



VALE OF GLAMORGAN
LOCAL DEVELOPMENT PLAN

STRATEGIC
OPTIONS
OFFICER
WORKSHOP

July 2007



Draft Strategy Options Officer Workshop Report

Executive Summary

This report outlines the views expressed at a Local Development Plan Strategic Options Officer Workshop held to consider the Strategic Options proposed for the Vale of Glamorgan Local Development Plan (LDP).

The workshop was held on the 25th July 2007 at the Council's Civic Offices in Barry and was attended by officers of the Vale of Glamorgan Council representing a wide range of service areas.

A list of officers who attended the workshop is included as Appendix 1 to this report.

The purpose of the workshop was to engage officers from various service areas in a discussion on the advantages and disadvantages of pursuing the various strategy options proposed. The options under consideration being:

- **Option 1:** Maximising the potential of and concentrating growth in Barry, Penarth, Dinas Powys, Sully and Rhoose (current UDP strategy).
- **Option 2a:** Dispersement of housing and employment opportunities based on the current population of each settlement (without a sustainability test).
- **Option 2b:** Dispersement 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, Penarth / Llandough, Dinas Powys and Sully. Llantwit Major and St. Athan to be a key development opportunity. Smaller sustainable settlements to accommodate further housing and associated development.

In addition, the following alternative options arising from the stakeholder workshop held on the 24th May 2007 were also considered:

- **Option 6:** Composite Option 1 & Option 4 – Maximising the potential of and concentrating growth in Barry, Dinas Powys, Sully and Rhoose (current UDP strategy) as well as developing a new rural settlement to promote sustainable self-containment.
- **Option 7:** Composite 2b & Option 5 – Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be a key development opportunity. Smaller sustainable settlements to accommodate further housing and associated development based on a sustainability test.
- **Option 8:** Composite Option 5 & Option 4 – Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be a key development opportunity. Smaller sustainable settlements (including a new rural settlement) to accommodate further housing and associated development.

Having considered the various options presented to them and the advantages and disadvantages of each, officers were of the opinion that Option 5 represented the most realistic and sustainable approach to future development within the Vale of Glamorgan and it clearly reflects current Government thinking.

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1. Introduction

1.1 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development Plan)(Wales) Regulations 2005, place a statutory duty on all Local Authorities in Wales to prepare a Local Development Plan (LDP) for their administrative areas. The Vale of Glamorgan Council like other authorities in Wales is currently developing its LDP in accordance with guidance produced by the Welsh Assembly Government. Once adopted, the LDP will replace the Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011 (UDP) and will set out the Council's land use planning policies against which developments will be assessed in the period from 2011 to 2026.

1.2 The Council is currently undertaking the third stage of the LDP process that is, the consideration of a number of realistic and deliverable strategy options and the selection of a preferred strategy.

1.3 Six strategy options had previously been considered by stakeholders at a workshop held at the YMCA HUB in Barry on the 24th May 2007 and a detailed report of that consultation exercise can be found on the Council's web site at:

www.valeofglamorgan.gov.uk/living/planning/planning_policy

1.4 This report reflects the views expressed by officers on the six strategy options previously considered as well as three alternative strategy options that resulted from the earlier workshop.

1.5 The strategies under consideration are:

- Option 1: Maximising the potential of and concentrating growth in Barry, Penarth, Dinas Powys, Sully and Rhoose (current UDP strategy).
- Option 2a: Dispersement of housing and employment opportunities based on the current population of each settlement (without a sustainability test).
- Option 2b: Dispersement 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, Penarth / Llandough, Dinas Powys and Sully. Llantwit Major and St. Athan to be a key development opportunity. Smaller sustainable settlements to accommodate further housing and associated development.

1.6 Along with the alternative options, which arose from the earlier stakeholder workshop:

- Option 6: Composite Option 1 & Option 4 – Maximising the potential of and concentrating growth in Barry, Dinas Powys, Sully and Rhoose (current UDP strategy) as well as developing a new rural settlement to promote sustainable self-containment.
- Option 7: Composite 2b & Option 5 – Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be

a key development opportunity. Smaller sustainable settlements to accommodate further housing and associated development based on a sustainability test.

- Option 8: Composite Option 5 & Option 4 – Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be a key development opportunity. Smaller sustainable settlements (including a new rural settlement) to accommodate further housing and associated development.

1.7 To assist the Council in this process, an independent appraisal of the options will be carried out as a part of the Sustainability Appraisal (SA) process. This appraisal will be based on the SA framework objectives, which have been developed using feedback from the SA stakeholder workshop held in October 2006. This workshop highlighted that the key issues for the stakeholders 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.

1.8 Details of the findings from this workshop are provided in the *Sustainability Appraisal Stakeholder Workshop - Report of Consultation* (October 2006) which is also available on the Council's website at:

www.valeofglamorgan.gov.uk/living/planning/planning_policy

2. Purpose and Format of Workshop

2.1 The workshop was held to:

- Update officers on the progress of the Local Development Plan.
- Enable officers from a wide range of service areas to engage in the LDP process and to give their views on the various strategy options under consideration.
- Provide officers with the opportunity to influence the development of the LDP Preferred Strategy.

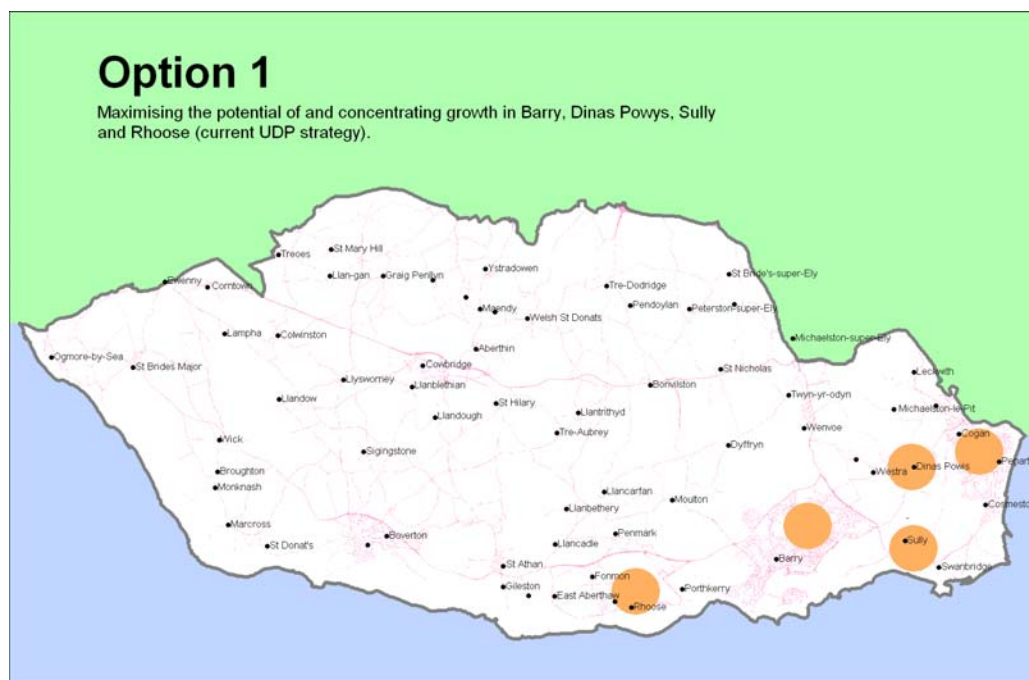
2.2 The officer workshop followed a similar format to the stakeholder workshop with Emma Harvey the Operational Manager for Planning and Transportation Policy; Vale of Glamorgan Council, providing a progress report on the LDP and outlining the contents of the approved Delivery Agreement, the development and consultation on the SA Scoping report and the consultation workshops on the Strategy Options. Officers were advised on the aims of the workshop before being split into two groups to consider the various strategy options.

2.4 The agenda for the workshops is shown at Appendix 2.

3. The Strategy Options

3.1 Option 1

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



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

Advantages

- 3.1.2 It was acknowledged that the current UDP strategy has generally worked well to date in that it has maximised brownfield development and largely protected the rural villages from inappropriate development. The strategy has delivered regeneration in Barry and the wider Vale and has enabled good transport links into the main development areas. It is also evident that urban areas can offer more affordable housing opportunities.
- 3.1.3 Officers were of the view that it would be more sustainable to concentrate development in the existing urban settlements as community benefits derived through planning gain could be maximised through economies of scale. Spreading development around a large number of smaller settlements could devalue any benefits secured.
- 3.1.4 Furthermore, this option maintained a high level of countryside protection by limiting development to the larger rural settlements identified. Such an option was considered to be preferable for waste management purposes as it enabled resources to be effectively targeted in a small number of locations.

Disadvantages

3.1.5 It was recognised that there is now limited brownfield land available to continue the implementation of this strategy and it would therefore be difficult to sustain. It was questionable as to whether there would be enough sites in these areas to satisfy the

allocations that would be required by the Council and in this regard concern was also expressed over the coalescence of the settlements identified for growth.

- 3.1.6 Progressing this option was also considered to significantly disadvantage the western communities, which were effectively excluded from any benefits that might be secured from development proposals.
- 3.1.7 Additionally, this option failed to consider the future implications of the St.Athan Defence Training Academy (DTA) proposal or major developments that have been promoted on the border of the Vale of Glamorgan within adjacent local authorities e.g. J33 & J34, Dragon Studios at Llanillyd.
- 3.1.8 Congestion was also thought to be a significant problem especially in the eastern Vale, with over 40% of the Vale population commuting into Cardiff. Resolving the congestion problem was thought to be difficult due to the limited land available in the locality of the problem(s).
- 3.1.9 Uncertainties about the proposed developments at Junctions 33 and 34, the Airport Access Road and the expansion of the Airport were discussed with regards the future impact of such schemes should they proceed.

Summary and conclusion

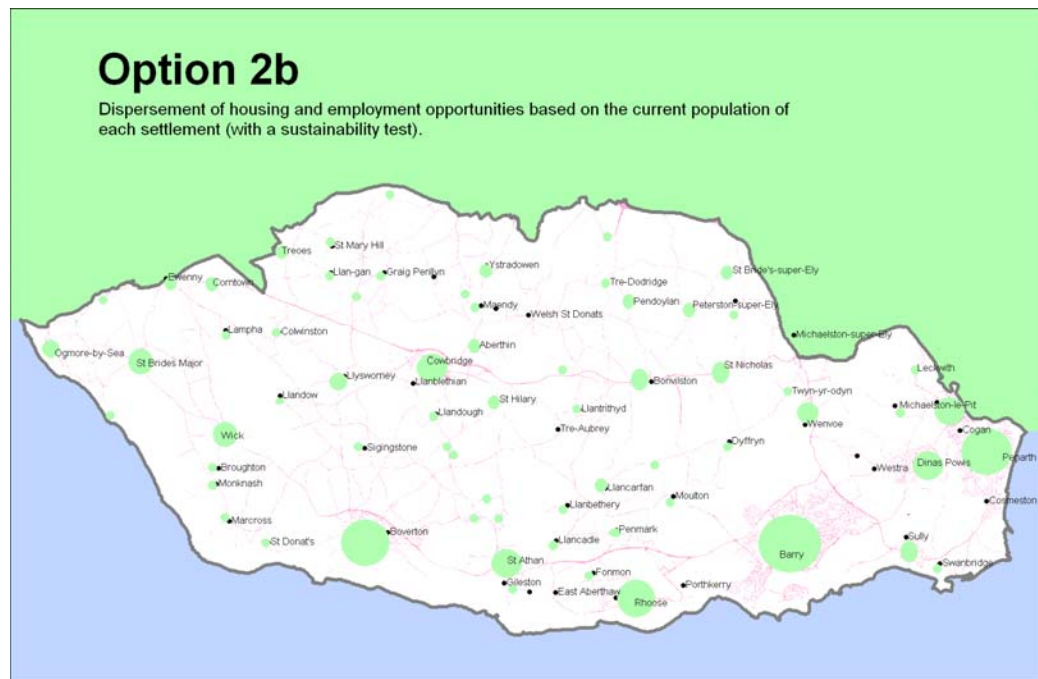
- 3.1.10 Although this option was thought to provide a number of advantages e.g. protection of the wider countryside and larger benefits derived from economies of scale, utilising existing transport infrastructure, it was generally agreed that these were outweighed by the disadvantages. Of particular concern were the lack of benefits that would be derived from this option for the rural villages and communities within the western vale. Concern was also expressed about whether this option could realistically be delivered in terms of land provision around the settlements identified. This option failed to take account of large-scale developments currently being proposed or developed both within the Vale of Glamorgan e.g. St.Athan Defence Training Academy or within adjoining local authorities.
- 3.1.11 Supplemental to the discussion on this option was the likelihood that the Severn Barrage would become an issue during the lifetime of the LDP. Overall however it was considered that while circumstances in respect of energy production might change significantly in the future; it was unlikely that the barrage would be built during the plan period.
- 3.1.12 There was general agreement that while the current UDP strategy had been relatively successful in delivering its objectives, and had generated significant benefits, it was not appropriate to continue with such a strategy for the extended period of the LDP. Indeed, there were considered to be disadvantages associated with the continued reliance on such a strategy.

Summary and conclusion

3.2.6 This was generally considered to be the easy option; equally dispersing any development around the communities of the Vale the level of development allocated being proportionate to the size of the community. However, adoption of this strategy was felt to be too simplistic, unrealistic and ultimately undeliverable.

3.3 Option 2b

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



3.3.1 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 would satisfy the sustainability test. Higher levels of development would take place within the settlements identified than would be the case in Option 2b.

Advantages

3.3.2 It was considered that this option could assist in maintaining some facilities in the smaller settlements identified and could contribute to improving the level of affordable housing throughout the Vale.

3.3.3

Disadvantages

3.3.3 It was considered that this option would still limit opportunities for mixed-use development and the delivery of infrastructure/services secured through new developments on any large scale would be problematic. The character of rural areas that would accommodate development is not considered and the option was felt to be undeliverable in terms of employment land, infrastructure and services. Due to critical mass issues, this option does not assist in creating live/work settlements and it is not market realistic.

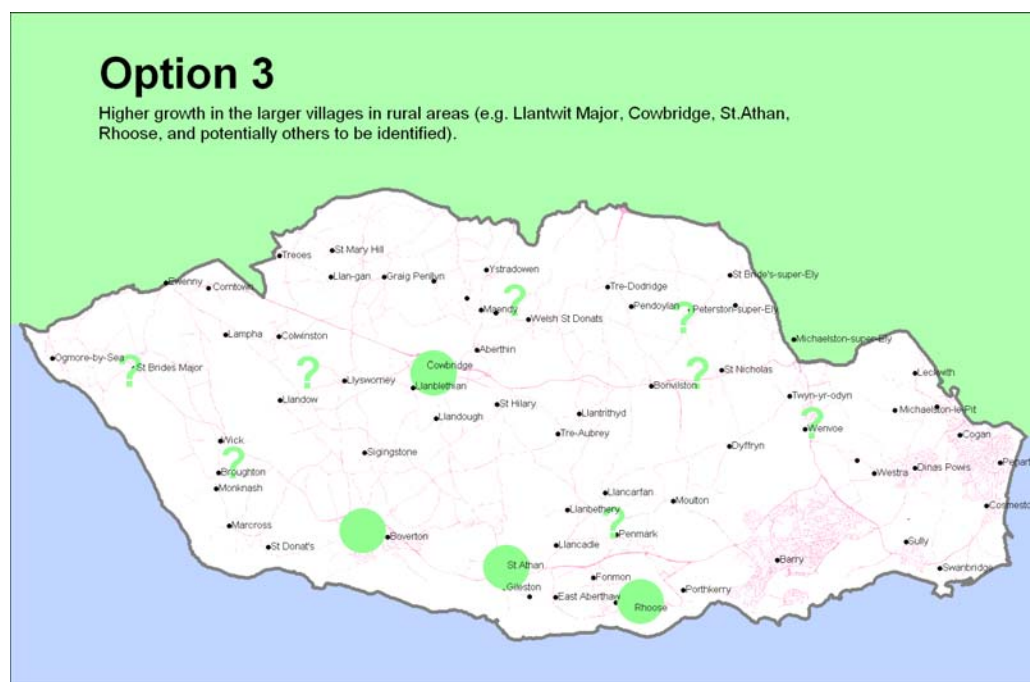
- 3.3.4 Some concern was expressed over whether this option could generate affordable housing to the level that would be required, especially within the smaller settlements. It was thought that this option was effectively growth dispersion based on the existing situation rather than looking forward and identifying future demands. No account is taken of the St.Athan DTA proposal or other major development proposals in adjacent LPAs, which was considered to be a major disadvantage.
- 3.3.5 The comment was made that the sustainability test is simplistic and should not be wholly relied on.

Summary and conclusion

- 3.3.6 Even with the addition of the sustainability test, there was a similar view expressed to this option as to option 2a i.e. that this was simplistic and not really deliverable. While such dispersion could assist in maintaining the services within smaller settlements and to some degree assist in delivering affordable housing across the vale, it was again considered to be an inappropriate strategy upon which to develop a long-term plan.

3.4 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).



- 3.4.1 Unlike option 1, this option would concentrate future development within the larger rural settlements that have good levels of services, facilities and transport links relative to other settlements within the rural Vale.

Advantages

- 3.4.2 It was felt that in the longer term, progressing this option might, once services etc. had reached an appropriate level, provide more balance. However, it was felt that progressing this option could be costly. Depending on the scale and distribution of development in these settlements, this option could support mixed-use development that would benefit the wider communities.
- 3.4.3 In leisure terms, it was considered that this option would work as facilities could be provided and maintained in locations that serve the primary areas of population.

Disadvantages

- 3.4.4 The groups felt that this option generally ignored the level of infrastructure that exists in the towns or villages identified and would be costly to progress. Services would need to be provided of a level to cater for the increased demand. Some Vale residents already access Bridgend for health and other services. Services would generally be concentrated in a small number of locations and would result in people travelling greater distances to access them. Currently the Vale has below average travel time to access health services, adopting this option would increase this. Some concern was expressed that this option mirrored previous decentralisation strategies that had been tried and failed due to the excessive cost of maintaining localised facilities.
- 3.4.5 This option is likely to result in further increases to traffic along the A48 and add to congestion at existing pinch points within the eastern Vale on the major roads into Cardiff. Progressing this option was also considered to have a negative impact on the landscape, as most development would be concentrated in areas of the Vale more rural in character.
- 3.4.6 It was also questioned whether the areas identified in the strategy were the areas where people would want to live, particularly when commuting into Cardiff. Lack of infrastructure including capacities at schools could also be an issue. Existing urban areas would lose development opportunities and suffer from a loss of additional investment.
- 3.4.7 It was considered that as land values in these areas is generally high this option would ultimately limit who could afford to live in any homes that were built. Further, it was felt that developers would be unlikely to invest due to the additional cost of improving facilities that might be required under planning gain.
- 3.4.8 It was considered that in progressing this option a sustainability test would be essential and that a range of housing types including affordable housing would be needed.

Summary and conclusion

- 3.4.9 Overall the disadvantages associated with this option were considered to far outweigh the advantages. While some benefits could be derived in the larger rural villages and towns, there were concerns that this strategy would lead to a diminution of service provision within existing main settlements and that it would be difficult to sustain the level of service provision suggested for the rural settlements identified.

3.5 Option 4

A rural new settlement able to promote sustainable self-containment



3.5.1 This option proposes the majority of development would be concentrated in one place to create a new settlement within the Vale of Glamorgan. In order to ensure that the settlement would support a sustainable population, service and facilities as well as good transport links would form part of the development.

Advantages

3.5.2 This option was considered to offer the advantage of easy planning, with the local planning authority being able to control layout, access, waste provision etc. It was also felt that to concentrate any planning gain that might be derived from the development in one location could provide significant benefits.

3.5.3 There was a view expressed that such a development option could be popular in some quarters, as it would remove pressure for development from other locations especially within the rural vale. It was suggested that if a new settlement was considered appropriate and a suitable strategy for the LDP then it should be located adjacent to the M4 motorway where access was not an issue.

Disadvantages

3.5.4 It was generally accepted that for a new settlement to achieve self-containment as suggested was unlikely as there would be no way of ensuring that residents of a new settlement worked or used the services offered within it. Concern was raised that a new settlement would take the focus away from Barry where regeneration is still needed. It was considered that such a new settlement strategy was high risk as the LDP would be reliant upon the provision of the plan's major allocations being in one location. The groups perceived the current Llandow Newydd proposal as the potential location for a new settlement and this was seen as being closely linked to the delivery of the DTA proposal at St.Athan. However there was concern expressed that the DTA proposal could not support a settlement of the size that would be required to make it self-sustainable. Further it was highlighted that if this were to be included within the plan, planning permission would not be granted until after the plan was adopted in 2011 at the earliest by which time the DTA proposal would have been substantially completed. In

this respect, officers felt that the current plan could accommodate any foreseen housing need through its outstanding undeveloped land allocations.

3.5.5 This option was considered to offer limited development opportunities for the remainder of the Vale of Glamorgan and did not take into consideration the deficiencies and needs of the wider Vale. While there was to a degree an acceptance that planning gain could be maximised in just one location, it was also felt that such a development proposal would have significant requirements of its own e.g. new school etc. and that as such, any section 106 money secured would not stretch very far as such facilities were highly expensive. Further any section 106 money secured would be limited to the immediate locality and would not provide any benefits for the wider Vale. It was also considered that if this option were ever progressed, there would be a need for strong planning obligations to ensure that benefits or service provisions agreed would be actually delivered.

3.5.6 It was questioned whether the sustainable transport elements of a new settlement were actually deliverable e.g. was there rail line capacity.

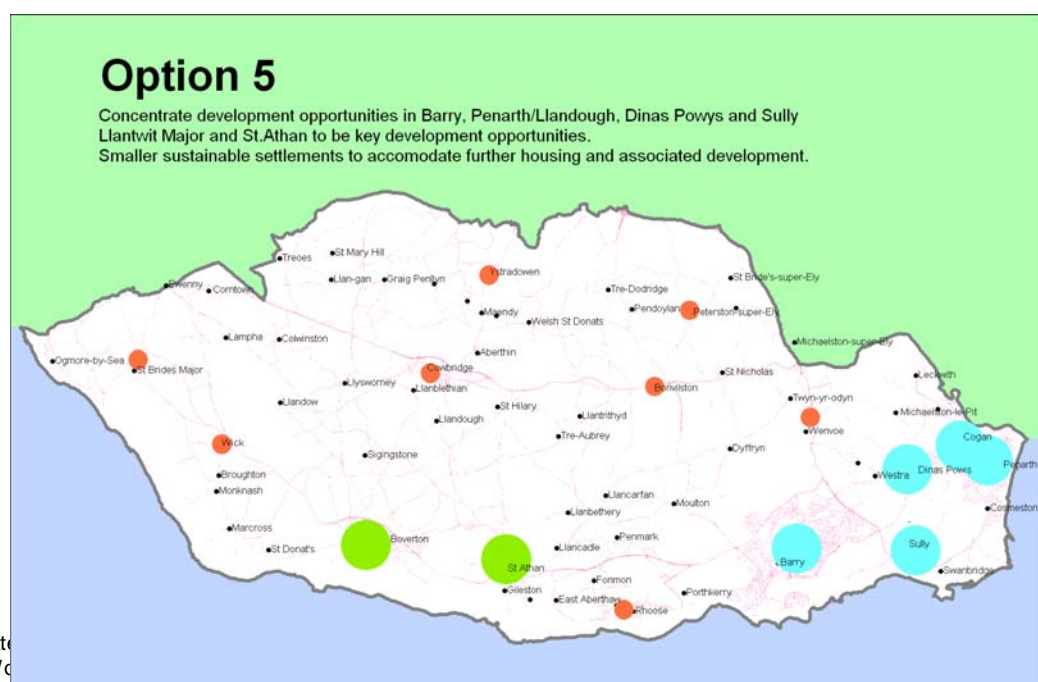
Summary and conclusion

3.5.7 There was a general acceptance that the DTA development at St.Athan would have a major impact on the Vale of Glamorgan. Therefore, to a degree there was a feeling that the time could be right for a major change in attitude as to where and how new development requirements are met. However in accepting this, officers were aware that such a development strategy would not address the other issues prevalent within the Vale of Glamorgan.

3.5.8 In considering the adoption of such a strategy, officers felt that although certain locations were currently being promoted for a new settlement if such a strategy were to be adopted for the LDP it was essential that other possible locations were considered particularly around the M4 motorway to the north of the Vale e.g. Junction 33/34.

3.6 Option 5

Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be key development opportunities. Smaller sustainable settlements to accommodate further housing and associated development.



- 3.6.1 This option draws upon elements of options 1, 2b and 3, 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 development of RAF St Athan and identifies Llantwit Major and St Athan as key drivers for development.

Advantages

- 3.6.2 This was generally considered to be a realistic and pragmatic option that largely addressed the issues that had been identified within the Vale of Glamorgan.
- 3.6.3 Progressing this option has the advantage of offering regeneration opportunities within existing urban areas that help sustain the existing infrastructure, services e.g. waste facilities. Such development would also assist in sustaining local communities. This option offers flexibility to consider small-scale growth in the smaller sustainable villages and addresses the needs of affordability. It was felt that this option also reduced the risk of non-deliverability.
- 3.6.4 This option was also felt to take on board and address the significant impacts that would result from the DTA development at St.Athan.

Disadvantages

- 3.6.5 Similar disadvantages were expressed to this option as to those of option 1 as there would still be significant pressure for development in the eastern Vale however the dispersal of development around the larger villages would offset some of the concerns associated with option 1. There was some concern over whether enough suitable development sites could be found to facilitate this strategy as it was again biased towards the existing main settlements. It was also felt that this option would result in a significant impact upon the landscape in that large development sites could be dispersed around the Vale. However this concern was tempered allayed somewhat by the acceptance that most development would be within or adjacent to existing settlements and larger villages and their impact would therefore be reduced.
- 3.6.6 The provision of affordable housing was again raised as a concern.

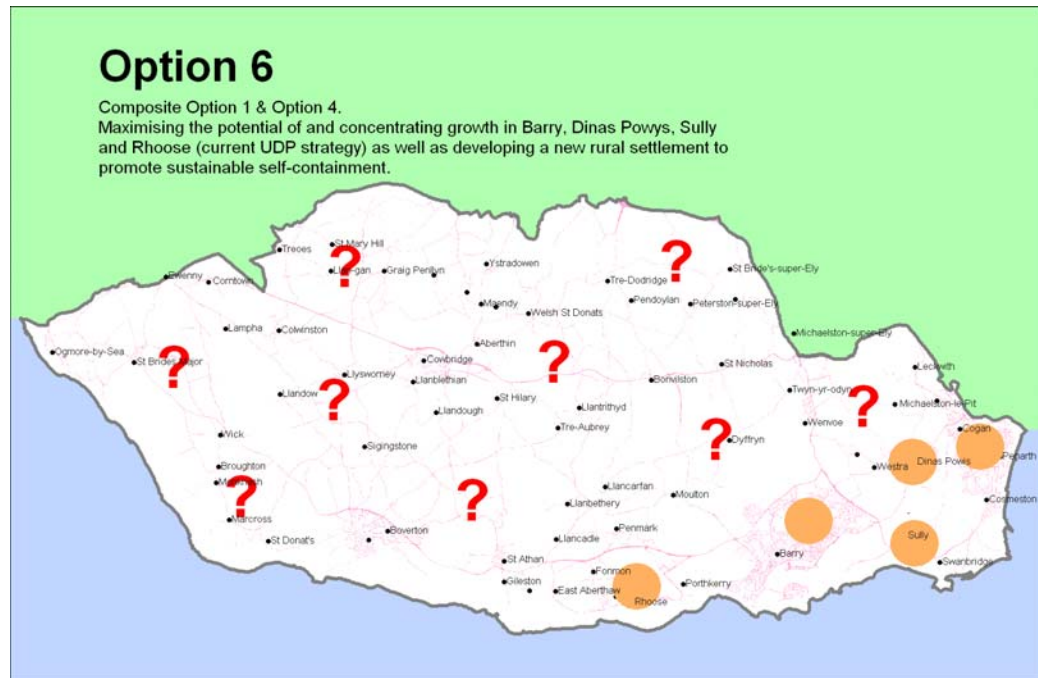
Summary and conclusion

- 3.6.7 Overall this option was seen as offering a reasonable balance between meeting the needs of the wider vale and maintaining the level of existing service provision within the main settlements. Maintaining growth in the larger settlements was seen as a practical way of securing benefits associated with development.

3.7 Option 6

Composite Option 1 & Option 4

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



3.7.1 This option would seek to combine the current strategy contained within the Vale of Glamorgan Adopted Unitary Development Plan (1996-2011) with a proposal to create a new settlement within the Vale.

Advantages

- 3.7.2 To some extent, this option was considered to relieve the development pressure of the south eastern Vale while providing major growth points elsewhere in the rural Vale. It was felt that this could still preserve the character of the rural Vale and overall could be a good solution. This option was considered to offer more flexibility than options 1 and 4 alone.
- 3.7.3 It was felt that this option could be deliverable as there would be both public and private sector interest progressing development in the locations identified. Overall the advantages were felt to mirror those of the individual options i.e. 1 and 4.

Disadvantages

- 3.7.4 This option would not provide any growth in the rural villages of the Vale but in many instances and for many people, this is not desired in any case (see above). There was concern expressed that younger people within the rural Vale would be isolated and would need to travel significant distances to reach facilities. Concern was again expressed about whether large enough sites could be identified to accommodate the level of development required in the eastern Vale.
- 3.7.5 The option did not take into consideration the impact that the DTA development at St.Athan would have on existing facilities/services and particular concern was expressed over education. The timing of planning for a new settlement – 2012 at the earliest – was again considered an issue, as it would be too late to capitalise on the DTA. Concern

was again expressed as to whether a new settlement as proposed could deliver self-sufficiency.

3.7.6 Again the disadvantages associated with the individual options were raised.

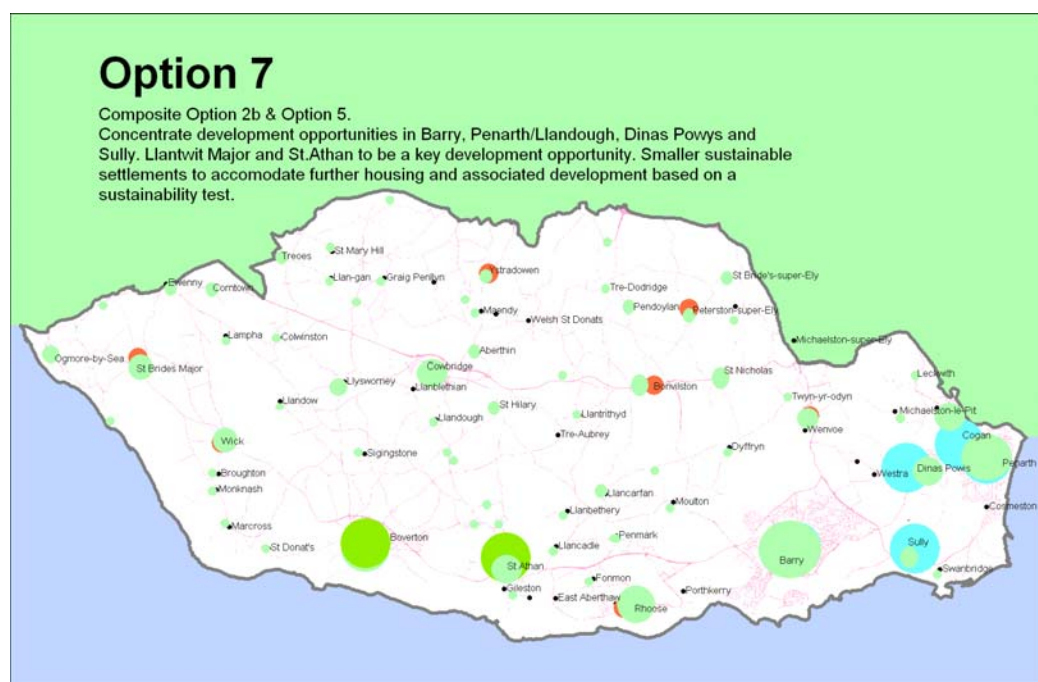
Summary and conclusion

3.7.7 Initial conversations centred on the role of the settlements within the Vale and how many were not really communities but commuter villages. The advantages and disadvantages were generally considered to reflect those of the individual options i.e. options 1 & 4.

3.8 Option 7

Composite Option 2b & Option 5.

Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be key development opportunities. Smaller sustainable settlements to accommodate further housing and associated development based on a sustainability test.



3.8.1 This option draws upon elements of options 1, 2b and 3, 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 development of RAF St Athan and identifies Llantwit Major and St Athan as key drivers for development. In this option however additional emphasis would be placed on the smaller sustainable settlements within the Vale to accommodate some level of development.

Advantages

3.8.2 It was generally agreed that the advantages associated with this composite option would be similar to the advantages that would be derived from progressing the individual options i.e. 2b & 5.

Disadvantages

3.8.3 Should this option be progressed it was felt that more rural villages would be affected and that the opportunities for securing planning gain would be diluted. Concern was

also expressed over the deliverability of affordable housing under this option and if progressed then the threshold for affordable housing should be significantly reduced. Similarly, the opportunities to promote mixed-use developments and to address employment needs would be reduced.

- 3.8.4 It was suggested that relaxing rounding off policy with option 5 would be more appropriate. The groups felt that there were too many uncertainties associated with this option and that the strategy would need to be more robust.

Summary and conclusion

- 3.8.5 Overall it was considered that this option incorporated too many uncertainties and that option 5 in isolation was a more appropriate strategy option. There was a general view expressed when discussing this option that there would be a level of resistance to new development proposals wherever they may be located.

3.9 Option 8

Composite Option 5 & Option 4

Concentrate development opportunities in Barry, Penarth/Llandough, Dinas Powys and Sully. Llantwit Major and St.Athan to be key development opportunities. Smaller sustainable settlements (including a rural new settlement) to accommodate further housing and associated development.



- 3.9.1 This option draws upon elements of options 1, 2b and 3, which seek to locate future development within those settlements that have good levels of services and facilities, and transport links. However, this option also considers the development of a new settlement within the Vale of Glamorgan to accommodate a proportion of the development that would otherwise be dispersed amongst the existing larger and more sustainable settlements. The option also considers the potential development opportunities arising from the development of RAF St Athan and identifies Llantwit Major and St Athan as key drivers for development.

Advantages

- 3.9.2 It was generally felt by the groups that the advantages associated with this composite option would reflect the benefits that would be derived through progressing the individual options i.e. 5 & 4.

Disadvantages

- 3.9.3 In considering the advantages of this option as described above, the view was expressed that the benefits for rural settlements would be diluted due to the scale of development that would be required to make a new settlement within a rural location sustainable. It was also discussed whether a new settlement was required in the Vale. If such a proposal were to be developed it was again questioned whether it would be too late to address the needs of DTA. It was suggested that a new settlement would not meet with government policy and that we should be promoting regeneration. A new settlement was considered to be the last resort in national planning policy guidance.

Summary and conclusion

- 3.9.4 Concern was expressed that while there would be likely benefits associated with progressing this hybrid option the overall impact of them would be reduced largely due to the scale of a new settlement that would be required to enable self sufficiency.

4. General Comments

- 4.1 All strategy options should take account of what is happening within adjacent Local planning authority areas as these proposals could have significant implications and impacts upon future development within the Vale of Glamorgan e.g. junction 33 and 34 and the development that is likely to be allocated within RCT at Llantrisant.
- 4.2 When assessing strategy options, the M4 is a major factor that should be considered and in particular, any likely proposals for a link from the M4 motorway to the airport through the Vale.
- 4.3 Having considered the various options presented to them and the advantages and disadvantages of each, officers were of the opinion that of all the options, Option 5 had the most benefits and represented the most realistic and sustainable approach to future development across the wider Vale.

Attendees

Rob Quick	Director, Environmental and Economic Regeneration
Chris Fray	Head of Economic Development & Leisure.
Chris Williams	Operational Manager, Property Services.
Alison walker	Operational Manager, Strategic Planning and Performance Management, Community Services.
Simon Salter	Operational Manager, Commissioning and Resources, Social Services.
Dave Kneivitt	Operational Manager, Leisure & Tourism, Environmental & Economic Regeneration.
John Dent	Major Projects Manager, Environmental & Economic Regeneration.
Phil Beaman	Operational Manager, Parks & Grounds Maintenance, Environmental & Economic Regeneration.
Helen Moses	Policy Officer, Corporate Policy & Communications.
Nicola Williams	Waste Development Management, Waste Management & Cleansing.
Dorrett Thompson	Lawyer, Contract & Property, Legal Services.
Jane Crofts	Principal Planning Officer, Development Control.
Steve Ball	Principal Planning Officer, Development Control.
Andrew Wallace	Senior Planning Officer, Planning & Transportation Policy.
John Raine	Student Planner, Planning & Transportation Policy.
Emma Harvey	Facilitator – Operational Manager, Planning & Transportation Policy.
Lucy Turner	Facilitator – Principal Planning Officer, Planning & Transportation Policy.
Clare Cameron	Scribe – Senior Planning Officer, Planning & Transportation Policy.
John Marks	Scribe – Senior Planning Officer, Planning & Transportation Policy.

LDP STRATEGY OPTIONS

OFFICER WORKSHOP

25TH JULY 2007, 9.00 A.M. – 12.15 P.M.

CORPORTATE SUITE, CIVIC OFFICERS

- | | |
|------------|---|
| 9.00 a.m. | Tea/Coffee and registration |
| 9.15 a.m. | LDP progress to date - Emma Harvey. |
| 9.30 a.m. | Aims of the workshop - Emma Harvey. |
| 9.45 a.m. | Workshop discussions to examine 8 strategy options – attached |
| 12 noon | Next steps - Emma Harvey. |
| 12.15 p.m. | Close. |



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