the plan is the key to supporting this objective. Therefore mitigation measures would require smaller employment sites within rural areas and fewer larger employments sites in the areas of higher population numbers. However, the Council's employment land strategy has identified that demand 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.						

14. To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
		++	++	0	+	+
Commentary	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	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 appropriate tourism.						
	What is the predicted effect of the option on each S.A Objective?					
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	In support of tourism, the plan should include policies that promote appropriate tourism development within both urban and rural areas. However, as identified above the location of new development could have a negative impact on the countryside therefore reducing potential tourism development.					

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 housing and employment opportunities based on the current 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 predicted effect of the option on each SA Objective?						
	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
Performance	++	++	0	+	+	+/-	
Commentary	<p>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.</p> <p>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).</p> <p>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.</p>						
Mitigation	Setting site specific thresholds for affordable housing would assist in meeting the SA objective, however it may require the setting of unrealistic affordable housing targets in settlements where need is greatest and development opportunities are limited as result of the approach for allocating sites under this option.						
	2. To maintain, promote and enhance the range of local facilities.						
	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	The option will ensure that the range of facilities in those settlements, in which development occurs, will be maintained, enhanced and promoted. However, as the delivery of this strategy will be determined by the sustainability test, it is likely that settlements with a lack of facilities (particularly in rural part of the Vale of Glamorgan) may be excluded and may continue to experience a shortage of facilities.						
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 improve access for all.							
	What is the predicted effect of the option on each SA Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+/-	0	+/-	+/-	+/-	
Commentary	Growth in settlements identified as being sustainable will result in a greater proportion of the population having improved access to facilities and services. However this may not be the case for smaller rural settlements.						
Mitigation	Design policies within the LDP and Building regulations would provide the key mitigation tool for all development.						
4. Reduce the causes of deprivation.							
	What is the predicted effect of the option on each SA Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	-	0	+	+	+	
Commentary	The sustainability test will identify those settlements with sufficient facilities including health services, leisure facilities, schools etc. to support additional development. The option may therefore result in the exclusion of those settlements (particularly rural ones) in which access to services (a WIMD domain) is an issue. However, Barry where deprivation is greatest would be included, and therefore it would be expected that these deprivation issues would be addressed. The level to which deprivation is addressed in these areas is dependent upon the type and level of development allocated to the various locations.						
Mitigation	Ensuring that employment opportunities, enhanced transport and regeneration initiatives are provided within close proximity to areas of deprivation will assist in meeting the SA objective.						
5. To maintain, protect and enhance community spirit.							
	What is the predicted effect of the option on each SA Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+	0	+	+	+	
Commentary	It would be expected that new developments would be designed to enhance community spirit through local distinctiveness and reduce the fear of crime.						
Mitigation	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.						

6. To minimise the causes and manage the effects of climate change.							
	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	<p>Provision of housing and employment in sustainable locations may reduce the need to travel and hence reduce greenhouse gas emissions from transport.</p> <p>Development will initially result in increased energy use during construction. The development of energy efficient buildings can help reduce operational energy requirements of new buildings.</p> <p>Issues relating to development in floodplains and effects on green sincs will be dependent upon the specific location of development although it should be noted that parts of Sully, Dinas Powys, Barry, Llandow and Pendoylan amongst others, are at risk of fluvial flooding. Additionally development in coastal areas may be affected by future sea level rise particularly in the low lying estuarine areas around Ogmores-by-Sea, Aberthaw, Barry and Penarth.</p>						
Mitigation	<p>The location of housing within the plan is a key determinant in the success of the plan in supporting sustainable development; accordingly through this option the identification of settlements that provide for a range of locally accessed services and facilities would therefore provide a level of mitigation.</p> <p>Policies for the provision or enhancement of new facilities, energy efficient buildings and encouraging mixed use developments within the settlements identified would further enhance this option.</p> <p>In terms of coastal flooding, the effects of climate change on coastal settlements are unclear at this stage. However the locational policies of this option would ensure that development would not take place in undeveloped coastal areas.</p> <p>The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.</p>						
7. To minimise waste.							
	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	+	+	?	+	+	+	
Commentary	<p>The amount of development 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. Development could also result in the reuse of disused buildings, reducing waste construction material in both urban and rural areas.</p>						
Mitigation	<p>Ensure that the plan includes a policy that requires the provision of recycling facilities within new developments, and promotes the sensitive reuse of existing buildings.</p>						

8. To use land effectively and efficiently.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+/-	0	+/-	+/-	+/-	
Commentary	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 areas wherever possible to ensure that the countryside is protected from inappropriate development. However, this will depend upon the availability of land for development within settlement boundaries and the impact new development on available land would have on the character of the settlement. The option presents an opportunity to encourage good quality high-density developments in both urban and rural areas.						
Mitigation	Policies encouraging high density developments particularly within the urban settlements will assist in ensuring that this objective is supported. However, in smaller rural settlements where residential densities are lower this could have a negative impact on their character. Therefore a strong emphasis on design would need to be applied. Invariably, the option will require the development of a proportion of Greenfield land where design policies could assist in mitigating against the impact on landscape etc.						
9. To protect and enhance the built and natural environment.							
	What is the predicted effect of the option on each SA Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+/-	+/-	0	+/-	+/-	+/-	
Commentary	Protection of the natural environment is dependant on ensuring that development is focussed within settlement boundaries. Development/growth offers the opportunity to improve or enhance the quality of the built environment through regeneration and the integration of development within surrounding uses particularly in the larger 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 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 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, appropriate mitigation measures will need to be 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 high quality environment within all new developments.							
	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	The extent to which this strategy will achieve this objective is dependent upon how development is carried out at project level. Development may result in the regeneration of areas such as Barry and the improvement of the existing built environment throughout the Vale of Glamorgan.						
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 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.						
11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.							
	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	There are a large number of historic buildings, designations and protected monuments in the Vale of Glamorgan. In urban centres, there are a number of listed buildings, conservation areas and ancient monuments, which sensitive development could enhance and promote. Growth will provide opportunities in urban areas to improve the quality of cultural and historic environments, particularly with regard to historic buildings. Although new development may offer the opportunity to enhance and promote the quality of the cultural/historic environment, there is a risk that development may be insensitive to these assets. There are heritage features of value in rural areas that may be affected by new development.						
Mitigation	The extent to which this objective is supported will be reliant on stringent policies that promote good design. Policies that respect rural and urban settings will be required to ensure that development contributes positively to the built environment. The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.						
12. To reduce the need to travel and enable the use of more sustainable modes of transport.							
	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	Development in the main urban centres such as Barry and Penarth may reduce the need to travel and result in the use of more sustainable forms of transport. Most urban settlements are also accessible by existing national public transport links, particularly via the Cardiff-Bridgend rail service. It would be anticipated that the provision of housing and employment in rural settlements would attract local investment and therefore encourage residents to work locally. However, the majority of residents work away and are likely to continue to do so, as the jobs they have are unlikely to be provided within the local area. In larger centres, however, it may be possible to provide appropriate employment and reduce commuting. Through the sustainability test, residents of rural communities that lack appropriate facilities may have to continue travelling long distances to use facilities in other settlements.						
Mitigation	There is a need to ensure that the plan seeks the improvement to strategic links as well as those associated with localised development opportunities.						

13. To provide for a diverse range of local job opportunities.							
	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	Development is likely to provide opportunities for employment 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. Despite this, the option could provide small scale employment opportunities, which are more suited to rural settlements, and would support the findings of the Council's Employment Land Study (October 2007) which identified a high number of self employed persons in the rural Vale. Generally, job opportunities will be increased and could provide for a range of local employment opportunities under this option.						
Mitigation	The location of employment sites within the plan is the key to supporting this objective. Therefore mitigation measures would require smaller employment sites within rural areas as well as sites in the more highly populated areas.						
14. To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.							
	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	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 the vitality and viability of the centres. Locating developments where local service provision is good would assist in supporting individual rural shops and pubs which play an important role particularly in rural communities. However, services in smaller rural settlements where no development is proposed would not be supported.						
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 services such as shops and pubs should assist those settlements where no development is planned.						
15. To promote appropriate tourism.							
	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	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 any tourism assets in those areas, although it would be expected that planning policy design standards would seek limit negative effects.						
Mitigation	In support of tourism, the plan should include policies that promote appropriate tourism development within both urban and rural areas. However, as identified above the location of new development could have a negative impact on the countryside therefore reducing potential tourism development.						

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, Rhose and potentially others to be identified).

LDP STRATEGY OPTION	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).						
SA OBJECTIVE	1. To provide the opportunity for people to meet their housing needs.						
	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	<p>This option would address the lack of affordable and appropriate housing in the rural settlements identified. However, in the urban settlements of Barry and Penarth where affordable housing need is greatest (Vale of Glamorgan Local Housing Market Assessment 2008) the option would not address this need. Furthermore, concentrating development within the rural Vale would not remove the need for new development in the eastern vale where the population is greatest and where the majority of new household formation occurs.</p> <p>Limiting development within Barry, would reduce regeneration opportunities and would therefore undermine the potential for the LDP to support its role as a key settlement as identified in the Wales Spatial Plan.</p>						
Mitigation	The ability to address housing needs in the Vale is reliant on ensuring land is allocated where need and future demand (as a result of household formation) exists. Therefore whilst planning policies could assist in addressing need in the settlements identified within this option it would not fully satisfy the delivery of this objective.						
	2. To maintain, promote and enhance the range of local facilities.						
	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	<p>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.</p> <p>Although additional facilities are less likely to be developed in other rural settlements, they would benefit from those provided in the identified settlements.</p> <p>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.</p>						
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 improve access for all.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		--	+/-	0	+/-	+/-	-
Commentary	<p>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 facilities. However, this may not be the case for smaller rural settlements. Increased development presents an opportunity for sensitive locational design to ensure that developments are located in accessible locations.</p> <p>However, in the urban centres improvements brought about through new development and regeneration initiatives would not be realised under this option, and as such the existing environment could also deteriorate.</p>						
Mitigation	Design policies within the LDP and Building regulations would provide the key mitigation tool for all new development.						
4. Reduce the causes of deprivation.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	--	+/-	0	-	-	-	
Commentary	High levels of multiple deprivation are observed mainly in and around Barry, and as such these communities would not benefit from development opportunities that could assist in addressing deprivation. The option may therefore result in the exclusion of those settlements (particularly rural ones) in which access to services (a WIMD domain) is an issue.						
Mitigation	It would be difficult to develop policies that could assist in addressing social and economic deprivation when the strategy option itself seeks to focus development primarily within the rural Vale, when deprivation is highest in the urban eastern vale.						
5. To maintain, protect and enhance community spirit.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	?	+/-	0	+/-	+/-	+/-	
Commentary	Development provides an opportunity to promote local distinctiveness, reduce the fear of crime and provide community facilities to enhance community spirit. As this option focuses development in rural settlements, benefits will be realised mainly in rural areas and not in urban communities. However, the option could result in development impacting on the character of rural settlements which could invariably harm rather than enhance community spirit.						
Mitigation	Policies for ensuring that 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 causes and manage the effects of climate change.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		0	+/-	0	?	?	?
Commentary	Provision of housing and employment in these rural towns may reduce the need to travel and hence reduce greenhouse gas emissions from transport. Development will initially result in increased energy use during construction. The development of energy efficient buildings can help reduce the operational energy requirements of new buildings. Issues relating to development on floodplains and effects on green sincs will depend upon the specific location of development. Additionally development in coastal areas may be affected by future sea level rise particularly in the low lying estuarine areas around Ogmores-by-Sea and Aberthaw.						
Mitigation	National Planning Guidance would determine the location of development by directing housing away from areas that are known to be at risk of flooding. Similarly, increased energy efficient building regulations would limit the impact of new development on climate change, although the locational policies of this option would undermine any benefits. In terms of coastal flooding, the effects of climate change on coastal settlements is unclear at this stage. However the locational policies of this option would ensure that development would not take place in undeveloped coastal areas. The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.						
7. To minimise waste.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+	+	+	+	+	
Commentary	The amount of proposed development 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. Consequently, this option would inherently make a positive contribution to reducing waste arisings within the Vale of Glamorgan. In addition, development could result in the reuse of disused buildings, reducing waste construction material in both urban and rural areas.						
Mitigation	Ensure that the plan includes a policy that requires the provision of recycling facilities within new developments, and promote the sensitive reuse of existing buildings.						
8. To use land effectively and efficiently.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	-	-	0	-	-	-	
Commentary	There may not be large areas of previously developed land available in some of these rural settlements (with the exception of St Athan). As a result, it is likely that most of the new development will be located on greenfield land outside settlement boundaries. Efficient use of land can be achieved through good quality high-density development.						
Mitigation	Policies to encourage the reuse of Brownfield sites over Greenfield sites may be limited due to the availability of Brownfield sites in the rural Vale. The encouragement of high density development may not be suited to all settlements. This could conflict with the character of traditional villages where building densities are generally lower.						

9. To protect and enhance the built and natural environment.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		0	-	0	-	-	-
Commentary	The environment surrounding the rural settlements where development would take place 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. In general, growth through sensitive development would be expected to enhance the quality of the built environment in these settlements.						
Mitigation	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 negative impacts on nature designations are identified, ensure that appropriate mitigation measures are imposed through planning conditions/obligations.						
10. To provide a high quality environment within all new developments.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	0	+	0	?	?	?	
Commentary	The extent to which this strategy will achieve this objective is dependent upon how development is carried out at project level. Development may result in the improvement of the existing built environment in these rural settlements and the integration of new development may act as a catalyst for overall environmental improvements.						
Mitigation	<p>The extent to which this objective is supported will be reliant on stringent policies that promote good design. Policies that to seek to protect and enhance rural and urban settings will be required to ensure that development contributes positively to the built environment.</p> <p>The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.</p>						

11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	0	-	0	+/-	+/-	+/-	
Commentary	There are a large number of historic buildings, designations and protected monuments in the rural Vale that may be affected by development in these settlements. In particular there are significant numbers of listed buildings in Llantwit Major and Cowbridge. Although new development may offer the opportunity to enhance and promote the quality of the cultural/historic environment, there is a risk that development may be insensitive to these assets. There are heritage features of value in rural areas that may be affected by new development.						
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. Similarly, policies for the protection of conservation areas and historic environments will ensure that this option makes a positive contribution to this SA objective. The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.						
12. To reduce the need to travel and enable the use of more sustainable modes of transport.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	0	+/-	0	?	?	+	
Commentary	The level to which this option achieves this sustainability objective is dependent upon the policies governing delivery. Residents in smaller rural settlements would need to continue travelling to the larger settlement to access some facilities. Furthermore, Rhoose and Llantwit Major are the only settlements in this option to benefit from rail stations on the Vale of Glamorgan Railway Line. There is no rail service available in other rural settlements. There may be an opportunity to improve bus services in settlements where bus service provision is considered to be poor (e.g. Aberthaw (West), Cog, Penmark, Colwinston and Penllyn amongst others).						
Mitigation	There is a need to ensure that planning policies seek to secure appropriate contributions for public transport provision, especially between settlements to ensure that this objective is met. Whilst securing local services may be appropriate, the level of development within each settlement may not be sufficient to achieve this.						
13. To provide for a diverse range of local job opportunities.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	-	-	0	-	-	-	
Commentary	Unemployment is not a key issue in rural settlements. Most residents do not live and work in the same settlement and some work outside the Vale of Glamorgan. This option could provide an opportunity to create small scale local employment sites. In urban areas such as Barry and Penarth, where unemployment is a key issue, the creation of job opportunities would be limited under this option.						
Mitigation	The location of employment sites is key to supporting this objective. However if employment is limited mainly to the rural Vale opportunities would mainly be restricted to key employment sites at Rhoose Airport, St Athan and Llandow.						

14. To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
	-	+	0	+/-	+/-	+/-
Commentary	<p>This option would maintain the vitality and viability of these four settlements. However, other town, district and local centres in the Vale of Glamorgan in need of regeneration, would not benefit from this option.</p> <p>There is an opportunity to make these town centres attractive to local residents that currently use retail facilities in larger settlements. It is assumed that local community and leisure facilities will be provided together with new housing and employment. An increase in population, jobs and overall investment in a number of local centres should contribute positively to the vitality and viability of the centres, particularly in rural settlements.</p>					
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 services such as shops and pubs will further support this objective.					
15. To promote appropriate tourism.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
	-	+/-	0	+/-	+/-	+/-
Commentary	Tourism development in these settlements will depend upon the businesses that start up as growth continues. Development in the various settlements may enhance or negatively affect any tourism assets in those areas, although it is anticipated that design policies would seek to limit negative effects. This option would not however enable the plan to capitalise on regeneration within the urban centres which could enhance the tourism appeal of the Vale of Glamorgan.					
Mitigation	In order to support tourism, the plan should include policies that promote appropriate tourism development. However, with the majority of new development being undertaken within the rural vale this could have a negative impact on the countryside therefore potentially reducing tourism opportunities.					

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	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)						
SA OBJECTIVE	1. To provide the opportunity for people to meet their housing needs.						
	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	<p>It is likely that a new settlement would be located within the rural Vale. Therefore the majority of housing would be located away from the urban areas where the greatest affordable housing need has been identified (Vale of Glamorgan Local Housing Market Assessment 2008) and where household formation and population growth would also result in the highest demand for new housing. Under this option, new housing in urban settlements would be limited. As a result households could move elsewhere to meet their housing needs (e.g. new rural settlement), resulting in increased house prices in areas of greatest demand, which in turn could perpetuate existing affordable housing needs.</p> <p>Limiting development within Barry, would also reduce regeneration opportunities and would therefore undermine the potential for the LDP to support its role as a key settlement as identified in the Wales Spatial Plan.</p>						
Mitigation	Policies for securing an appropriate housing mix (affordable and market housing) would assist in supporting the SA objective. However as identified above this would be limited in areas where affordable housing need and future demand would be greatest. Therefore higher targets would be required on a limited number of sites in Barry etc, which could limited site viability. Also, development pressures would continue in the Eastern Vale, where windfall sites would be relied on to meet demand, thus undermining the plan and the manage and monitor ethos of the land use planning system.						
2. To maintain, promote and enhance the range of local facilities.							
	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 option will only affect areas close to the chosen location and will not address issues of wider access to facilities throughout the Vale of Glamorgan. It is assumed that the facilities in the new development would be accessible and fit-for-purpose for their catchment. The option may result in the under use of similar facilities in surrounding areas. Alternatively if facilities within the new development are insufficient other centres in close proximity to the new development could experience pressure on their existing facilities e.g. St. Athan.						
Mitigation	The inclusion of policies for ensuring that appropriate community facilities are provided as part of any new development, and 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.						

3. To maintain and improve access for all.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		0	+/-	0	+/-	+/-	+
Commentary	A new settlement could provide the opportunity to develop a well designed and accessible environment for its residents. However, such opportunities would be limited elsewhere, therefore reducing the plan's ability to support the SA objective for the benefit of the wider population. It should be noted that in the early stages of the plan period, residents of the new settlement may not enjoy the full range of benefits that a new settlement will provide. During this period residents could be at a disadvantage and could place added pressure on existing services and facilities in nearby settlements.						
Mitigation	Whilst there may be scope to set policies to secure new facilities through planning obligations it is likely that these would be limited in the rural vale where levels of development would not justify the provision of new facilities. Appropriate phasing mechanisms will need to be considered to ensure facilities and services are provided in tandem with the occupation of new dwellings.						
4. Reduce the causes of deprivation.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	-	0	0	-	-	-	
Commentary	A single new settlement will not address deprivation and isolation issues throughout much of the Vale of Glamorgan, especially in urban areas where the majority of the problems exist. Limited development opportunities in areas of need could potentially increase deprivation indicators.						
Mitigation	It would be difficult to develop policies that could assist in addressing social and economic deprivation within areas of need, when the strategy option itself seeks to focus development primarily within the rural Vale, and deprivation is highest in the urban eastern vale.						
5. To maintain, protect and enhance community spirit.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+/-	+/-	0	+/-	+/-	+/-	
Commentary	A new settlement has the potential to be well designed in order to reduce crime, provide facilities, encourage local distinctiveness and community ownership in the long term. However, this would only apply to the local area and have no benefits to other areas. Limited development opportunities in areas of deprivation could have a negative impact on community spirit as could demand for services in other settlements in the early stages of development of the new settlement.						
Mitigation	Policies for ensuring new development is integrated into existing communities including the provision of new community facilities ,improved employment opportunities and affordable housing which will make a positive contribution within the identified settlements.						

6. To minimise the causes and manage the effects of climate change.							
	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	<p>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 carbon emissions. However these benefits would be negligible if residents were reliant on travelling to work and other essential services by car, and would only be accrued at the latter stages of the development when the majority of services and facilities would be provided on site.</p> <p>Elsewhere, the level of development envisaged would limit opportunities to enhance public transport facilities, particularly in the most populated settlements where the benefits of new development are needed.</p> <p>The impact on floodplains would depend on the exact location of development. i.e. if located in coastal areas, particularly in the low lying estuarine areas around Ogmore-by-Sea, Aberthaw, Barry and Penarth, the new settlement may be affected by future sea level rise.</p>						
Mitigation	<p>The location of any new development is a key determinant in the success of the plan in supporting measures that address climate change. Subsequently, to meet this objective the plan would need to ensure that the new settlement had adequate public transport facilities at the earliest stages, along with a suitable range of services and facilities for residents. In addition, employment opportunities in close proximity to the new settlement will be essential. This could be achieved by allocating employment land within the development and promoting home working.</p> <p>The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.</p>						
7. To minimise waste.							
	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	+/-	+/-	?	+/-	+/-	+/-	
Commentary	<p>The amount of proposed development 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.</p>						
Mitigation	<p>Ensure that the plan includes a policy that requires the provision of recycling facilities within new developments.</p>						
8. To use land effectively and efficiently.							
	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	<p>A new rural settlement is likely to rely on the development of Greenfield land, resulting in the loss of agricultural land, which would have an adverse effect on the countryside and landscape. Whilst Brownfield land could be developed in other settlements this would undermine the delivery of this option.</p>						
Mitigation	<p>The ability to mitigate against the negative impacts identified is limited by the strategic option, which will inevitably lead to the development of Greenfield sites.</p>						

9. To protect and enhance the built and natural environment.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	0	+/-	0	+/-	+/-	+/-	
Commentary	The development is likely to adversely affect biodiversity, landscape, soil function, water resource use and heritage in the vicinity of the new settlement. The level of impact would depend on the location of the new settlement.						
Mitigation	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 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 nature designations ensure that appropriate mitigation measures are identified and imposed through planning conditions/obligations.						
10. To provide a high quality environment within all new developments.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+/-	+/-	0	+/-	+/-	+/-	
Commentary	Development of the new settlement should be well-designed from the outset in order to include high quality, sustainable materials, make efficient use of open space, access etc. and therefore 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. However, such development would be primarily windfall which could lead to detrimental impacts on the built and natural environment.						
Mitigation	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.						
11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	0	+/-	0	+/-	+/-	+/-	
Commentary	The development is likely to adversely affect landscape and heritage value in its immediate area. However, it would deflect development from the remaining rural area and therefore offer them some protection from development pressure.						
Mitigation	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.						

12. To reduce the need to travel and enable the use of more sustainable modes of transport.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	0	-	?	+	-	-	
Commentary	Whilst the settlement may be self contained in the short-term, it is likely that over time it will generate wider traffic congestion through in and out-commuting. Much depends upon the exact location with respect to existing and proposed 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.						
Mitigation	The location of any new development within the plan is a key determinant in the success of the plan in supporting measures that address climate change. Subsequently, to meet this objective the plan would need to ensure that adequate public transport facilities are provided at the earliest stages, along with a suitable range of services and facilities for residents.						
13. To provide for a diverse range of local job opportunities.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	-	+/-	0	-	-	+/-	
Commentary	If the settlement is sustainable and self-contained, it is assumed that it would provide local employment opportunities in the area of development and its surroundings. However, the Council's Employment Land Study (October 2007) suggests that the majority of employment demand is for small scale business premises, with highest demand being 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.						
Mitigation	The location of any new development is a key determinant in the success of the plan in supporting the sustainability objectives. On the basis of the above it would be difficult to mitigate against the negative impacts identified.						
14. To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	--	+/-	0	+/-	+/-	-	
Commentary	The new settlement has the potential to be well-designed to ensure its own vitality and viability. However, this largely depends upon the exact design of the development. It will not address vitality and viability problems that exist in some of the other centres in the Vale of Glamorgan, notably in the urban south east. This may adversely affect nearby settlements as existing residents may use facilities provided in the new settlement.						
Mitigation	The location of any new development is a key determinant in the success of the plan in supporting the sustainability objectives. On the basis of the above it would be difficult to mitigate against the negative impacts identified.						

15. To promote appropriate tourism.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
	-	-	0	-	-	-
Commentary	The development of a new settlement is unlikely to significantly affect tourism in the Vale of Glamorgan as a whole, and could reduce opportunities for the development of tourism related regeneration in Barry. The potential impact on the vitality and viability of existing centres as identified against objective 14 could also harm the tourism appeal of the Vale of Glamorgan. It would however, provide a degree of protection for the rural Vale, which is a tourism asset in itself- although this would also reduce rural tourism opportunities.					
Mitigation	In support of tourism, the plan should include policies that promote appropriate tourism development. However, the location of any new development within the plan is a key determinant in its success of the plan in supporting the sustainability objectives. On the basis of the above its would be difficult to mitigate against the negative impacts identified.					

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	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.						
SA OBJECTIVE	1. To provide the opportunity for people to meet their housing needs.						
	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 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	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, promote and enhance the range of local facilities.							
	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	In both rural and urban settlements the option will provide the opportunity for a range of new services to be procured as part of new developments. Also the identification of sustainable settlements will ensure that there are adequate local facilities available to support development in its early stages where the provision of new facilities is generally not viable.						
Mitigation	It will be essential to ensure that there is sufficient service capacity to cope with increases in populations, for example in St Athan and Llantwit Major.						
3. To maintain and improve access for all.							
	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 wider distribution of development under this option should help to improve access to services and facilities and decrease isolation particularly in the rural Vale. New development would be located in accessible locations. Planning policy and building regulations would set minimum design standards to ensure that buildings are designed to be accessible to all.						
Mitigation	Design policies within the LDP and Building regulations would provide the key mitigation tools for all development and would further reinforce the positive outcome that the strategy option offers.						

4. Reduce the causes of deprivation.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	++	+	0	+	+	+	
Commentary	<p>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 settlements.</p> <p>Barry is identified as a key settlement in the Wales Spatial Plan. This option recognises Barry as a strategic location which will assist in securing funding for regeneration initiatives that can also address deprivation in the town. It should be noted that St Athan is also identified in the Wales Spatial Plan as a Strategic Opportunity Area and therefore this option allows for the capitalisation of economic development growth opportunities, which will further contribute towards meeting this SA objective.</p>						
Mitigation	The option has the potential to meet local employment needs providing the plan includes intervention measures that will utilise existing employment land opportunities. Similarly, policies for enhancing rural employment through rural diversification, conversion of rural buildings for business use and homeworking should also be considered.						
5. To maintain, protect and enhance community spirit.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+	0	+	+	+	
Commentary	Growth in these intervention areas may contribute to community spirit through an increase in development of facilities, good design and a reduction in the fear of crime where this is an issue.						
Mitigation	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.						

6. To minimise the causes and manage the effects of climate change.							
	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 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	<p>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.</p> <p>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.</p> <p>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 development would not take place in undeveloped coastal areas.</p>						
7. To minimise waste.							
	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	+/-	+/-	?	+/-	+	+	
Commentary	The amount of proposed development 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 govern the amount of waste going to landfill. Similarly, National Planning Guidance will require the Plan to identify preferred locations for new regional waste management facilities. Consequently, this option would inherently make a positive contribution to reducing waste arisings within the Vale of Glamorgan. In addition, development could result in the reuse of disused buildings, reducing waste construction material in both urban and rural areas.						
Mitigation	Ensure that the plan includes a policy that requires the provision of recycling facilities within new developments, and promote the sensitive reuse of existing buildings						

8. To use land effectively and efficiently.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	++	+/-	0	+	+	+/-	
Commentary	As development is mainly focused in existing urban areas, there is high potential for previously developed land to be used, particularly in Barry. It is anticipated that a large proportion of development (both housing and employment) at St Athan will use previously developed land. Development in rural settlements would need to be within existing built up areas wherever possible, to ensure that the countryside is protected from inappropriate development. The option also presents the opportunity to encourage good quality high-density developments in both urban and rural areas.						
Mitigation	<p>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.</p> <p>The candidate site assessment would assist in ensuring that development is situated away from sensitive areas.</p> <p>The encouragement of high density development may not be suited to all settlements. For example, this is likely to be an issue in rural villages where building densities are generally lower. Accordingly, the plan should also impose stringent design standards.</p>						
9. To protect and enhance the built and natural environment.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+	0	+/-	+/-	+/-	
Commentary	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	<p>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.</p> <p>The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.</p>						

10. To provide a high quality environment within all new developments.							
	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	There is the opportunity to ensure that new development is well-designed from the outset in order to include high quality, sustainable materials, make efficient use of open space, access etc and can promote a positive community spirit. This will apply to all intervention areas spread across the Vale of Glamorgan.						
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.						
11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+/-	0	+/-	+	+	
Commentary	There are a large number of historic buildings, designations and protected monuments in the Vale of Glamorgan. In urban centres, there are a number of listed buildings, conservation areas and ancient monuments, which sensitive development could enhance and promote. Growth will provide the opportunities in urban areas to improve the quality of cultural and historic environments, particularly with regard to historic buildings. Although new development may offer the opportunity to enhance and promote the quality of the cultural/historic environment, there is the risk that development may be insensitive to these assets. There are heritage features of value in rural areas that may be affected by new development.						
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. Similarly, policies for the protection of conservation areas and historic environments will ensure that the positive contribution that this option has on the SA objective will be enhanced. The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.						
12. To reduce the need to travel and enable the use of more sustainable modes of transport.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	++	++	?	+/-	+	+	
Commentary	Development in urban areas should enable people to work locally, therefore reducing the need to travel to work and commute to Cardiff. This option would also support the findings of the Council's Employment land Study (October 2007) which identified Barry as having high a demand for local employment premises and land, and as such this option would enable the Council to rejuvenate existing employment sites and increase local employment opportunities. Most sustainable settlements are also accessible by existing national public transport links, particularly via the Cardiff-Bridgend rail service. Increased development of homes and facilities within and adjoining existing rural settlements could also reduce travel distances. If St Athan and Llantwit Major are truly self-contained, this would also result in reduced travel distances, but they may also encourage more trips from surrounding areas.						
Mitigation	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 opportunities.							
	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	<p>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.</p> <p>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. Development in St Athan is expected to create many local jobs. Overall, although job opportunities are likely to increase, the range of jobs available may remain limited due to the dispersed nature of development.</p>						
Mitigation	The option has the potential to meet local employment opportunities providing the plan includes intervention measures that will utilise existing employment sites. Similarly, policies for enhancing rural employment through rural diversification, conversion of rural buildings for business use and homeworking should also be considered.						
14. To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.							
	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	This option offers a significant opportunity to enhance vitality and viability through new development in both urban and rural areas. There is an opportunity to make town centres attractive to local residents that currently use out-of-town retail developments (e.g. Culverhouse Cross). It is assumed that local community and leisure facilities will be provided together with new housing and employment. An increase in population, jobs and overall investment in a number of local centres should contribute positively to vitality and viability of the centres, particularly for rural settlements.						
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 appropriate tourism.							
	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	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 this objective, the plan should include policies that promote appropriate tourism development within both urban and rural areas.						

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 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	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 the opportunity for people to meet their housing needs.						
	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	<p>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.</p> <p>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.</p>						
Mitigation	To ensure that the SA objective is addressed, there will be 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. However, the potential for limited development opportunities during the plan period in the South Eastern settlements would require a high percentage of affordable housing to be secured on new allocated sites which may not be financially viable.						

2. To maintain, promote and enhance the range of local facilities.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+/-	+/-	0	+/-	+/-	+/-	
Commentary	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	<p>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.</p> <p>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.</p>						
3. To maintain and improve access for all.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+/-	+/-	0	+/-	+/-	+/-	
Commentary	Positive effects would be realised in the urban centres in the south east and Rhoose in terms of access to the built environment. Mixed effects would be realised in rural areas, with benefits for the new settlement, and to a lesser extent within other large settlements as a result of the limited levels of growth planned. However, existing rural access issues may not be addressed. The development of a new settlement also presents an opportunity for the creation of an accessible built environment.						
Mitigation	Design policies within the LDP and Building regulations would provide the key mitigation tool for all development.						
4. Reduce the causes of deprivation.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+/-	+/-	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	It would be difficult to develop policies that could assist in addressing social and economic deprivation when the strategy option itself seeks to focus development primarily within the rural Vale, when deprivation is highest in the urban eastern vale.						

5. To maintain, protect and enhance community spirit.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+/-	0	0	+/-	+/-	+/-	
Commentary	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 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 causes and manage the effects of climate change.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+/-	+/-	0	+/-	+/-	-	
Commentary	<p>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.</p> <p>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.</p> <p>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 Ogmores-by-Sea, Aberthaw, Barry and Penarth. Furthermore, parts of Sully, Dinas Powys and Barry, are at risk of fluvial flooding.</p>						
Mitigation	<p>The location of any new development is a key determinant in the success of the plan in supporting measures that address climate change. Subsequently, to meet this objective the plan would need to ensure that the new settlement provides for adequate public transport facilities at the earliest stages, along with a suitable range of services and facilities for residents. In addition, opportunities for employment in close proximity to the new settlement will be essential through allocating employment land and promoting home working.</p> <p>The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.</p>						

7. To minimise waste.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		+/-	+/-	?	+/-	+/-	+/-
Commentary	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.						
Mitigation	Ensure that the plan includes a policy that requires the provision of recycling facilities within new developments.						
8. To use land effectively and efficiently.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	--	0	+	+/-	-	
Commentary	Major positive effects would be realised in the urban centres to the south east where more areas of previously developed land are available. Areas such as Barry have significant amounts of brownfield land that can be re-developed although this would be restricted as the result of a new settlement. However, there is the potential that development may occur on edge of town on greenfield land as the availability of brownfield sites reduces. Negative effects would be realised in rural areas, as a single new settlement is likely to use a significant tract of greenfield land, although preference can be given to the selection of sites that contain brown field land within the rural Vale.						
Mitigation	The ability to mitigate against the negative impacts identified is limited by the strategic option, which will inevitably lead to the development of Greenfield sites.						
9. To protect and enhance the built and natural environment.							
	What is the predicted effect of the option on each S.A Objective?						
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 environment. There are SSSIs that may be affected along the Barry stretch of coastline.						
Mitigation	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 candidate site assessment process will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.						

10. To provide a high quality environment within all new developments.							
	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	Development of the new settlement may be well-designed from the outset in order to include high quality, sustainable materials, good use of open space, access etc. 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. However, such development would be primarily windfall which could lead to detrimental impacts on the urban environment.						
Mitigation	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.						
11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.							
	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	<p>There are a large number of historic buildings, designations and protected monuments in the Vale of Glamorgan. In urban centres, there are a number of listed buildings, conservation areas and ancient monuments, which sensitive development could enhance and promote. Growth will provide the opportunities in urban areas to improve the quality of cultural and historic environments, particularly with regard to historic buildings. Although new development may offer the opportunity to enhance and promote the quality of the cultural/historic environment, there is the risk that development may be insensitive to these assets.</p> <p>In the rural Vale, where it is not expected that much growth will take place, it is assumed that the existing cultural and historic environment will be protected from the negative effects of development. The setting of any monuments will also be protected. The notable exception would be the new rural settlement which would be potentially damaging to the existing, high value historic and cultural environment.</p>						
Mitigation	<p>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.</p> <p>The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.</p>						

12. To reduce the need to travel and enable the use of more sustainable modes of transport.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
	++	-	0	+	+/-	-
Commentary	<p>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 urban settlements in the south east are also accessible by existing national public transport links, particularly via the Cardiff-Bridgend rail service.</p> <p>Whilst the new settlement may be self contained in the short-term, it is likely that over time it will generate wider traffic congestion through in and out-commuting. Much depends upon the exact location with respect to existing and proposed 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.</p> <p>However, in the rural Vale isolation of settlements may continue to be an issue, as there would continue to be limited provision of facilities and employment in rural communities. Bus service provision is considered to be poor in Aberthaw (West), Cog, Penmark, Colwinston and Penllyn amongst other rural settlements (as detailed in the LDP Sustainability Appraisal Draft Scoping Report, February 2007). Development of a new rural settlement would not alleviate these problems. It is likely that the Vale will continue to be an attractive commuter zone due to its proximity to Cardiff and the M4.</p>					
Mitigation	The location of any new development is a key determinant in the success of the plan in supporting measures that address climate change. Subsequently, to meet this objective the plan would need to ensure that adequate public transport facilities are provided at the earliest stages of the new settlement, along with a suitable range of services and facilities for residents.					
13. To provide for a diverse range of local job opportunities.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
	+/-	+/-	+	+/-	+/-	-
Commentary	<p>Development is likely to provide opportunities for employment in urban areas such as Barry and Penarth, where unemployment is an issue. However, the extent to which employment opportunities can be increased may be limited by levels of housing and other development planned. The majority of employment land is likely to be provided in Barry- although the majority of housing would be within a new settlement, and therefore this would not alleviate the employment issues in much of the rest of the Vale of Glamorgan (e.g. in Barry and Penarth).</p> <p>Although unemployment is not a key issue in rural settlements, most residents are employed outside their settlement and some outside the Vale of Glamorgan. There are limited local employment opportunities in rural settlements. Through this strategy, rural areas would continue to be affected by the lack of local employment opportunities.</p>					
Mitigation	The location of any new development within the plan is a key determinant in the success of the plan in supporting this objective and on the basis of the above it would be difficult to mitigate against the negative impacts identified.					

14. To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		+	+/-	0	+	+	+/-
Commentary	<p>Positive effects would be realised in the urban centres in the south east and Rhose through regeneration and investment. However, the limited development planned within these centres would not provide sufficient opportunities to make urban centres attractive to local residents that currently use out-of-town retail developments (e.g. Culverhouse Cross). It is assumed that local community and leisure facilities will be provided together with new housing and employment.</p> <p>Mixed effects would be realised in rural areas, as a new settlement has the potential to be well-designed to ensure its own vitality. However, this largely depends upon the exact design of the development. It will not address vitality problems that exist in some of the other rural settlements.</p>						
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 services such as shops and pubs will further support this objective.						
15. To promote appropriate tourism.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	-	+/-	0	+/-	+/-	+/-	
Commentary	<p>The development of a new settlement is unlikely to significantly affect tourism in the Vale of Glamorgan as a whole, and could reduce opportunities for the development of tourism related regeneration in Barry. The potential impact on the vitality and viability of existing centres as identified against objective 14 could also harm the tourism potential in the Vale of Glamorgan.</p>						
Mitigation	In support of this objective, the plan should include policies that promote appropriate tourism development within both urban and rural areas.						

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 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 the opportunity for people to meet their housing needs.						
	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	<p>It is assumed that development would provide for housing needs in centres across the whole Vale, in both existing urban and rural areas. With this approach, housing allocations within the rural vale could be spread too thinly to meet local housing need particularly amongst the smaller settlements as a consequence of allocating development on a pro rata basis as proposed under option 2b.</p> <p>The Council's Local Housing Market Assessment (2008) has revealed that the greatest need exists within Barry and Penarth and the Coastal Area, followed by the Rural Vale. This option would therefore ensure that an appropriate level of housing would be provided in the largest settlements where demand for new housing is likely to be greatest as a result of future population growth and new household formation.</p> <p>The sustainability test would ensure that housing is delivered in those settlements with the capacity to accommodate new development, particularly in rural parts of the Vale of Glamorgan.</p>						
Mitigation	To ensure that the SA objective is addressed, there will be a requirement within the LDP to ensure that an appropriate mix of housing is provided within the settlements identified to meet the needs identified within the Local Housing Market Assessment and to address the effects of future population growth. Site thresholds and targets would also ensure that future housing developments reflect the levels of housing need.						
	2. To maintain, promote and enhance the range of local facilities.						
	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	In both rural and urban settlements the option provides opportunities for a range of new services to be included as part of any future development. Also the identification of sustainable settlements will ensure that there are existing adequate local facilities to support the earliest stages of development where the provision of new facilities is generally not viable. This option will also promote and enhance community facilities in both rural and urban areas ensuring that existing facilities remain viable. It will be essential to ensure that there is enough capacity to cope with significant new populations. However, in smaller rural settlements the level of development would not lead to a significant level of improvement in the provision of services and facilities due to the allocation of development on a pro rata basis as proposed under option 2b.						
Mitigation	Whilst the option would assist in supporting existing facilities, there will still be a need for policies that safeguard existing facilities, especially in the smaller settlements where development would not occur, and also for policies that seek appropriate new facilities to meet the needs of both existing residents and those associated with the planned housing.						

3. To maintain and improve access for all.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+	0	+	+	+	
Commentary	<p>Planning policy and building regulations would set minimum design standards to ensure that buildings are designed to be accessible to all. Growth in settlements across the Vale of Glamorgan in both urban and rural areas will ensure that a greater proportion of the population will have improved access to facilities and specific buildings. Increased development presents an opportunity to ensure that developments are located in accessible locations.</p>						
Mitigation	Design policies within the LDP and Building Regulations would provide the key mitigation tool for all development and would further reinforce the positive outcome that the strategy option offers.						
4. Reduce the causes of deprivation.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	++	+	0	0	+	+	
Commentary	<p>Multiple deprivation is mainly within the urban south east part of the Vale of Glamorgan (e.g. Barry). A balanced spread of growth should increase the number of homes and business development, helping to tackle the causes of deprivation. Large growth centres would contribute significantly to employment and residential growth in rural parts of the Vale. However, this would not necessarily reduce deprivation associated with limited access to facilities experienced in more remote areas.</p> <p>The identification of Barry as a key settlement in the settlement hierarchy accords with the findings of the Council's Employment Land Study (October 2008) which identifies Barry as an area where demand for employment premises and sites are greatest. Therefore, the strategy would allow the plan to support future employment growth opportunities within Barry which may assist in addressing economic deprivation.</p> <p>In addition, Barry is included in the Wales Spatial Plan as a key settlement. It's recognition as a strategic location will further the Council's ability to secure funding for regeneration initiatives that can also assist in addressing deprivation in the town. It should be noted that St Athan also features within the Wales Spatial Plan as a Strategic Opportunity Area, and therefore this option allows for economic development growth opportunities to be capitalised, which will further contribute towards meeting this SA objective.</p>						
Mitigation	The option has the potential to meet local employment needs providing the plan includes intervention measures that will utilise existing employment land opportunities. Similarly, policies for enhancing rural employment through rural diversification, conversion of rural buildings for business use and home working should also be considered.						

5. To maintain, protect and enhance community spirit.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+	0	+	+	+	
Commentary	The effect of growth on community spirit is likely to be positive. Growth in these areas may contribute to community spirit through an increase in the development of facilities and good design.						
Mitigation	To ensure that new development has a positive impact of the lives of existing and future residents, new development should be integrated into existing settlement patterns, including the provision of new community facilities. In addition, new employment opportunities and affordable housing will make a positive contribution to community spirit.						
6. To minimise the causes and manage the effects of climate change.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+/-	0	+/-	+/-	+/-	
Commentary	A diverse spread of development has the potential to reduce travel distances and hence vehicular greenhouse gas emissions. The option also promotes more development in the urban areas already served by public transport. Development in the smaller settlements will be determined through a sustainability test thereby ensuring that growth occurs where there are sufficient facilities to sustain it. Nonetheless, other issues such as increased energy use as a result of increased development, destruction of green sincs, building on floodplains etc. could negatively affect this objective. A large area of floodplain exists to the south east of Barry.						
Mitigation	<p>The implementation of stringent energy efficient standards for new buildings will help 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.</p> <p>The Candidate site assessment will 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.</p> <p>In terms of coastal flooding, the effect of climate change on coastal settlements is unclear at this stage. However the locational policies of this option would ensure that development would not take place in undeveloped coastal areas.</p>						

7. To minimise waste.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
		+/-	+/-	0	+/-	+
Commentary	The amount of development 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. Consequently, this option would inherently make a positive contribution to reducing waste arisings within the Vale of Glamorgan. In addition, development could result in the reuse of disused buildings, reducing waste construction material in both urban and rural areas					
Mitigation	Ensure that the plan includes a policy that requires the provision of recycling facilities within new developments and promote the sensitive reuse of existing buildings					
8. To use land effectively and efficiently.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
	++	+/-	0	+	+	+/-
Commentary	<p>There is the opportunity to redevelop brownfield sites in urban areas. In Barry, this option provides the opportunity to redevelop under utilised employment sites, as indicated in the Council's Employment Land Study (October 2008).</p> <p>Where appropriate, 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, this will depend upon the availability of land for development within existing built up areas and the impact that new development would have on the character of existing settlements. The option also presents the opportunity to encourage good quality high-density developments in both urban and rural areas.</p>					
Mitigation	<p>Include policies to encourage the reuse of Brownfield sites over Greenfield sites. However this may be limited in the rural Vale due to the availability of Brownfield sites and could reduce significantly over the plan period. However, the identification of sustainable settlements could in the long-term offset the loss of Greenfield sites as development in sustainable locations could provide a positive contribution towards climate change. The encouragement of high density development may not be suited to all settlements. E.g. there could be a conflict with the character of traditional villages where building densities are lower. Therefore the plan should also impose stringent design standards.</p> <p>The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.</p>					

9. To protect and enhance the built and natural environment.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
	+	+/-	0	+/-	+	+
Commentary	The option would focus development in existing settlements and therefore encourage brownfield development rather than use of greenfield sites. Development may result in the regeneration of existing urban areas such as in Barry where new development may act as a catalyst for general environmental improvements. The environment surrounding rural settlements could 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.					
Mitigation	<p>Include policies to encourage the reuse of Brownfield sites over Greenfield. However this may be limited due to the availability of Brownfield sites in the rural Vale and could reduce significantly over the plan period. The encouragement of high density development may not be suited to all settlements, e.g. there could be a conflict in some of the traditional rural villages where building densities are generally lower. In such cases the plan should also impose stringent design standards.</p> <p>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 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 appropriate mitigation measures should be identified and imposed through planning conditions/obligations.</p>					
10. To provide a high quality environment within all new developments.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
	+	+	0	+/-	+	+
Commentary	New developments have the opportunity to be well-designed from the outset in order to include high quality, sustainable materials, make efficient use of open space, access etc and will promote a positive community spirit.					
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 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.					

11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		+/-	+/-	0	+/-	+/-	+
Commentary	<p>There are a large number of historic buildings, designations and protected monuments in the Vale of Glamorgan. Growth will provide opportunities in urban and rural areas to improve the quality of the cultural and historic environment, particularly with regard to historic buildings. Although new development may offer the opportunity to enhance and promote the quality of the cultural/historic environment, there is the risk that development may be insensitive to these assets.</p>						
Mitigation	<p>Policies that promote good design and respect rural and urban settings will be required to ensure that development contributes positively to the built environment. Similarly, policies for the protection of conservation areas and historic environments will ensure that the positive contribution that this option has on the SA objective will be enhanced.</p> <p>The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.</p>						
12. To reduce the need to travel and enable the use of more sustainable modes of transport.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+/-	0	+/-	+/-	+/-	
Commentary	<p>Development in urban areas should enable people to work locally, therefore reducing the need to travel to work and commute to Cardiff. Most urban settlements are also accessible by existing national public transport links, particularly via the Cardiff-Bridgend rail service.</p> <p>Increased development of homes and facilities around existing sustainable rural settlements could also improve access to sustainable transport modes as a cascade effect. Through the sustainability test, residents of rural communities that lack appropriate facilities may have to continue travelling long distances to use facilities in 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.</p>						
Mitigation	<p>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.</p>						

13. To provide for a diverse range of local job opportunities.							
	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	This option would provide opportunities for employment in urban areas such as Barry and Penarth, where unemployment is an issue and where a large concentration of employment land is available (Vale of Glamorgan Employment Land Study) and is easily accessible by public transport. Whilst it may be difficult to attract some large employers to smaller settlements, the option does provide the opportunity to support small scale local employment opportunities akin to the character of the rural Vale and complimentary to the make up of local employment identified in the Council's employment study. Development in St Athan is expected to create many local jobs. Overall, although job opportunities are likely to increase, the range of jobs available may remain limited due to the dispersed nature of development.						
Mitigation	Consider the inclusion of policies that utilise underused employment land opportunities e.g. mixed use development. Similarly, policies for enhancing rural employment through rural diversification, conversion of rural buildings for business use and home working should also be considered. The consideration of appropriate new small scale rural employment sites promoted through the candidate site process could also assist in supporting this objective through the LDP.						
14. To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.							
	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	This option offers a significant opportunity to enhance vitality and viability through new development in both urban and rural areas. There is an opportunity to make town centres attractive to local residents that currently use out-of-town retail developments (e.g. Culverhouse Cross). It is assumed that local community and leisure facilities will be provided together with new housing and employment. An increase in population, jobs and overall investment in a number of local centres should contribute positively to vitality and viability of the centres, particularly for rural settlements.						
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 services such as shops and pubs will further support this objective.						
15. To promote appropriate tourism.							
	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	Increased development and infrastructure could contribute to 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 offer of the rural vale.						
Mitigation	In support of this objective, the plan should include policies that promote appropriate tourism development within both urban and rural areas.						

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 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	<p>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.</p> <p>(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)</p>						
SA OBJECTIVE	1. To provide the opportunity for people to meet their housing needs.						
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE +	Rural Vale +/-	Trans-boundary 0	Short term +/-	Medium term +/-	Long term -	
Commentary	<p>Development will be focused within the largest settlements of the South East Zone, e.g. Barry, Penarth, Dinas Powys (the current UDP strategy) and the new settlement.</p> <p>The current UDP Strategy has brought about the delivery of housing in urban areas such as Penarth Haven and Rhoose Point. However, under this option the majority of housing would be provided within a new settlement, consisting of a minimum 5,000 dwellings, which whilst capable of addressing rural housing needs may not be in the settlements where 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.</p>						
Mitigation	<p>To ensure that the SA objective is addressed, there will be 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. However, the potential for limited development opportunities during the plan period in the South Eastern settlements would require securing a high percentage of affordable housing on allocated sites which may not be financially viable.</p> <p>To overcome this issue, a reduction in the size of the new rural settlement could be considered- however this could result in creating additional secondary impacts, e.g. residents of the new settlement may have to travel further distances as a consequence of fewer services and facilities being provided.</p>						

2. To maintain, promote and enhance the range of local facilities.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
	+	+/-	0	+/-	+/-	+/-
Commentary	<p>Positive benefits in terms of facilities provision would be realised in both urban and rural settlements where development would occur. However, regeneration would inevitably be constrained by the low level of development opportunities in these areas. 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, and to a lesser extent in some larger settlements considered to be sustainable (through a sustainability test). The majority of small rural settlements 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.</p> <p>It should be noted that in the short to medium term residents of the new settlement will not enjoy the range of benefits available within existing settlements. Therefore the residents could place added pressure on services and facilities available in nearby settlements.</p>					
Mitigation	<p>The inclusion of policies 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. However, as indicated above, the option could lead to redevelopment pressures on existing facilities as a consequence of under use/viability.</p> <p>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.</p>					
3. To maintain and improve access for all.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
	+/-	+/-	0	+/-	+/-	+/-
Commentary	<p>Positive effects would be realised in the urban centres within the south east zone and St Athan in terms of access to the built environment. Mixed effects would be realised in rural areas, with benefits for the new settlement, and to a lesser extent within other large settlements as a result of the limited levels of growth planned. However, existing rural access issues may not be addressed. The development of a new settlement also presents an opportunity for the creation of an accessible built environment.</p>					
Mitigation	<p>Design policies within the LDP and Building regulations would provide the key mitigation tool for all development.</p>					

4. Reduce the causes of deprivation.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		+/-	+/-	0	+/_	+/-	+/-
Commentary	With the majority of planned development occurring within a new settlement, any opportunities for addressing social and economic deprivation within the South East zone 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. The latter may improve as a cascade effect from the new rural settlement and limited development within sustainable settlements, although this may be limited in extent. Similarly, the concentration of development in a few settlements would not significantly improve access where this is a problem.						
Mitigation	It would be difficult to develop policies that could fully assist in addressing social and economic deprivation within the South East Zone when the strategy option itself seeks to focus development primarily within a new rural settlement, where access to facilities and services is the only limiting factor in terms of social deprivation.						
5. To maintain, protect and enhance community spirit.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+/-	+/-	0	+/-	+/-	+/-	
Commentary	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. This would to be true albeit to a lesser extent for the sustainable settlements and settlements within the South East Zone. Limited development opportunities in areas of deprivation could have a negative impact on community spirit as could demand for services in other settlements in the early stages of the new settlement.						
Mitigation	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 causes and manage the effects of climate change.							
	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	<p>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.</p> <p>The option could also contribute to a reduction in commuting as there would be more opportunities for improving 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. However, more development overall and particularly a new rural settlement will lead to increased energy use, increased flooding potential, destruction of green spaces, more rapid run-off rates etc.</p> <p>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 carbon emissions. However these benefits would be negligible if residents were reliant on travelling 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.</p> <p>Depending on the 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 Ogmere-by-Sea, Aberthaw, Barry and Penarth. Furthermore, parts of Sully, Dinas Powys and Barry, are at risk of fluvial flooding.</p>						
Mitigation	The location of any new development is a key determinant in the success of the plan in supporting measures that address climate change. Subsequently, to meet this objective the plan would need to ensure that the new settlement provides for adequate public transport facilities at the earliest stages, along with a suitable range of services and facilities for residents. In addition, opportunities for employment in close proximity to the new settlement will be essential through allocating employment land and promoting home working.						
7. To minimise waste.							
	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 amount of development 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.						
Mitigation	Ensure that the plan includes a policy that requires the provision of recycling facilities within new developments.						

8. To use land effectively and efficiently.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	++	-	0	+	+/-	-	
Commentary	<p>Development within the South East Zone would provide an opportunity for the reuse of previously developed land. In the rural settlements development on greenfield land may occur depending upon the availability of land for development within existing built up areas.</p> <p>It is anticipated that the majority of development (both housing and employment) at St Athan and Barry will use previously developed land.</p> <p>A new rural settlement is likely to be on largely greenfield land and would have an adverse effect on the landscape. Although preference could be given to the selection of brownfield sites within the rural Vale, this may be difficult to achieve since there are few brownfield opportunities outside of the South East Zone that would be capable of accommodating a new settlement.</p>						
Mitigation	<p>Within the South East Zone policies should favour Brownfield sites over Greenfield sites. The ability to mitigate against the negative impacts within the rural Vale, especially the identification of Brownfield land suitable for accommodating a new rural settlement is limited by the strategic option, which will inevitably lead to the development of Greenfield sites.</p> <p>The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.</p>						
9. To protect and enhance the built and natural environment.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	-	0	+/-	+/-	+/-	
Commentary	<p>Positive benefits would be realised in the urban centres to the south east through enhancement and regeneration. In rural areas, this could be negative as there is the potential for the existing environment to be adversely affected. Negative effects would be realised in more sensitive rural areas, and more so due to the potentially adverse impacts of the new rural settlement. However this could be reduced through the preferential selection of brown field sites within the rural Vale for the location of this settlement.</p>						
Mitigation	<p>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.</p>						

10. To provide a high quality environment within all new developments.							
	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	All new developments within this option has the opportunity to be well-designed from the outset in order to include high quality, sustainable materials, make efficient use of open space, access etc and can promote a positive community spirit.						
Mitigation	<p>Development of the new settlement may be well-designed from the outset in order to include high quality, sustainable materials, use of open space, access etc. 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. However, such development would primarily be windfall which could lead to other detrimental impacts due to the unplanned nature of the development.</p> <p>The candidate site assessment will also assist in the identification of sensitive locations and therefore provides for an element of mitigation.</p>						
11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.							
	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	<p>There are a large number of historic buildings, designations and protected monuments in the Vale of Glamorgan. In urban centres, there are a number of listed buildings, conservation areas and ancient monuments, which sensitive development could enhance and promote.</p> <p>Growth will provide opportunities in urban areas to improve the quality of cultural and historic environments, particularly with regard to historic buildings. Although new development may offer the opportunity to enhance and promote the quality of the cultural/historic environment, there is a risk that development may be insensitive to these assets.</p> <p>There are heritage features of value in rural areas that may be affected by new development particularly as a result of windfall development. Development of the new settlement is likely to adversely affect the landscape and heritage value in its immediate area.</p>						
Mitigation	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.						

12. To reduce the need to travel and enable the use of more sustainable modes of transport.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+/-	0	+/-	+/-	+/-	
Commentary	<p>Focusing development in urban areas and other sustainable settlements where there is already a significant population and relatively good access to public transport should have a positive effect on local sustainable transport use. Increased development of homes and facilitates in and adjacent to existing sustainable towns and villages could also improve access to sustainable transport modes as a cascade effect.</p> <p>Whilst the new rural settlement may be self contained in the short-term, it is likely that over time it will generate wider traffic congestion through in and out-commuting. However, the extent of this depends upon the exact location with respect to existing and proposed public transport links. However, based on previous experiences of other new settlements in the UK, it is unlikely that this would address issues relating to the dependence on private cars in rural areas, or reduce the need to travel to existing major urban centres for higher value services.</p> <p>However, in the rural Vale isolation of settlements may continue to be an issue, as there would continue to be limited provision of facilities and employment opportunities in rural communities. Bus service provision is considered to be poor in Aberthaw (West), Cog, Penmark, Colwinston and Penllyn amongst other rural settlements (as detailed in the LDP Sustainability Appraisal Draft Scoping Report, February 2007). Development of a new rural settlement would not alleviate these problems and it is likely that the Vale will continue to be an attractive commuter zone due to its proximity to Cardiff and the M4.</p>						
Mitigation	The location of any new development is a key determinant in the success of the plan in supporting measures that address climate change. Subsequently, to meet this objective the plan would need to ensure that adequate public transport facilities are provided at the earliest stages of a development, along with a suitable range of services and facilities for residents.						
13. To provide for a diverse range of local job opportunities.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+/-	0	+	+	+	
Commentary	<p>Development within the South East Zone is likely to provide job opportunities in urban areas such as Barry and Penarth, where unemployment is an issue and where there is an adequate supply of employment land. However, the majority of employment land is likely to be provided in Barry, which would assist in addressing the economic deprivation that exists in some wards.</p> <p>However, it may be difficult to attract some large employers to the smaller settlements in the rural vale due to the limited range and choice of employment sites that exist, consequently restricting the range of job opportunities. However, small scale employment opportunities within the more sustainable rural settlements could increase employment opportunities in some parts of the rural vale. Development in St Athan is expected to create many local jobs. Overall, although this option may increase job opportunities, the range of jobs available may remain limited due to the dispersed nature of development. If the new rural settlement is sustainable and self-contained, there would be a need to provide local employment opportunities within and adjoining the development.</p>						
Mitigation	The location of any new development is a key determinant in the success of the plan in supporting this objective and on the basis of the above the opportunity to maximise employment opportunities within strategic areas such as Barry may be limited due to the concentration of development elsewhere.						

14. To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
	++	+	0	+	+	+
Commentary	<p>This option offers a significant opportunity to enhance vitality and viability through new development in both urban and rural areas.</p> <p>There is an opportunity to make town centres attractive to local residents that currently use out-of-town retail developments (e.g. Culverhouse Cross). An increase in population, jobs and overall investment in a number of local centres should contribute positively to vitality and viability of the centres, particularly for rural settlements. The new rural settlement has the potential to be well-designed to ensure its own vitality and viability. However, this largely depends upon the exact design of the development. However, it will not address vitality and viability problems that exist in some of the other rural settlements.</p>					
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 policies which support the protection of small rural services and facilities such as shops and pubs will further assist this objective.					
15. To promote appropriate tourism.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
	+	+	0	+	+	+
Commentary	As with Option 5, 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 number of rural settlements, the strategy has the potential for enhancing the tourism offer in the rural vale.					
Mitigation	In support of this objective, the plan should include policies that promote appropriate tourism development within both urban and rural areas.					

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 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	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.						
SA OBJECTIVE	1. To provide the opportunity for people to meet their housing needs.						
	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	<p>This option implies that majority of new housing will be focussed in Barry and other settlements in the urban south east as well as the key settlement of St Athan. The Llandow Newydd proposal provides for some 2750 housing units over a 4 phase development period, 30% (some 850 units) of which will be affordable housing. The strategy 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 housing within a new settlement could restrict the extent to which affordable housing need is delivered in the South East Zone since a high proportion of the housing provided would be directed to Llandow Newydd, where the need for affordable housing is not as prevalent as that in the urban south east (Council's Local Housing Market Assessment 2008).</p> <p>Llandow airfield is relatively centrally located within the rural vale, and would go some way to meeting new housing needs in the rural vale. However, the delivery of housing to meet local needs within the area would not be fully realised during in the short to medium term, therefore reducing the effectiveness of the plan to meet its strategic objectives. Similarly, the concentration of a large number of units within a new settlement in the rural Vale would not address housing needs where they occur, or where anticipated growth is required. This could be detrimental to the vitality of smaller settlements and also maintain the relative high house prices in the rural Vale- therefore perpetuating affordability issues within specific settlements.</p>						
Mitigation	To ensure that the SA objective is addressed, there will be 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. However, the potential for limited development opportunities during the plan period in the South East settlements and other rural settlements as the result of a new settlement located away from areas of need and projected demand would require a high percentage of affordable housing to be secured on new allocated sites within these areas which may not be viable.						

2. To maintain, promote and enhance the range of local facilities.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		+	+/-	0	+/-	+/-	+/-
Commentary	<p>Positive benefits in terms of facilities provision would be realised in the south east zone settlements, St Athan, the sustainable rural settlements and also at Llandow Newydd. However, for Llandow Newydd it is anticipated that the extent of the facilities provided would be limited due to the proposed 2750 dwellings. It is generally accepted that for a new settlement to be sustainable (that is support a sufficient range of services and facilities) it would have to be between 4,000 and 5,000 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 SA objective is unlikely to be achieved within the Llandow Newydd proposal.</p> <p>The provision of new facilities as identified in the Llandow Newydd proposal would create some positive effects in and around the surrounding area. However these facilities could undermine the vitality and viability of the neighbouring settlements as residents may choose to relocate to Llandow Newydd. There could be some extraction from local centres in Cowbridge and Llantwit Major although it is acknowledged that they cater for niche markets.</p>						
Mitigation	<p>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. However, as indicated above, the option could lead to redevelopment pressures on existing facilities as a consequence of under use/viability.</p> <p>Appropriate phasing mechanism will need to be applied to the new settlement so as to ensure that facilities and services are provided in tandem with the occupation of dwellings.</p> <p>In addition, the use of section 106 agreements/ planning conditions could ensure that the development includes an appropriate mix of facilities, which could make it more sustainable and also assist in mitigating against the loss of vitality and viability within neighbouring centres. However the reliance on section 106/planning conditions highlights the level of intervention required to make a development in an unsustainable location sustainable.</p>						
3. To maintain and improve access for all.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+/-	0	+/-	+/-	+/-	
Commentary	<p>Positive effects would be realised in the urban south east settlements and St Athan in terms of access to the built environment. Mixed effects would be realised in rural areas, with the majority of benefits being realised within the new settlement, and to a lesser extent within sustainable rural settlements as a result of the limited levels of growth planned. However, for residents living in the other rural settlements existing rural access issues may not be addressed. The development of a new settlement also presents an opportunity for the creation of an accessible built environment.</p>						
Mitigation	<p>Design policies within the LDP and Building regulations would provide the key mitigation tool for all development.</p>						

4. Reduce the causes of deprivation.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		+	+	0	+/-	+/-	+/-
Commentary	<p>This option would help to tackle the causes of deprivation in the urban south east settlements, particularly within Barry where deprivation is a key issue (WIMD 2005)</p> <p>The facilities created by the Llandow Newydd development may also serve other settlements in the rural Vale currently with poor access to services, as would development in other rural sustainable settlements. However, this would not fully address this issue in the settlements where this is a localised problem.</p>						
Mitigation	It would be difficult to develop policies that could assist fully in addressing social and economic deprivation within the rural vale when the strategy option itself seeks to focus development primarily within a new rural settlement, where access to facilities and services is a major issue.						
5. To maintain, protect and enhance community spirit.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	+	0	+/-	+/-	+	
Commentary	<p>Growth and regeneration in these settlements may enhance community spirit through an increase in the provision of new facilities and good design.</p> <p>The Llandow Newydd development, if well designed and executed has potential to create a settlement with a strong identity which could be enhanced by local residents. However, this would not be realised until the development is fully developed. To achieve this objective, attention would need to be given to obviating any risk of Llandow Newydd becoming a dormitory town, predominantly serving the needs of the commuting population.</p>						
Mitigation	Policies that ensure new development is properly 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 for growth.						

6. To minimise the causes and manage the effects of climate change.							
	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	<p>Within the South East Zone and within the St Athan area, this option could contribute to a reduction in commuting as there would be more employment opportunities that are easily accessible by public transport hence fewer vehicular greenhouse gas emissions. However, for Llandow Newydd, existing employment opportunities are unlikely to serve the needs of all residents and it is inevitable that there would be an increase in peak time commuting. It is also understood that there will be no new rail link serving Llandow Newydd due to the scale of the proposal. Therefore any significant investment in the bus network could have a detrimental impact on existing rural services.</p> <p>A new settlement would nevertheless provide opportunities for applying the latest building codes to increase energy efficiency and decrease impact on carbon emission. However in the near future it is likely that this will become mandatory for all new housing. Any new development particularly that associated with Llandow Newydd will lead to an increase in energy use and flooding potential, destruction of green spaces, increased rapid run off rates etc.</p>						
Mitigation	<p>The location of any new development is a key determinant in the success of the plan in supporting measures that address climate change. Subsequently, to meet this objective the plan would need to ensure that Llandow Newydd provides adequate public transport facilities at the earliest stages, along with a suitable range of services and facilities for residents. However, as highlighted above this could undermine the ability of the plan to achieve other sustainability objectives elsewhere.</p> <p>In addition, employment opportunities in close proximity to the new settlement will be essential. This would have to be achieved by allocating employment land and promoting home working.</p>						
7. To minimise waste.							
	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	<p>The amount of proposed development 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. However, Llandow Newydd could place additional pressure on the delivery of recycling services in the rural vale.</p>						
Mitigation	<p>Ensure that the plan includes a policy that requires the provision of recycling facilities within new developments.</p>						

8. To use land effectively and efficiently.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
		+	-	0	+	+/-	-
Commentary	<p>The South East Zone provides the opportunity to develop brownfield sites in sustainable locations. It is anticipated that major development within and adjoining Barry and St Athan would utilise previously developed land, but there is likely to be some greenfield housing.</p> <p>However, in the rural Vale the development of Llandow Newydd would result in a significant loss of productive agricultural land, this being some 51 hectares of grade 3a and 36 hectares of grade 3b (Reading Agricultural Consultants Report 2008) with the remaining 99 hectares of industrial land associated with Llandow Trading and Industrial estates (not within the control of the promoters) will remain in its current form. Development in the other sustainable rural settlements could utilise some Brownfield land, but there is also likely to be some Greenfield development adjacent to these settlements.</p>						
Mitigation	<p>Within the South East Zone policies should promote Brownfield sites over Greenfield sites and candidate site selection would mitigate against the loss of Greenfield sites. This could also assist in reducing the amount of Greenfield development within other sustainable rural settlements identified for development.</p> <p>However, with this option, Llandow Newydd would not be subject to the candidate site assessment and therefore no mitigation measures would be available for safeguarding the loss of currently productive agricultural land.</p>						
9. To protect and enhance the built and natural environment.							
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	+	-	0	+/-	+/-	+/-	
Commentary	<p>Positive benefits would be realised in the urban South East Zone through enhancement and regeneration opportunities. In rural areas there could be a negative impact if the existing environment is adversely affected by new development.</p> <p>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.</p> <p>There could also be negative effects linked to schemes associated with the development, such as the Llysworney bypass. This road proposal is included within the adopted UDP and draft RTP and could be justified with or without the Llandow Newydd development.</p>						
Mitigation	<p>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.</p>						

10. To provide a high quality environment within all new developments.							
	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	<p>New developments have the opportunity to be well-designed from the outset in order to include high quality, sustainable materials; make efficient use of open space, access etc. and can promote a positive community spirit. This will apply to all intervention areas spread across the Vale of Glamorgan, and to the new rural settlement at Llandow through its careful execution.</p> <p>However, secondary effects associated with the potential impacts on the built and natural environment due to its location and high dependency on the car could offset any potential positive benefits, especially within the rural Vale.</p>						
Mitigation	The new rural settlement should be well-designed from the outset in order to include high quality, sustainable materials, make efficient use of open space, access etc. and promote a positive community spirit. The development of the new rural settlement in this manner could set a precedent for development elsewhere in the Vale of Glamorgan. However, it would be difficult to offset the secondary effects identified above.						
11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.							
	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	<p>There are a large number of historic buildings, designations and protected monuments in the Vale of Glamorgan. In urban centres, there are a number of listed buildings, conservation areas and ancient monuments, which sensitive development could enhance and promote.</p> <p>Growth will provide opportunities in urban areas to improve the quality of cultural and historic environments, particularly with regard to historic buildings. Although new development may offer the opportunity to enhance and promote the quality of the cultural/historic environment, there is a risk that development may be insensitive to these assets. However, in the majority of cases they are protected by legislation and planning policy.</p> <p>There are heritage features of value in rural areas that may be affected by new development.</p> <p>Development of the Llandow Newydd settlement could adversely affect landscape and heritage value in the immediate area.</p>						
Mitigation	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 nature designations ensure that appropriate mitigation measures are identified and imposed through planning conditions/obligations.						

12. To reduce the need to travel and enable the use of more sustainable modes of transport.							
	What is the predicted effect of the option on each S.A Objective?						
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term	
	++	--	0	+/-	+/-	+/-	
Commentary	<p>Focusing development within the South East Zone where there is already a large population and good access to public transport should have a positive effect on local sustainable transport use. Similarly, focussing development around other sustainable rural settlements could also improve access to sustainable transport modes as a cascade effect.</p> <p>The Llandow Newydd proposal includes an element of office premises and it is also adjacent to two existing employment sites. Therefore there is the potential for residents of the new settlement to reduce their need to travel for employment purposes. However it is unlikely that the office development would attract end users as there is little need for this within the rural vale (as supported within the Council's Employment Land Study). In addition existing employment opportunities at Llandow Trading and Industrial Estates are unlikely to serve the needs of all residents and therefore there would inevitably be an increase in peak time commuting.</p> <p>It is therefore 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, 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 and facilities.</p> <p>Therefore, in the rural Vale isolation of settlements may continue to be an issue, as there would be limited provision of facilities and employment in rural communities. Bus service provision is considered to be poor in Aberthaw (West), Cog, Penmark, Colwinston and Penllyn amongst other rural settlements (as detailed in the LDP Sustainability Appraisal Draft Scoping Report, February 2007). Any major investment in the bus network to serve Llandow Newydd is likely to have an adverse effect on other rural bus services.</p> <p>While there are likely to be improved local public transport links within the areas of Cowbridge, Llantwit Major and St Athan this could result in longer journeys to Bridgend and Cardiff which are likely to require a change of service. The Llandow Newydd site is adjacent to a rail line, but it is understood that there will be no new rail link servicing the development due to the scale of the proposal and the limited service capacity on the Vale of Glamorgan railway line.</p>						
Mitigation	<p>The location of any new development is a key determinant in the success of the plan in supporting measures that address climate change. Subsequently, to meet this objective the plan will need to ensure that adequate public transport facilities are provided at the earliest stages of development, along with a suitable range of services and facilities for residents.</p>						

13. To provide for a diverse range of local job opportunities.							
	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	<p>Development is likely to provide opportunities for employment in urban areas such as Barry and Penarth, where unemployment is an issue and the majority of available employment is in Barry, therefore limiting the extent to which this objective can be achieved in the rural vale.</p> <p>Provision of new housing at Llandow Newydd, in close proximity to existing and proposed employment sites, presents the opportunity for residents to reduce their need to travel for employment purposes. However it is unlikely that the proposed office development would attract end users as there is little need for this within the rural vale (as supported within the Council's Employment Land Study). In addition existing employment opportunities at Llandow Trading and Industrial Estates are unlikely to serve the needs of all residents and therefore there would inevitably be an increase in peak time commuting. Furthermore the loss of good quality agricultural land would have a negative financial impact of the farms affected (Reading Agricultural Consultants Report 2008).</p> <p>It may be difficult to attract some large employers to smaller settlements due to inappropriately sized employment sites therefore limiting the range of job opportunities that can be provided in rural settlements, although options for smaller scale employment opportunities within the more sustainable settlements could increase rural employment opportunities. The proposed DTA St Athan facility is expected to create jobs.</p> <p>The Llandow Newydd development and the associated Llysworney Bypass would improve the attractiveness of the existing employment sites and could offer increased local job opportunities.</p>						
Mitigation	The location of any new development is a key determinant in the success of the plan in supporting this objective and on the basis of the above the opportunity to maximise employment opportunities within strategic areas such as Barry may be limited due to the concentration of new development elsewhere.						

14. To maintain and enhance the vitality and viability of the Vale of Glamorgan's town, district and local centres.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
		++	+/-	0	+	+
Commentary	<p>This option offers a significant opportunity to enhance the vitality and viability of existing centres through new development in the South East Zone and other sustainable rural settlements.</p> <p>There is an opportunity to make town centres attractive to local residents that currently use out-of-town retail developments (e.g. Culverhouse Cross). Town Centres can also be made attractive to businesses therefore reducing the number of vacant units (e.g. Barry). It is assumed that local community and leisure facilities will be provided together with new housing and employment development.</p> <p>However, for Llandow Newydd it is anticipated that the extent of the facilities provided may be limited due to the proposed 2750 dwellings. It is generally accepted that for a new settlement to be sustainable (that is support a sufficient range of services and facilities) it would have to be of between 4,000 and 5,000 dwellings (see Best Practice in Urban Extensions and New Settlements, TACPA 2007, and Eco Towns Prospectus Communities & Local Government 2007). Accordingly, whilst Llandow Newydd may increase demand for services within nearby settlements such as Cowbridge and Llantwit Major this would be contrary to meeting this SA objective.</p>					
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 services such as shops and pubs will further support this objective.					
15. To promote appropriate tourism.						
	What is the predicted effect of the option on each S.A Objective?					
Performance	Urban SE	Rural Vale	Trans-boundary	Short term	Medium term	Long term
	+	+	0	+	+	+
Commentary	As with Option 8, increased development and infrastructure could contribute to a tourist infrastructure across the intervention areas. 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 number of rural settlements, the strategy has the potential for enhancing the tourism potential of the rural vale.					
Mitigation	In support of this objective, the plan should include policies that promote appropriate tourism development within both urban and rural areas.					

