

*The Vale of Glamorgan
Unitary Development Plan
Deposit Draft (1998)*

PROPOSED MODIFICATIONS





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Unitary Development Plan
Deposit Draft (1998)***

***PROPOSED
MODIFICATIONS***

February 2003

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FOREWORD

RHAGAIR

BACKGROUND

The requirement for the preparation of Unitary Development Plans (UDP's) in Wales is set out in the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991 and the Local Government (Wales) Act 1994. The statute is supplemented by regulations, namely the Town and Country Planning (Development Plan) Regulations 1991 as amended by the Town and Country Planning (Development Plan) (Amendment) Regulations 1997, which set out the detailed requirements for the preparation of development plans. The combination of the Statute and Regulations require that a UDP pass through a number of stages before reaching adoption.

In the case of the Vale of Glamorgan UDP (1996 – 2011) these stages were as follows:

- **Consultative Draft UDP:**

In July - September 1997 the Council placed on deposit the Consultative Draft UDP. The representations made during this period together with changes made to the Plan prior to it being placed on deposit, were reported to the Council's Economic Development, Planning, Transportation and Highways Committee on 22nd October, 1997.

- **Deposit Draft UDP:**

The Deposit draft UDP was placed on deposit for a 6 week period during April – May 1998. During this period 1301 duly made representations were

CEFNDIR

Mae'r gofynion ar gyfer darparu Cynlluniau Datblygu Unedol (CDU) yng Nghymru wedi'u rhestru yn Neddf Cynllunio Trefol a Gwledig 1990, sy'n cynnwys newidiadau yn sgîl Deddf Cynllunio ac Iawndal 1991 a Deddf Llywodraeth Leol (Cymru) 1994. Atodwyd rheoliadau wrth yr ystatud - sef Rheoliadau (Cynllun Datblygu) Cynllunio Trefol a Gwledig 1991 wedi'u diwygio gan Reoliadau (Cynllun Datblygu) (Diwygiedig) 1997, sy'n rhestru'r gofynion manwl ar gyfer darparu cynlluniau datblygu. Mae'r Ystatud a'r Rheoliadau gyda'i gilydd yn mynnu bod CDU yn dilyn nifer o gamau cyn cael ei fabwysiadu.

Yn achos CDU Bro Morgannwg (1996-2011) roedd y camau hyn fel a ganlyn:

- **Drafft Ymgynghorol y CDU:**

Rhwng Gorffennaf a Medi 1997, rhoddodd y Cyngor Ddrafft Ymgynghorol y CDU ar gadw. Ar 22 Hydref 1997, hysbyswyd Pwyllgor Datblygu Economaidd, Cynllunio, Cludiant a Phriffyrdd y Cyngor o'r cyflwyniadau a osodwyd yn ystod y cyfnod hwn a'r newidiadau i'r Cynllun cyn ei roi ar gadw.

- **Drafft Cadw'r CDU:**

Rhoddwyd drafft Cadw'r CDU ar gadw am 6 wythnos rhwng Ebrill a Mai 1998. Gosodwyd 1301 o gyflwyniadau mewn perthynas â'r Cynllun, ac yr oedd 1100 o'r rhain yn wrthwynebiadau. Ar 2 Rhagfyr 1998, hysbyswyd Pwyllgor

made in respect of the Plan, of which 1100 were objections. The representations made during this time together with changes to be made to the Plan were reported to the Council's Economic Development, Planning, Transportation and Highways Committee on 2nd December, 1998.

- **Proposed Changes:**

In January 1999 the Council issued a Proposed Changes document which sought to ameliorate representations made to the Deposit Draft Plan. The Proposed Changes were placed on deposit between January – February, 1999. During this time period 175 representations were made of which 129 were objections. The representations made to these Proposed Changes and any further Proposed Changes were reported to the Council's Development Control Sub Committee on 22nd April, 1999.

- **Further Proposed Changes:**

Whilst further Proposed Changes were produced because of time constraints the changes were not made available for public consultation.

- **Public Local Inquiry:**

The remaining unresolved representations were considered at the Public Local Inquiry (PLI) held between June 1999 and January 2000. The PLI was presided over by Mr. C. Cardinal Dip. TP, MRTPI and Dr. D. Robins, acted as assistant Inspector.

- **Inspector's Report:**

The Inspectors Report of Findings into Objections made to the emerging UDP was received to the Council in November 2000. The report was presented to the Council's Planning Committee on 7th February, 2001 for public release.

Datblygu Economaidd, Cynllunio, Cludiant a Phrifyrdd y Cyngor o'r cyflwyniadau a osodwyd yn ystod y cyfnod hwnnw a'r newidiadau y byddai'n rhaid eu gwneud.

- **Newidiadau a Gynigiwyd:**

Yn Ionawr 1999, cyhoeddodd y Cyngor ddogfen yn ymdrin â'r newidiadau a gynigiwyd er mwyn ceisio ateb y cyflwyniadau a osodwyd mewn perthynas â Drafft Cadw'r Cynllun. Rhoddwyd y newidiadau a gynigiwyd ar gadw rhwng Ionawr a Chwefror 1999. Yn ystod y cyfnod hwn, gosodwyd 175 o gyflwyniadau ac yr oedd 129 o'r rhain yn wrthwynebiadau. Ar 22 Ebrill 1999, hysbyswyd Is-bwyllgor Rheoli Datblygiad y Cyngor o'r cyflwyniadau a osodwyd mewn perthynas â'r newidiadau hyn ac o unrhyw newidiadau eraill a gynigiwyd.

- **Newidiadau Pellach a Gynigiwyd:**

Er i newidiadau pellach gael eu cynnig nid cyflwynwyd ar gyfer ymgynghoriad cyhoeddus am fod amser yn brin.

- **Ymchwiliad Lleol Cyhoeddus:**

Cafodd y cyflwyniadau a oedd yn dal heb eu datrys eu hystyried yn yr Ymchwiliad Lleol Cyhoeddus (YLIC) a gynhaliwyd rhwng Mehefin 1999 ac Ionawr 2000. Llywydd yr Ymchwiliad oedd Mr. C. Cardinal Dip. TP, MRTPI a'r Arolygydd cynorthwyol oedd Dr. D. Robins.

- **Adroddiad yr Arolygydd:**

Derbyniodd y Cyngor Adroddiad yr Arolygwyr ar Ddarganfyddiadau yn Sgîl archwilio Gwrthwynebiadau i'r darpur CDU, yn Nhachwedd 2000. Cyflwynwyd yr adroddiad i Bwyllgor Cynllunio'r Cyngor ar 7 Chwefror 2001 at ddibenion ei gyhoeddi ar gyfer cyhoedd.

STATEMENT OF DECISIONS

This document has been prepared in accordance with the requirements of Section 16(1) of the Town and Country Planning (Development Plan) Regulations 1991, as amended.

The Inspectors Report into Objections made to the emerging UDP recommends a number of modifications to the Plan which are in addition to those previously agreed by the Council. This document addresses each of the recommendations contained in the Inspectors report and provides a detailed explanation of the Council's intention in respect of each recommendation.

For ease of understanding the Statement of Decisions document is laid out in the same order as the Inspectors Report of Finding into Objections. Under each recommendation is the Council's decision in respect of the recommendation, the proposed modification and an explanation of the Council's reasoning in the matter. A list of those recommendations rejected by the Council is contained in Appendix A.

MODIFICATIONS

This document has been prepared in accordance with the requirements of Section 18(1) of the Town and Country Planning (Development Plan) Regulations 1991, as amended.

The Inspectors Report into Objections made to the emerging UDP recommends a number of modifications to the Plan which are in addition to those previously agreed by the Council. This document provides a definitive list of modifications proposed by the Council the Vale of Glamorgan UDP Deposit Draft (1998).

For ease of understanding the modifications document has been prepared on a chapter and UDP Deposit Draft page number basis

DATGANIAD O BENDERFYNIADAU

Darparwyd y ddogfen hon yn unol â gofynion Adran 16(1) Rheoliadau (Cynllun Datblygu) Cynllunio Trefol a Gwledig 1991 ar eu ffurf ddiwygiedig.

Mae Adroddiad yr Arolygwyr ar Wrthwynebiadau i'r darpar CDU yn argymhell nifer o newidiadau i'r Cynllun yn ogystal â'r rhai a gytunwyd eisoes gan y Cyngor. Mae'r ddogfen hon yn ymdrin â phob un o'r argymhellion yn adroddiad yr Arolygwyr yn ei dro gan esbonio bwriad y Cyngor yn fanwl.

Fel y bo'n hawdd ei deall, trefnwyd bod dogfen y Datganiad o Fwriadau'n dilyn yr un drefn yn union ag Adroddiad yr Arolygwyr ar Ddarganfyddiadau yn sgil archwilio Gwrthwynebiadau. O dan bob argymhelliad nodwyd penderfyniad y Cyngor ynglŷn â'r argymhelliad hwnnw, y newid a gynigiwyd a rhesymau'r Cyngor dros ei benderfyniad. Mae rhestr o'r argymhellion a wrthodwyd gan y Cyngor yn Atodiad A.

NEWIDIADAU

Darparwyd y ddogfen hon yn unol â gofynion Adran 18(1) Rheoliadau (Cynllun Datblygu) Cynllunio Trefol a Gwledig 1991 ar eu ffurf ddiwygiedig.

Mae Adroddiad yr Arolygwyr ar y Gwrthwynebiadau i'r darpar CDU yn argymhell nifer o newidiadau i'r Cynllun yn ogystal â'r rhai a gytunwyd eisoes gan y Cyngor. Mae'r ddogfen hon yn cynnig rhestr ddiffiniol o'r newidiadau a gynigiwyd gan y Cyngor i Ddrafft Cadw CDU Bro Morgannwg (1998).

Fel y bo'n hawdd i chi ei deall, trefnwyd bod dogfen y newidiadau'n eich cyfeirio at benodau a thudalennau perthnasol yn Nrafft Cadw'r CDU wrth ymdrin â'r newidiadau a

the proposed modifications. The left-hand column of each page contains a modification number and reference below which identifies the source of the proposed modification. The references are as follows:

REC: *Recommendations contained in the Inspector's report into Objections.*

PC: *Relates to changes contained in the Proposed Changes document.*

FPC: *Relates to changes contained in the further Proposed Changes document.*

Update Guidance: *Modifications are made in this instance to reflect changes in national planning guidance.*

Continuity: *Relates to consequential modifications made as a result of other modifications.*

Updating: *Modifications made in order to ensure the factual accuracy of the Plan.*

Member/Officer Group: *Relates to changes made to the Plan during the PLI.*

The right hand column of the document contains those parts of the Plan that are amended by these modifications. The modifications to the Plan are individually numbered and are in bold. Also contained in this column is an explanation of the Council's reason for proposing the modification.

Only objections to or supporting the modifications will be accepted. No new objections or supporting representations in respect of the Vale of Glamorgan Unitary Development Plan, Deposit Draft (1998) or the Proposed or Further proposed Changes will be accepted.

gynigiwyd. Mae colofn chwith pob tudalen yn cynnwys rhif newidiad a chyfeirnod isod sy'n nodi ffynhonnell y newidiad a gynigiwyd. Dyma'r cyfeirnodau:

REC: *Argymhellion yn adroddiad yr Arolygwyr ar Wrthwynebiadau.*

PC: *Newidiadau yn nogfen y Newidiadau a Gynigiwyd.*

FPC: *Newidiadau yn nogfen y Newidiadau bellach a Gynigiwyd.*

Cyfarwyddyd diweddar: *Gwneir y newidiadau hyn er mwyn adlewyrchu newidiadau yn y cyfarwyddyd cynllunio cenedlaethol.*

Parhad: *Newidiadau a wnaethpwyd yn sgil newidiadau eraill.*

Diweddar: *Newidiadau a wnaethpwyd er mwyn sicrhau bod y ffeithiau yn y Cynllun yn fanwl gywir.*

Grwp Aelodau/Swyddogion: *Newidiadau a wnaethpwyd i'r Cynllun yn stod yr YLIC.*

Mae'r golofn ar ochr dde'r ddogfen yn nodi'r rhannau o'r Cynllun sy'n newid yn sgil y newidiadau hyn. Mae pob newidiad i'r Cynllun wedi'r ysgrifennu mewn llythrennau du a'i nodi â rhif unigol. Mae'r golofn hon hefyd yn esbonio rhesymau'r Cyngor dros gynnig y newidiad.

Cyflwyniadau o blaid neu'n erbyn y newidiadau'n unig a dderbynnir. Ni chaiff unrhyw gyflwyniadau newydd o blaid neu'n erbyn Drafft Cadw (1998) Cynllun Datblygu Unedol Bro Morgannwg na'r newidiadau a gynigiwyd eisoes na newidiadau pellach a gynigiwyd, eu derbyn.

Gofynnwn i chi ysgrifennu eich cyflwyniadau o blaid neu'n erbyn y newidiadau ar y ffurflen bwrpasol (sydd ar gael o Swyddfa'r Doc a chanolfannau dogfennau Cadw) gan ddyfynnu rhif y

Objections to and representations in support of the modifications must be sent in writing on the prescribed form (which are available from the Dock Office and Deposit locations) quoting the modification number (e.g. MOD A001) to the :

Head of Planning & Transportation,
Vale of Glamorgan Council,
Dock Office,
Barry Docks,
Barry.
CF63 4RT

All representations must arrive at the Dock Office before the date specified on the Consultation Form. Representations received at the Dock Office after this time will not be accepted and will be returned.

Any enquiries in respect of the contents of this document should be made in writing to the Head of Planning and Transportation at the above address or by telephoning a member of the Planning and Transportation Policy Team on Barry (01446) 704665 / 629 / 670 / 673.

THE NEXT STAGES

Following the close of the deposit period a report will be presented to the Council's Planning Committee in respect of each of the duly made representations received. The Committee will then determine the appropriate course of action in respect of each duly made representation and will decide if it is necessary to hold a further Public Local Inquiry or if it is possible proceed to adoption.

PLEASE NOTE THAT THE PROPOSED MODIFICATIONS SHOULD BE READ IN CONJUNCTION WITH THE STATEMENT OF DECISIONS.

newidiad (e.e. MOD A001) a'u hanfon at:

Bennaeth yr Adran Cynllunio a
Chludiant,
Cyngor Bro Morgannwg,
Swyddfa'r Doc,
Dociau'r Barri,
Y Barri.
CF63 4RT

Mae'n rhaid i bob cyflwyniad gyrraedd Swyddfa'r Doc cyn y dyddiad a bennwyd ar y Ffurflen Ymgynghori. Gwrthodir a dychwelir unrhyw gyflwyniadau sy'n cael eu derbyn yn Swyddfa'r Doc ar ôl y dyddiad hwnnw.

Os hoffech ein holi ynglyn a'r ddogfen hon, dylech un ai ysgrifennu at Bennaeth yr Adran Cynllunio a Chludiant yn y cyfeiriad uchod neu ffonio aelod o Dîm Polisi Cynllunio a Chludiant ar y Barri (01446) 704665 / 629 / 670 / 673.

Y CAMAU NESAF

Ar ôl i'r cyfnod cadw ddod i ben, cyflwynir adroddiad i Bwyllgor Cynllunio'r Cyngor a fydd yn ymdrin â phob un o'r cyflwyniadau a dderbyniwyd. Bydd y Pwyllgor wedyn yn pennu camau addas ar gyfer ymdrin â phob cyflwyniad ac yn penderfynu un ai bod angen cynnal Ymchwiliad Lleol Cyhoeddus arall yntau y gellir mynd ati i fabwysiadu'r Cynllun.

SYLWCH Y DYLLID DARLLEN Y NEWIDIADAU A GYNIGIWDYD GAN GYFEIRIO AT Y DATGANIAD O BENDERFYNIADAU.



INTRODUCTION

Page 11

MOD A001

Amend Paragraph 1.1.2 to read:

Update Guidance

1.1.2 As a result of the provisions in the Local Government (Wales) Act 1994 each Local Planning Authority in Wales is now required to prepare a Unitary Development Plan (UDP) for its administrative area. **The National Assembly for Wales has produced ‘Unitary Development Plans Wales’ (2001), Unitary Development Plans – A Guide to Procedures’ (2001) and Planning Policy Wales 2002** which will be taken into account in the formulation of the UDPs policies and proposals.

Reason

The proposed modification updates references to current national planning guidance.

Page 12

MOD A002

Delete Paragraph 1.2.4.

REC 1.2

Reason

The proposed modification is made in order to reflect the non-statutory nature of Supplementary Planning Guidance.

MOD A003

Delete existing Paragraph 1.3.2 and replace with the following new paragraphs to read:

Update

The Deposit Draft Plan was placed on deposit for a six week period during April – May 1998 at which time Statutory Consultees, members of the public and anyone with an interest in the Plan could make representations. The representations made during this time together with changes to be made to the Plan prior to the Inquiry were reported to the Council’s Economic Development, Planning, Transportation and Highways Committee on 2 December 1998.

In January 1999 the Council issued a Proposed Changes document which sought to ameliorate representations made to the deposit draft Plan. The Proposed Changes document was placed on deposit between January – February 1999. The representations made to these Proposed Changes and any further changes were reported to the Council’s Development Control Committee on 22 April 1999. Whilst a Further Proposed Changes document was produced because of time constraints the document was not made available for public consultation. The remaining, unresolved representations were considered at the Public Local Inquiry held between June 1999 and January 2000. The Inspector’s Report of findings into objections made to the emerging Plan was received by the Council in November 2000. The report was presented to Planning Committee on 7 February 2001. As a result of the recommendations contained in the Inspector’s Report the Council has formulated a Statement of Decisions and a Modifications Report. Both of these documents will be placed on Deposit during October – December 2001. Following any subsequent alterations to the UDP it can then be formally adopted by resolution of the Council. When adopted the Plan will replace all existing statutory structure and local plans for the Vale.

Subsequent Paragraphs renumbered

Reason The proposed modification represents a factual update of the Plan.

MOD A004 Delete Paragraph 1.3.5.

REC 1.4

Reason The inclusion of the list of documents set out in paragraph 1.3.5 of the Plan does little to clarify their relevance or status. Their deletion is therefore accepted and reference to them will be made as suggested by the Inspector at appropriate locations throughout the supporting text.

Page 13

MOD A005 Amend Paragraph 1.4.1 to delete reference to Planning Guidance (Wales) Planning Policy (1996) and subsequent quote.

Update

Reason The proposed modification represents a factual update of the Plan.

MOD A006 Delete reference to Vale of Glamorgan Local Plan Deposit Draft (as amended) 1995 from Development Plans table on Page 13.

Reason The proposed modification updates the Plan in the light of the subsequent adoption for development control purposes of the Unitary Development Plan. The Vale of Glamorgan Local Plan Deposit Draft (as amended) 1995 therefore holds no status.

Page 14 No Change

Page 15 No Change

Page 16

MOD A007 Amend the first bullet point of the 'Environment' part of Paragraph 1.7.2 to read:

REC 1.6
PCA003
Officer / Member
Group

- To favour the precautionary principle (**i.e. where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost effective measures to prevent environmental degradation**);

Reason The Council's proposed modification derives from a definition of the Precautionary Principle contained within "A better quality of life" 1999. This amendment accords with a change agreed by the Officer / Member decision group on 16/8/99 and presented to the Inquiry.

MOD A008 Delete Paragraphs 1.8.1 and 1.8.2 and insert the following new paragraphs to read:

REC 1.7

1.8 THE STRATEGY

The Vale of Glamorgan came into being as a unitary authority on 1st April 1996. The Council is one of the 22 new Welsh authorities created as a result of the Local Government (Wales) Act 1994. The authority is located in the southern most part of Wales and together with the other 10 newly formed unitary authorities forms the South East Wales Region.

National Assembly guidance contained in Unitary Development Plans Wales outlines the manner in which the National Assembly wishes to see unitary authorities operate at a regional/sub-regional level. Paragraph 1.3 of the document states:

“Consultation and collaboration is needed between authorities, and with other organisations as appropriate, to consider issues of a strategic nature which affect more than one authority. This work can best be taken forward by appropriate groups of authorities and all authorities in Wales should become part of such a group(s). This process and the strategic planning conclusions which the groups produce will form part of the context for, and an input to UDPs, especially Part I strategies and policies.”

Accordingly, the South East Wales Unitary Development Plans Liaison Group (SEWUDPLG) was established. The group has published two volumes of Strategic Planning Guidance addressing a range of important issues in the sub region. However, this guidance does not attempt to make any assessment of future housing demand or how this should be distributed. In this regard weight must be given to national planning guidance, which at the time of the plan’s conception, was contained in Planning Guidance (Wales): Planning Policy (Welsh Office, 1996).

Planning Guidance (Wales) identifies the coastal area of the Eastern Vale as one of only three ‘Major Growth Areas’ in Wales, highlighting the importance of the Vale of Glamorgan in enhancing economic and social well being in South Wales. The 1st revision to this planning guidance in 1999 continues the assumption that economic development will focus on the heavily populated coastal strips of South and North Wales (paragraphs 10.1.3 and 10.1.4 refer). The Vale is thus inextricably linked to the economic pressures surrounding the M4 corridor and the regeneration of the Valleys/Cardiff Bay and the strategy is intended to take account of the realistic pressures for development being exerted on the Vale from beyond.

The regional role of the Vale is further reinforced by its inclusion as part of a wider travel to work area that sees many residents travelling to Bridgend and Cardiff for employment. It is an aim of the Plan however to stem the daily out migration of commuters in order to reduce travel distances. Employment allocations are made accordingly in order to allow existing industries to develop locally and attract further inward investment. It is unrealistic however to assume that all out commuters from the Vale will switch to new jobs within the plan area and as the employment allocations are taken up a degree of inward migration and additional commuting into the Vale is anticipated.

Housing is a part of the infrastructure of economic growth and as such the employment aims of the Plan will inevitably apply additional pressure to the already strong demand to live in the area. In setting a context for a housing target, the strategy seeks

to recognize the wider strategic role of the Vale in providing employment and housing opportunities in the region, whilst reconciling the pressure this places on the existing environment and the need to conserve the special character of the area.

Subsequent paragraphs renumbered.

Reason

The proposed modification is made in order to ensure that the Plan contains a clear and comprehensive explanation of the sub regional planning context.

Page 17

MOD A009

Amend Paragraph 1.8.3 by deleting the first two sentences which read:

REC 1.7
Continuity

The fundamental principles of the strategy were refined by the former South Glamorgan County Council through the Structure Plan process. The County Council devised the strategy to assist in the regeneration of areas suffering problems of social and economic deprivation within the Vale of Glamorgan and Cardiff.

Reason

The proposed modification ensures continuity within the Plan.

Page 18

No Change



PART 1 STRATEGIC POLICIES

PAGE 19

MOD B001

Amend Policy 2 to read:

REC 2.1A
PCB001, PCB002

POLICY 2

PROPOSALS WHICH ENCOURAGE SUSTAINABLE PRACTICES WILL BE FAVOURED INCLUDING:

- (i) PROPOSALS WHICH CONTRIBUTE TO ENERGY CONSERVATION OR EFFICIENCY, WASTE REDUCTION OR RECYCLING; POLLUTION CONTROL; BIODIVERSITY AND THE CONSERVATION OF NATURAL RESOURCES;
- (ii) PROPOSALS WHICH ARE LOCATED TO MINIMISE THE NEED TO TRAVEL, ESPECIALLY BY CAR AND HELP TO REDUCE VEHICLE MOVEMENTS OR WHICH ENCOURAGE CYCLING, WALKING AND THE USE OF PUBLIC TRANSPORT;
- (iii) THE RECLAMATION OF DERELICT OR DEGRADED LAND FOR APPROPRIATE BENEFICIAL USE; **AND**
- (iv) **PROPOSALS WHICH IMPROVE THE QUALITY OF THE ENVIRONMENT THROUGH THE UTILISATION OF HIGH STANDARDS OF DESIGN.**

Reason

The proposed modification is made in order to provide greater certainty about the requirements and application of the policy, and for the reasons set out by the inspector.

Page 20

MOD B002

Amend Policy 3 deleting reference to ***“not exceeding 2 hectares”*** from criterion (v) to read:

REC 1.8(a), REC 1.8(b)
PCB003

POLICY 3

LAND WILL BE MADE AVAILABLE FOR AN ADDITIONAL **6079** DWELLINGS BETWEEN **1998 - 2011**. THIS PROVISION

WILL BE MET BY:

- (i) THE PROVISION OF INFRASTRUCTURE AND SERVICES FOR THE DEVELOPMENT OF SITES WITH PLANNING PERMISSION FOR HOUSING;
- (ii) THE REDEVELOPMENT OF SUITABLE SITES IN THE URBAN AREAS OF BARRY, PENARTH AND RHOOSE;
- (iii) THE REPLACEMENT OF UNFIT AND SUBSTANDARD HOUSING;
- (iv) THE DEVELOPMENT OF A RANGE OF SITES IN THE SOUTH EASTERN PART OF THE VALE OF GLAMORGAN WITHIN AND ADJOINING BARRY, PENARTH AND RHOOSE, TO BE IDENTIFIED IN PART II;
- (v) THE DEVELOPMENT OF MINOR SITES IDENTIFIED IN PART II;
- (vi) THE MAINTENANCE, REHABILITATION AND IMPROVEMENT OF EXISTING HOUSING STOCK, THE CONVERSION OF SUITABLE EXISTING DWELLINGS AND THE CHANGE OF USE OF SUITABLE STRUCTURES TO PROVIDE ADDITIONAL MODERN HOUSEHOLD UNITS; **AND**
- (vii) AFFORDABLE HOUSING FAVOURED AT APPROPRIATE LOCATIONS AND IN ADDITION, THE PROVISION OF AFFORDABLE HOUSING ON APPROPRIATE SMALL SITES OUTSIDE OF THE GENERAL HOUSING ALLOCATION.

Reason

The proposed modification is made for the reasons set out by the inspector and in order to ensure that a continuous supply of residential land is available throughout the Plan period.

Page 21

MOD B003

Amend Policy 4 to read:

PCB004

POLICY 4

AN ADDITIONAL 160 HECTARES OF LAND WILL BE MADE AVAILABLE FOR EMPLOYMENT USES FROM 1996 – 2011. THIS LAND WILL:

- (i) MATCH THE EXISTING AND FORECAST DEMAND FROM INWARD INVESTORS; **AND**
- (ii) ASSIST THE APPROPRIATE EXPANSION OF LOCAL BUSINESSES AND FACILITATE NEW START-UPS.

Reason

The proposed modification is made in order to provide greater certainty about the requirements and application of the policy.

MOD B004

PCB005, PCB006

REC 2.4

Amend Policy 5 deleting reference to *“especially Barry Waterfront”* from criterion (i) to read:

POLICY 5

A RANGE AND CHOICE OF SITES FOR BUSINESS AND INDUSTRIAL PURPOSES IS IDENTIFIED IN PART II AND WILL BE PROTECTED FROM ALTERNATIVE USES. THESE SITES WILL:

- (i) BE WELL LOCATED IN RELATION TO URBAN REGENERATION PROJECTS;
- (ii) BE WELL LOCATED IN RELATION TO AREAS OF HIGH UNEMPLOYMENT, SOCIAL STRESS AND DEPRIVATION;
- (iii) BE WELL LOCATED IN ORDER TO REDUCE THE NEED FOR PRIVATE TRANSPORT AND INCREASE THE USE OF PUBLIC TRANSPORT;
- (iv) BE WELL LOCATED IN ORDER TO CONSERVE THE CHARACTER OF THE VALE OF GLAMORGAN ENVIRONMENT;
- (v) CONTRIBUTE TO THE LAND BANK FOR PROJECTS OF REGIONAL IMPORTANCE ESPECIALLY LARGER INWARD INVESTMENT PROJECTS; **AND**
- (vi) RECOGNISE THE OPPORTUNITIES IN THE VALE OF GLAMORGAN TO CREATE HIGH QUALITY DEVELOPMENTS IN ORDER TO ATTRACT HIGH QUALITY EMPLOYMENT OPPORTUNITIES.

Reason

The proposed modification is made in order to provide greater certainty about the requirements and application of the policy.

MOD B005

Amend Policy 6 to read:

PCB007

POLICY 6

TOURISM DEVELOPMENTS WILL BE FAVOURED WHERE THEY:

- (i) ASSIST THE DEVELOPMENT OF THE LOCAL ECONOMY; **AND/OR**
- (ii) SAFEGUARD OR ENHANCE THE QUALITY OF THE ENVIRONMENT.

Reason

The proposed modification is made in order to provide greater certainty about the requirements and application of the policy.

Page 22

MOD B006

Amend Policy 7, deleting reference to **“highway and public”** in criterion (i) and **“highway”** in criterion (ii), to read:

PCB008

Officer / Member Group

POLICY 7

IMPROVEMENTS TO THE TRANSPORTATION NETWORK WILL CONSIST OF:

- (i) STRATEGIC TRANSPORT SCHEMES WITHIN AND ADJOINING THE EXISTING URBAN AREAS OF THE WATERFRONT STRIP OF PENARTH, DINAS POWYS, BARRY AND RHOOSE;
- (ii) LOCAL SCHEMES NECESSARY FOR ENVIRONMENTAL AND SAFETY REASONS; **AND**
- (iii) SCHEMES TO ENCOURAGE TRAVEL BY CYCLISTS AND PEDESTRIANS.

Reason

The proposed modification is made in order to provide greater certainty about the requirements and application of the policy.

MOD B007

Amend Policy 8 to read:

PCB009

POLICY 8

DEVELOPMENTS WILL BE FAVOURED IN LOCATIONS WHICH:

- (i) ARE HIGHLY ACCESSIBLE BY MEANS OF TRAVEL OTHER THAN THE PRIVATE CAR; **AND**
- (ii) MINIMISE TRAFFIC LEVELS AND ASSOCIATED UNACCEPTABLE ENVIRONMENTAL EFFECTS.

Reason

The proposed modification is made in order to provide greater certainty about the requirements and application of the policy.

MOD B008

Amend Policy 10 to read:

REC 2.6, REC 2.7
PCB010, PCB011

POLICY 10

EXISTING TOWN AND DISTRICT CENTRES, **INCLUDING THE WATERFRONT, BARRY**, WILL BE THE FOCUS OF NEW SHOPPING DEVELOPMENTS. OUT OF CENTRE SHOPPING DEVELOPMENT WILL BE PERMITTED IF:

- (i) THERE ARE NO SUITABLE TOWN, DISTRICT OR EDGE OF CENTRE SITES;
- (ii) THE PROPOSED DEVELOPMENT DOES NOT HAVE AN UNACCEPTABLE IMPACT ON EXISTING SHOPPING CENTRES OR PROPOSED RETAILS AREAS IDENTIFIED IN PART II; **AND**
- (iii) THE PROPOSED DEVELOPMENT IS ACCESSIBLE BY MEANS OF TRAVEL OTHER THAN THE PRIVATE CAR.

Reason

The proposed modification is made in order to provide greater certainty about the requirements and application of the policy and is consistent with the Council's acknowledgement within the Plan that the Waterfront is complementary to Barry Town Centre.

Page 23

MOD B009

Amend Policy 11 to read:

REC 2.8
PCB012, PCB013

POLICY 11

TO REMEDY EXISTING DEFICIENCIES IN SPORT AND RECREATIONAL FACILITIES THE COUNCIL WILL:

- (i) FAVOUR THE PROVISION OF A RANGE OF SUCH FACILITIES TO MEET EXISTING AND ANTICIPATED **NEED** THROUGHOUT THE VALE OF GLAMORGAN

BY SECURING IN ACCESSIBLE AND APPROPRIATE LOCATIONS NEW AND IMPROVED SPORT AND RECREATIONAL OPPORTUNITIES;

- (ii) PROTECT EXISTING AREAS OF OPEN SPACE AND PLAYING FIELDS FROM INAPPROPRIATE DEVELOPMENT; **AND**
- (iii) FAVOUR THE IMPROVEMENT OF OPPORTUNITIES FOR ACCESS TO AND ENJOYMENT OF THE COUNTRYSIDE WHERE THEY DO NOT UNACCEPTABLY AFFECT IMPORTANT AREAS OF NATURE CONSERVATION AND LANDSCAPE AND THE INTERESTS OF RESIDENTS AND / OR THOSE WHO DERIVE THEIR LIVELIHOOD FROM THE LAND.

Reason

The proposed modification accords with national planning guidance and provides greater certainty about the requirements and application of the policy, and accords with the reasons set out by the inspector.

MOD B010

Amend Policy 13 to read:

PCB014

POLICY 13

DEVELOPMENT PROPOSALS WHICH ENCOURAGE SUSTAINABLE PRINCIPLES FOR WASTE DISPOSAL BASED ON A HIERARCHICAL APPROACH OF:

- (i) WASTE MINIMISATION / AVOIDANCE;
- (ii) RE-USE OF WATER;
- (iii) WASTE RE-CYCLING OR RECOVERY (INCLUDING WASTE CONVERSION TO ENERGY); **AND**
- (iv) WASTE DISPOSAL LAND FILL WITH MINIMAL ENVIRONMENTAL IMPACT;

WILL BE FAVOURED.

Reason

The proposed modification is made in order to provide greater certainty about the requirements and application of the policy.

MOD B011

Amend Policy 14 to read:

REC 11.2

POLICY 14

DEVELOPMENTS ASSOCIATED WITH COMMUNITY AND UTILITY SERVICES WILL BE PERMITTED IF THERE IS NO UNACCEPTABLE IMPACT ON THE INTERESTS OF AGRICULTURE, CONSERVATION, **LISTED BUILDINGS, ARCHAEOLOGICAL FEATURES**, AREAS OF ECOLOGICAL, WILDLIFE AND LANDSCAPE IMPORTANCE AND RESIDENTIAL AMENITY.

Reason

The proposed modification is made to ensure that listed buildings and archaeological features are adequately considered when assessing applications for community and utility services and to a with national planning policy.



JUSTIFICATION FOR PART 1 POLICIES

Page 27

MOD C001

Amend Paragraph 2.1.3 to read:

Update

2.1.3 The natural environment of the Vale of Glamorgan is a rich mix of undulating farm land, valley basins, woodland and unspoilt coastline. A testimony to the richness and diversity of the natural environment of the Vale of Glamorgan is the presence of a number of protective designations. The Vale has twenty **two** Sites of Special Scientific Interest totalling some 850 hectares, nine local nature reserves, incorporates twelve miles of the Glamorgan Heritage Coast stretching from Ogmore-by-Sea to West Aberthaw, part of the Severn Estuary **Ramsar site**, Special Protection Area, **possible Special Area of Conservation and the Dunraven Bay candidate Special Area of Conservation.**

Reason

The proposed modification is made in order to ensure the factual accuracy of the Plan.

MOD C002

Amend Paragraph 2.1.4 to read:

REC 2.3

PCC001

Update

2.1.4 The built environment of the Vale of Glamorgan exhibits a great variety of townscape and architectural character, from the Victorian housing of Penarth and industrial heritage of Barry, to the older agricultural market towns of Cowbridge, Llantwit Major and the surrounding rural settlements. The historical significance of many of the buildings and settlements in the Vale is illustrated by the designation of 38 Conservation Areas, over 400 Listed Buildings and over 90 Ancient Monuments. **In addition, the Vale has two Landscapes of Outstanding Historic Interest and 18 Parks and Gardens listed within the Register of Landscapes, Parks and Gardens of Historic Interest in Wales.**

Reason The proposed modification is made in order to ensure the factual accuracy of the Plan.

Page 28

MOD C003 Insert new paragraph after Paragraph 2.1.6 to read:

REC 2.2 **The Council are committed to producing Supplementary Planning Guidance on Sustainable Development, to help guide developers and encourage sustainable practices throughout the Vale. Similarly, a Topic Paper on Sustainability Indicators is also to be produced, setting out a framework by which developments, and the effectiveness of the Plan as a whole, and their contribution towards a sustainable future can be judged.**

Reason The proposed modification is made in order to ensure clear and consistent policy guidance within the Plan and to seek to assist in achieving sustainable development within the Vale of Glamorgan and for the reasons set out by the inspector.

MOD C004 Amend Section 2.2 to read:

REC 1.9 2.2 POLICY 3: HOUSING

The UDP Dwelling Projections

2.2.1 The plan’s strategy recognises the important strategic role of the Vale of Glamorgan in enhancing the economic and social well being of a wider region. The housing target reflects the need for additional houses arising from demographic change over the plan period, whilst acknowledging the continuing strong demand to live in the area and the aims to achieve economic growth. Nevertheless, a housing target has been set that is considered to reconcile the pressure for housing growth with the environmental aims of the plan.

2.2.2 Pressure for housing growth is exerted by natural changes in the population (net gains in births over deaths; propensity to live longer), inward migration (moving for new jobs), and from movements amongst existing households (home movers; new household formations). There are no absolute methods for predicting the actual housing requirement over the fifteen-year life of the Plan, as housing demand is greatly influenced by changing economic forces and market conditions. A best estimate of the likely demand is derived from a consideration of past population and housing growth together with the emerging development strategy for the area. A Housing Topic Paper provides the technical justification to this issue and is available

separately free of charge. This considers the long-standing trend for inward migration into the Vale and models different future population and housing scenarios using the well-respected Chelmer model.

2.2.3 Population projections provide a useful model to test different future scenarios and can be used to assess future housing requirements. Projections have been prepared from a base year population derived from the 1991 Census and the 1996 Registrar General Mid Year Estimates. To these are applied birthrates, deathrates and migration rate assumptions to forecast the level of population expected by 2011. The estimated future population is then factored by forecast **average household size**, dwelling sharing rates and vacancy rates which together with assumptions for house building and demolitions allow for the total dwelling requirement to be derived.

2.2.4 A model using the short-term trend between 1991-1994 for net population losses from out-migration from the Vale was rejected because of the effects that the recession of the early nineties would have had on such movements, and the incompatibility this has with the presently strong economic climate. Instead, a longer-term trend for net population gains between 1981-1996 from in-migration was used as the critical factor in modelling a possible future population and housing scenario. This covers a broader time span of economic activity and reflects the resulting strong pressure to live in the area on housing growth. Increasing the levels of in-migration further was considered to place undue pressure on the environment of the Vale and to be incompatible with the overriding aims of the Plan.

2.2.5 In real terms, to continue the trend for inward migration over the past two decades is to reduce the proportion that *actual* in-migrants comprise of the total population i.e. if an allowance is made for the same number of in-migrants to the Vale every year, that number becomes a smaller proportion of the gradually expanding population. Such an approach is consistent with one of the plan's key strategic aims for the Vale to become more self-sustaining.

2.2.6 The population and housing projection identifies an additional need for 8,612 dwellings over the twenty-year period 1991-2011, approximately 6,500 between 1996-2011. This is represented in Policy 3 (and Figure 2.1 below) as requiring 6,079 new dwellings over the thirteen-year period 1998-2011 after subtracting the first seven years of new dwelling completions and the need for a 10% contingency allowance to provide for flexibility in the range and choice of sites provided.

Figure 2.1. Calculation of Housing Target

New dwelling requirement 1991-2011 (20 years)	<u>8,612</u>
- completions 1991-1998 (7 years)*	3,086
Residual dwelling requirement 1998-2011 (13 years)	5,526
+ 10% contingency allowance	553
Final Housing Target 1998-2011	<u>6,079</u>

Source: Joint Residential Land Availability Study 1st April 1998 (WDA, 1999)

2.2.7 **Many** of the residential allocations made under Policy HOUS 1 **already** have the benefit of planning consent **and additional allocations are therefore required to ensure a sufficient supply of housing land throughout the plan period. New sites are accordingly allocated under Policy HOUS 1 and these are distributed throughout the Vale to provide for a range and choice of development opportunities.** All of the major development sites are well related to and adjoin the existing **urban** areas of Barry, Penarth and Rhoose. As such a wide range of existing or developing employment, shopping, leisure and education facilities are within easy reach and with limited public investment they can be served by the public and private transport network. The sites will be planned in a comprehensive fashion to ensure high quality environment and a full range of appropriate local facilities.

2.2.8 The Council does not intend to allocate any further new major housing areas in the Rural Vale up to the year 2011. New development in the countryside **that is unrelated to existing urban areas** will only be permitted where it can be justified in the interests of agriculture, forestry, appropriate recreational activities, mineral extraction or the conversion of existing rural buildings where appropriate. However, criterion (v) of Policy 3 does provide for minor sites identified in Policy HOUS 1 in other locations in the Vale of Glamorgan and criterion (vii) ensures that all sections of the population will have suitable and affordable housing provided for them.

Reason

The proposed modifications are made for the reasons set out by the inspector and in order to provide a justification for housing requirements for the Vale of Glamorgan, taking into account the sub-regional context, the strategic aims of the Plan and demographic changes.

MOD C005

Amend Paragraph 2.3.3 to read:

REC 2.4
PCC003

2.3.3 The Council recognises the importance of promoting the well being of South East Wales, and sees the future prosperity of the Vale as a vital component in the prosperity of the region as a whole. The Council will therefore continue to participate in partnerships with other local authorities and organisations involved in economic development to enhance opportunities for job creation and the provision of infrastructure and training. In response to this need the Council will protect sites which are of strategic importance **to both the Vale of Glamorgan and South East Wales through their proximity to existing or proposed strategic transport networks and their attractiveness to inward investors.**

Reason

The proposed modification is made for reasons set out by the inspector and to ensure that the location of the Vale of Glamorgan is placed within a strategic context.

Page 30

No Change

Page 31

No Change

Page 32

MOD C006

Amend Paragraph 2.5.4 to read:

Update Guidance

2.5.4 The Government in **Planning Policy Wales 2002** states that existing town and district centres will be the preferred location for new retail development. The town and district centres in the Vale of Glamorgan are as follows:

Reason

The proposed modification updates the reference to national planning guidance

Page 33

No change

MOD C007

Amend Paragraph 2.9.1 to read:

REC 11.2

2.9.1 The strategic objective of this policy is to ensure that an adequate supply and range of community and utility services exist to meet the needs of the residents of the Vale of Glamorgan but without adversely affecting the natural, **built or historic** environment. Utility services are of strategic significance on two main levels. Firstly, they provide the basic services for the functioning of the community in terms of energy generation, water supply, sewage disposal and telecommunications. Secondly, because they are normally large land users, both in terms of supply and distribution, they may have to be sited in areas where development would not normally be permitted. In addition to the provision of strategic utility services there are a range of community services which are essential to the well being of any community. These comprise social services, education, health and library facilities.

Reasons

The proposed modification is made in order to ensure that listed buildings and archaeological features are adequately considered when accessing applications for community and utility services to accord with national planning policy.

MOD C008

Amend Paragraph 2.9.2 to read:

PCC004
REC 2.9

2.9.2 The Council will attempt to ensure close liaison and early consultation with the major utility companies in order than service provision throughout the Vale is of the highest standard. The Council is aware, however, that the provision of some services can have an adverse effect upon the environment of the Vale of Glamorgan. The Council will seek to **balance the requirements of community and utility services and** environmental objectives to ensure that the environmental effects of such developments are minimised e.g. by requiring the laying of underground cables in areas designated for their landscape and / or townscape importance.

Reason

The proposed modification is made in order to ensure clarity in the application of the policy and for reasons set out by the inspector.



ENVIRONMENT

Page 35

MOD D001

Amend Paragraph 3.1.3 to read:

Update

3.1.3 Recent development in the Vale of Glamorgan has been located very close to the main built up areas leaving the countryside relatively unaffected. However, the rural environment has been subject to significant changes in recent decades. Increasing pressure is being placed on the countryside due to changes in the rural and farming economy and increasing demand for recreation and development. In an area as attractive as the Vale of Glamorgan, there is a great need to protect the rural environment not only to sustain its agricultural base, but to preserve its rich heritage for future generations, as well as for local residents and other to enjoy today. A testimony to the richness and diversity for the natural environment of the Vale of Glamorgan is the number of protective designations. The Vale has twenty **two** Sites of Special Scientific Interest totalling some 850 hectares, none local nature reserves, incorporates twelve miles of Glamorgan Heritage Coast stretching from Ogmere-by-Sea to West Aberthaw, part of the Severn Estuary **Ramsar site**, Special Protection Area and **possible** Special Area for Conservation and **Dunraven Bay candidate Special Area for Conservation.**

Reason

The proposed modification represents a factual update to the Plan.

MOD D002

Amend Paragraph 3.1.4 to read:

REC 3.1
PCD001

Update

3.1.4 Equally important is the man made environment. More than ever there is a need to look after and enhance the existing built environment, which exhibits a great variety of townscape and architectural character: from the Victorian housing of Penarth and industrial heritage of Barry, to the older agricultural market towns of Cowbridge, Llantwit Major and the surrounding rural settlements. The historical significance of many of the buildings and settlements in the Vale is illustrated by the designation of 38 Conservation Areas, over 400 Listed Buildings and over 90 Ancient Monuments. **Two areas within the Vale are included within the Register of Landscapes of Outstanding Historic Interest in Wales, and 18 sites are included within the Register of Parks and Gardens of Historic Interest in Wales. A list of Landscapes Parks and**

Gardens of Historic Interest is contained in Appendix 2. As well as the statutory protection afforded Listed Buildings and Ancient Monuments, the Plan will establish a policy framework intended to protect the local environment, particularly residential areas from inappropriate development which would threaten their existing character and amenities.

Reason The proposed modification is made to ensure the factual accuracy of the Plan.

Page 36

MOD D003 Amend Paragraph 3.2.1 to read:

Update Guidance 3.2.1 The legislative framework for environmental policy is enshrined in a number of National Acts and Regulations and European Directives. In addition policy guidance is contained within a number of supplementary documents, most notably **Planning Policy Wales 2002**. These guidance notes define the parameters for the plan policies and proposals.

Reason The proposed modification updates references to current national planning guidance.

MOD D004 Amend Paragraph 3.2.2 to read:

Update Guidance 3.2.2 **Planning Policy Wales 2002** requires Local Planning Authorities to consider the environment in the widest sense in plan preparation and to assess the likely environmental impact of plan policies and proposals on the natural environment. Paragraph **5.1.1** of the Guidance states:

“The natural heritage of Wales includes its geology, land forms and biodiversity and its natural beauty and amenity. It embraces the relationship between landform and landscape, habitat and wildlife, and their capacity to sustain economic activity and to provide enjoyment and inspiration. The natural heritage is not confined to statutorily designated sites but extends across all of Wales - to urban areas, the countryside and coast. Attractive and ecologically rich environments are important, both for their own sake and for the health and the social and economic well being of individuals and communities. Biodiversity and landscape are important in the economic life of many communities and the quality of the environment is often a factor in business location decisions.”

Reason The proposed modification updates references to current national planning guidance.

MOD D005 Amend Paragraph 3.2.3 to read:

Update Guidance 3.2.3 The Guidance further states in Paragraph **5.1.3**:

“A key role of the planning system is to ensure that society's land requirements are met in ways which do not impose unnecessary constraints on development whilst ensuring that all reasonable steps are taken to safeguard or enhance the environment. However, conservation and development can often be fully integrated. With careful planning and design, not only can the potential for conflict be minimised, but new opportunities for sustainable development can also be created. For example, new development on previously developed land provides opportunities to restore and enhance the natural heritage through land rehabilitation, landscape management and the creation of new or improved habitats.”

Reason The proposed modification updates references to current national planning guidance.

MOD D006 Amend Paragraph 3.2.4 to read:

Update Guidance **3.2.4 Further detailed guidance is given in: Technical Advice Note (Wales) 5: Nature Conservation and Planning; Technical Advice Note (Wales) 6: Agricultural and Rural Development.**

Reason The proposed modification updates references to current national planning guidance.

MOD D007 Amend Paragraph 3.2.5 to read:

Update Guidance **3.2.5 Planning Policy Wales 2002** requires consideration of a wide range of factors in respect of the built environment. These factors include consideration of issues such as Design, Access and Disability, Historic Environment, Listed Buildings, Conservation Areas and Archaeology.

Reason The proposed modification updates references to current national planning guidance.

MOD D008

Amend Paragraph 3.2.6 to read:

Update Guidance

3.2.6 Of particular relevance to the Vale of Glamorgan is consideration of the historic built environment. **Planning Policy Wales 2002** clearly outlines the role of the UDP in respect of the historic environment. Paragraphs **6.1.1** and **6.1.2** state:

“It is important that the historic environment encompassing archaeology and ancient monuments, listed buildings, conservation areas and historic parks, gardens and landscapes - is protected. The Assembly Government's objectives in this field are to:

- **Preserve and enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life, and its importance as a resource for future generations; and specifically to**
- **protect archaeological remains, which are a finite and non-renewable resource, part of the historical and cultural identity of Wales, and valuable both for their own sake and for their role in education, leisure and the economy, particularly tourism;**
- **ensure that the character of historic buildings is safeguarded from alterations, extensions or demolition that would compromise a build's special architectural and historic interest; and to**
- **ensure that conservation areas are protected and enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls over businesses and householders.”**

Reason

The proposed modification updates references to current national planning guidance.

MOD D009

Amend Paragraph 3.2.7 to read:

Update Guidance

3.2.7 Paragraph **6.1.2** continues:

“Local planning authorities have an important role in securing the conservation of the historic environment while ensuring that it accommodates and remains responsive to present day needs. This is a key aspect of local authorities' wider sustainable development responsibilities which should be taken into account in both the formulation of planning policies and the exercise of development control functions.”

Reason The proposed modification updates references to current national planning guidance.

Page 37

MOD D010 Amend Paragraph 3.2.9 to read:

Update Guidance

3.2.9 The Report of the World Commission on the Environment and Development issued in 1987 first drew to world attention the need to achieve sustainable development and protect finite resources. The Local Agenda for the 21st Century is commonly referred to as LA21. Through the production of the 1990 white paper “This Common Inheritance” and “A better quality of life: A strategy for sustainable development for the United Kingdom” published in 1999, Central Government have indicated the intention to work towards ensuring that development and growth are sustainable.

Reason The proposed modification updates references to current national planning guidance.

MOD D011 Amend Paragraph 3.2.10 to read:

Update Guidance

3.2.10 The nature of this advice is reflected in Planning Policy Wales 2002 by stressing the important role the planning system can play in achieving the goal of sustainable development. Paragraph 2.1.4 states:

“Both the Assembly's Sustainable Development Scheme and the UK vision of sustainable development, stress that working towards sustainable development means pursuing four 'Objectives' at the same time, namely:

- **social progress which recognises the needs of everyone;**
- **effective protection of the environment;**
- **prudent use of natural resources; and**
- **the maintenance of high and stable levels of economic growth and employment ”**

Reason The proposed modification updates references to current national planning guidance.

MOD D012

Amend Policy ENV 1 to read:

REC 3.5
FPCD001

**POLICY ENV 1 – DEVELOPMENT IN THE COUNTRYSIDE
WITHIN THE DELINEATED COUNTRYSIDE PERMISSION
WILL ONLY BE GRANTED FOR:**

- (i) DEVELOPMENT WHICH IS ESSENTIAL FOR AGRICULTURE, HORTICULTURE, FORESTRY OR OTHER DEVELOPMENT INCLUDING MINERAL EXTRACTION, WASTE MANAGEMENT, UTILITIES OR INFRASTRUCTURE FOR WHICH A RURAL LOCATION IS ESSENTIAL;**
- (ii) APPROPRIATE RECREATIONAL USE;**
- (iii) THE RE-USE OR ADAPTATION OF EXISTING BUILDINGS PARTICULARLY TO ASSIST THE DIVERSIFICATION OF THE RURAL ECONOMY;**
- (iv) DEVELOPMENT WHICH IS APPROVED UNDER OTHER POLICIES OF THE PLAN.**

Reason

In light of the Inspector's reasoning in the matter the Council considers that the proposed modification will ensure clear and consistent policy guidance within the Plan that is in accordance with national planning policy on development in the countryside.

MOD D013

Delete existing Paragraph 3.4.1 and insert a new paragraph to read:

REC 3.6
PCD003
Continuity

3.4.1 Due to the diverse nature of the Vale of Glamorgan areas of countryside range from remote open landscapes to the more enclosed urban fringe settings of towns and villages. The Vale of Glamorgan is an area under constant pressure for development unrelated to traditional activities. Such development can unacceptably affect agriculture and diminish the quality of the rural landscape. This policy seeks to protect the countryside from inappropriate development. For the purposes of this policy countryside is defined as that area of land lying outside settlement boundaries of the main towns and villages, identified in Policy HOUS 2, which has not been developed for employment use or allocated in the Plan for development purposes. Employment Use is defined as those uses which fall within classes B1 Business, B2 General Industrial and B8 Storage and Distribution of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason The proposed modifications are made in order to ensure the factual accuracy of the Plan and to provide clarity in the definition and appreciation of the policy. Insertion of “or redevelopment” after “re-use” is consistent with the requirements of policy COMM 2.

MOD D014 Amend Paragraph 3.4.2 to read:

Update Guidance 3.4.2 **Planning Policy Wales 2002 paragraph 5.1.1** states:

“The natural heritage of Wales includes its geology, land forms and biodiversity and its natural beauty and amenity. It embraces the relationship between landform and landscape, habitat and wildlife, and their capacity to sustain economic activity and to provide enjoyment and inspiration. The natural heritage is not confined to statutorily designated sites but extends across all of Wales - to urban areas, the countryside and coast. Attractive and ecologically rich environments are important, both for their own sake and for the health and the social and economic well being of individuals and communities. Biodiversity and landscape are important in the economic life of many communities and the quality of the environment is often a factor in business location decisions.”

In conjunction with the Welsh Development Agency and the Countryside Council for Wales, the Council have undertaken a comprehensive landscape assessment of the Vale of Glamorgan, using the new *LANDMAP* methodology. This study includes an assessment of all of the components listed above and has provided a basis for landscape policy, management and design guidance. **Planning Policy Wales 2002 also states that in order to safeguard the character and appearance and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services, new houses in the countryside away from existing settlements recognised in UDPs or from other areas allocated for development, must be strictly controlled. Many parts of the countryside have isolated groups of dwellings. Sensitive filling in of small gaps, or minor extensions to such groups, may be acceptable, but much depends upon the character of the surroundings, the pattern of development in the area and the accessibility to main towns and villages.**

Reason The proposed modification updates references to current national planning guidance.

MOD D015

Insert a new paragraph after Paragraph 3.4.2 to read:

REC 3.6
PCD004
FPCD002
Officer / Member
Group

Policy ENV 1 recognises that there may be a number of appropriate uses which may be permitted in the countryside, subject to no unacceptable effects. Example may include infrastructure schemes proposed by the Statutory Undertakers, affordable housing (Policy HOUS 14) intended to meet rural housing needs, the development of waste management facilities (Policy WAST 1), the reuse and redevelopment of redundant hospitals (Policy COMM 2) and the provision of community facilities e.g. village halls, churches, burial land, the development of telecommunication systems (Policy COMM 4) and renewable energy schemes (Policy COMM 5).

Renumber subsequent paragraphs.

Reason

The proposed modifications are made in order to ensure the factual accuracy of the Plan and to provide clarity in the definition and appreciation of the policy. Insertion of “or redevelopment” after “re-use” is consistent with the requirements of policy COMM 2.

MOD D016

Delete existing Paragraph 3.4.4 and replace with a new paragraph to read:

REC 3.6
PCD005

3.4.4 The Plan recognises the important role small scale farm diversification can play in promoting a healthy rural economy in the Vale. Small scale diversification can encourage further economic diversity by helping to stimulate new and varied forms of wealth creation and employment. Examples of small scale diversification include teleworking, holiday accommodation, farm shops and craft workshops. In addition to farm diversification there are opportunities for small scale rural enterprise in existing rural settlements, sites identified for employment use in rural areas and through the use of existing rural buildings.

Reason

The proposed modifications are made in order to ensure the factual accuracy of the Plan and to provide clarity in the definition and appreciation of the policy. Insertion of “or redevelopment” after “re-use” is consistent with the requirements of policy COMM 2.

MOD D017

Amend Policy ENV 2 to read:

REC 3.15, REC 3.16
PCD006

POLICY ENV 2 – AGRICULTURAL LAND

THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A) WILL BE PROTECTED FROM IRREVERSIBLE DEVELOPMENT, SAVE WHERE EXCEPTIONAL OVERRIDING NEED CAN BE DEMONSTRATED. NON AGRICULTURAL LAND OR LAND OF A LOWER QUALITY SHOULD BE USED WHEN DEVELOPMENT IS PROPOSED, UNLESS SUCH LAND HAS A STATUTORY LANDSCAPE, NATURE CONSERVATION, HISTORIC OR ARCHAEOLOGICAL DESIGNATION WHICH OUTWEIGHS AGRICULTURAL CONSIDERATIONS.

Reason

The proposed modification is made in order to ensure clear and consistent policy guidance within the Plan and to ensure that proper regard is given to statutory landscapes, nature conservation, and historic or archaeological designations when considering development that effects agricultural land.

MOD D018

Amend Policy ENV 3 to read:

REC 3.19, REC 3.24
PCD007

POLICY ENV 3 – GREEN WEDGES

GREEN WEDGES HAVE BEEN IDENTIFIED IN ORDER TO PREVENT URBAN COALESCENCE BETWEEN AND WITHIN SETTLEMENTS AT THE FOLLOWING LOCATIONS:

- (i) DINAS POWYS AND PENARTH AND TO THE SOUTH AND WEST OF LLANDOUGH;
- (ii) NORTH WEST OF SULLY;
- (iii) NORTH AND EAST OF WENVOE;
- (iv) SOUTH OF BRIDGEND;
- (v) **BARRY, RHOOSE AND ST ATHAN.**

WITHIN THESE AREAS DEVELOPMENT WHICH PREJUDICES THE OPEN NATURE OF THE LAND WILL NOT BE PERMITTED.

Reason The proposed modification is made in order to ensure clear and consistent policy guidance within the Plan and within the region. In light of the Inspector's recommendations the Council has undertaken a further assessment of the Barry, Rhoose and St Athan areas and concluded that in order to protect the open nature of the land and avoid coalescence the designation of the Green Wedge is required.

MOD D019 Amend Paragraph 3.4.8 to read:

REC 3.23
PCD008
Continuity

3.4.8 Policy ENV 3 seeks to ensure that areas of important and vulnerable open land, located between Dinas Powys and Penarth, to the south and west of Llandough, to the north and east of Wenvoe, to the north west of Sully, south of Bridgend and between Barry, Rhoose and St Athan, are protected from all forms of development except those specified in Policy ENV 1. **The limited nature of the operations permissible under Policy ENV 1 will ensure that whilst some essential development may take place in the countryside, the predominantly open and undeveloped character of the Green Wedge remains unchanged.** The Green Wedge identified to the east of Wenvoe will abut the line of the proposed Airport Access Road, which at the time of writing is to be confirmed and may only be shown as an indicative line.

Reason The proposed amendment is made in order to ensure clear and consistent policy guidance within the Plan and for the reasons set out by the inspector.

MOD D020 Amend Paragraph 3.4.10 to read:

PCD009
Update Guidance

3.4.10 Whilst the Plan presently seeks to protect vulnerable land by implementing a policy of designating areas of land as green wedges, this does not preclude the designation of a Green Belt within the Vale of Glamorgan during the Plan period. Important factors of a Green Belt are its strict control of development and its permanence. Thus, because of its wide ranging impact, the development of a Green Belt policy must be formulated in association with other Local Planning Authorities in South East Wales. Prior to the designation of any Green Belt, it will be necessary for a sub-regional study to be conducted, to identify development needs and ways of managing change over the next 30 years. Work on this has already begun to provide the context for a debate about urban form and the merits of a Green Belt designation. **It is not anticipated that a Green Belt designation will form any part of this Plan. Proposals for designation may, however, be considered as part of the 1st Review of the Plan, subject to sub regional agreement. Any designation of a Green Belt in the South East Wales region will be made in accordance with guidance contained in Planning Policy Wales 2002.**

Reason The proposed modification provides certainty about the Council's intention in respect of the designation of a Green Belt and updates references to current national planning guidance.

Page 40

MOD D021 Insert new Policy and supporting text after Paragraph 3.4.10 to read:

REC 3.17

POLICY ENV XXX – SPECIAL LANDSCAPE AREAS

NEW DEVELOPMENT WITHIN OR CLOSELY RELATED TO THE FOLLOWING SPECIAL LANDSCAPE AREAS WILL BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT IT WOULD NOT ADVERSELY EFFECT THE LANDSCAPE CHARACTER, LANDSCAPE FEATURES OR VISUAL AMENITIES OF THE SPECIAL LANDSCAPE AREA:

- (i) ELY VALLEY AND RIDGE SLOPES**
- (ii) LOWER THAW VALLEY**
- (iii) UPPER THAW VALLEY**
- (iv) NANT LLANCARFAN**
- (v) CWRT YR ALA BASIN**
- (vi) DUFFRYN BASIN AND RIDGE SLOPES**
- (vii) CASTLE UPON ALUN**

The design of development approved within the countryside can have a great effect upon the quality of the rural landscape. Development in the above areas will be strictly controlled in order to protect their special landscape character. Following the development of the *LANDMAP* methodology for landscape assessment by the Welsh Landscape Partnership Group and the Countryside Council for Wales, the Vale of Glamorgan Council has undertaken a comprehensive landscape study entitled “Landscapes Working for the Vale of Glamorgan”. This study forms the basis for the designation of the seven Special Landscapes Areas. Full details of how these areas have been defined can be found in the SPG on Special Landscape Areas. Any development proposed within or on land closely related to a defined Special Landscape Area will need to have regard to the characteristics and features of the surrounding landscape. Applicants will need to demonstrate that their proposal has been designed to minimise the impact of the development upon the landscape. The Council will consider such issues as use of landform, orientation of buildings, use and enhancement of existing hard and soft landscape features such as trees, hedgerows, woodlands or walls, and use of materials when assessing the impact of a development. A separate SPG providing guidance on design both inside and outside of Special Landscape Areas will also be issued by the Council.

Reason The proposed modification takes account of the fact that the Council now has the benefit of a comprehensive Landscape Study utilising the LANDMAP methodology of landscape assessment enabling Special Landscape Areas to be defined and designated and for the reasons set out by the inspector.

MOD D022 Amend Paragraph 3.4.12 to read:

REC 3.25
PCD010

3.4.12 Strong pressure for new development, especially residential development, exists throughout the rural areas of the Vale of Glamorgan. However, the undeveloped, unspoilt nature of the coastline is fundamental to the character of the Glamorgan Heritage Coast. It the sense of isolation and natural scenery is to be retained it is considered important to strictly control new development. **Similarly, development outside but close to, or prominent from within the Heritage Coast boundary can have an impact on the landscape quality of the coast and should therefore be carefully considered.**

Reason The proposed modifications are made in order to ensure certainty about the location, definition and application of polices relating to the East Vale Coast and the Glamorgan Heritage Coast.

Page 41

MOD D023 Amend Policy ENV 5 to read:

REC 3.25
PCD011

POLICY ENV 5 – EAST VALE COAST

**OUTSIDE THE GLAMORGAN HERITAGE COAST
DEVELOPMENT WITHIN THE UNDEVELOPED COASTAL
ZONE WILL BE PERMITTED IF:**

- (i) A COASTAL LOCATION IS NECESSARY FOR THE DEVELOPMENT **AND**
- (ii) THE PROPOSAL WOULD NOT CAUSE UNACCEPTABLE ENVIRONMENTAL EFFECTS BY WAY OF:
 - VISUAL OR NOISE INTRUSION;
 - IMPACT ON AREAS OF LANDSCAPE IMPORTANCE;
 - AIR, LAND OR WATER POLLUTION;
 - **EXACERBATON OF FLOODING OR EROSION RISK;**

- HAZARDOUS OPERATIONS; OR
- **IMPACT ON ECOLOGY OR FEATURES OF GEOLOGICAL OR GEOMORPHOLOGICAL IMPORTANCE**

IN AREAS OF EXISTING OR ALLOCATED DEVELOPMENT WITHIN THE COASTAL ZONE, ANY NEW PROPOSAL SHOULD BE DESIGNED WITH RESPECT TO ITS LOCAL CONTEXT AND SENSITIVE TO ITS COASTAL SETTING.

Reason

The proposed modifications are made in order to ensure certainty about the location, definition and application of polices relating to the East Vale Coast and the Glamorgan Heritage Coast.

MOD D024

Amend Paragraph 3.4.16 to read:

REC 3.25
PCD012
Update Guidance

3.4.16 Planning Policy Wales 2002 states that “UDP’s should normally only propose coastal locations for development which needs to be on the coast. In particular, the undeveloped coast will rarely be the most appropriate location for development. The developed coast, by contrast, may provide opportunities for restructuring and regenerating existing urban areas. Where new development requires a coastal location, the developed coast will normally provide the best option, provided that due regard is paid to the risks of erosion, flooding or land instability.” Here, proposals for new development should be of a type and character compatible with its location and sensitive to its coastal setting, particularly where its visual or environmental impact would be significant.

Reason

The proposed modifications are made in order to ensure certainty about the location, definition and application of polices relating to the East Vale Coast and the Glamorgan Heritage Coast.

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MOD D025

Amend Paragraph 3.4.17 to read:

REC 3.26

3.4.17 A comprehensive study was carried out to define the Coastal Zone for the eastern Vale from Aberthaw to the Taff Barrage combining character and “feel” of the area with topographical, ecological and visual information. An initial area within approximately 1km from High Water Mark was studied, with landform, landuse, development and nature conservation

features of the area identified with the aim of determining a Coastal Zone boundary. Where reasonable this has been chosen to follow definable boundaries which are apparent on the ground. For the purposes of this Policy, the Undeveloped Coastal Zone is defined as areas within the Coastal Zone boundary lying outside the settlement boundaries of the main towns and villages, identified in Policy HOUS 2, which has not been developed for employment use or allocated in the Plan for development purposes. Employment Use is defined as those uses which fall within classes B1 Business, B2 General Industrial and B8 Storage and Distribution of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason The proposed modification is made in order to ensure transparency in the preparation of the Plan.

MOD D026 Amend Paragraph 3.4.18 to read:

REC 3.25
PCD014
Officer / Member
Group

3.4.18 Much of the eastern part of the Vale of Glamorgan coastline is developed. The settlements of Barry, Penarth and Sully and the electricity generating installation at Aberthaw feature prominently along the coastline. The Council recognises that the operational requirements of some developments clearly necessitates a coastal location. Though outside the defined settlement boundary for Barry, the **port estate** is clearly a developed area and its continued use **and development as a commercial / industrial estate and for the expansion of operational port facilities** by Associated British Ports, is **endorsed**. The continued use of the Aberthaw Power Station site for electricity generation is recognised, particularly in view of the existing connection to the National Grid system and access to water for cooling purposes. The presence of these developments along the East Vale Coast give increased importance to those areas of undeveloped coastline. The Council will, through Policy ENV 5, safeguard the East Vale Coast from inappropriate development.

Reason The proposed modifications are made in order to ensure certainty about the location, definition and application of polices relating to the East Vale Coast and the Glamorgan Heritage Coast.

MOD D027 Amend Paragraph 3.4.19 to read:

REC 3.25
PCD015

3.4.19 The Plan will seek to ensure that development which requires a coastal location is located in areas that are presently developed, in order to ensure that the natural character and landscape of the undeveloped coastline is protected. Within the undeveloped coastline, development proposal for which a coastal location is not necessary will be strongly resisted. **In particular, the Severn**

Estuary Special Area of Conservation – which includes the coast between Penarth and Lavernock Point – will be protected in accordance with Policy ENV 12.

Reason The proposed modifications are made in order to ensure certainty about the location, definition and application of policies relating to the East Vale Coast and the Glamorgan Heritage Coast.

MOD D028 Amend Policy ENV 6 to read:

PCD016 POLICY ENV 6 – WATER RESOURCES

RIVER, OTHER INLAND WATERS AND UNDERGROUND WATER RESOURCES WILL BE SAFEGUARDED. DEVELOPMENTS WHICH IMPROVE THE WATER ENVIRONMENT OR HELP TO PREVENT FLOODING WILL BE FAVOURED. DEVELOPMENT WILL BE PERMITTED WHERE IT WOULD NOT:

- (i) HAVE AN UNACCEPTABLE EFFECT ON THE QUALITY OR QUANTITY OF WATER RESOURCES OR ON FISHERIES, NATURE OR HERITAGE CONSERVATION, RECREATION OR OTHER AMENITY INTERESTS RELATED TO SUCH WATERS; **AND**
- (ii) BE POTENTIALLY AT RISK FROM FLOODING, OR INCREASE THE RISK OF FLOODING LOCALLY OR ELSEWHERE TO AN UNACCEPTABLE LEVEL.

Reason The proposed modification clarifies the application of the policy.

MOD D029 Amend Paragraph 3.4.22 to read:

PCD017 3.4.22 New developments can have a significant effect upon the quality of underground, surface and coastal water, for example in the discharge of heat, effluent and run off from buildings and hard surfaces. They can also affect the volume of water, either by abstraction or discharge, **for example quarrying operations**, which in turn can effect nature conservation, the concentration of chemicals and organic pollution and cause the capacity of the water course to be exceeded and result in flooding. Thus areas liable to flooding should not be developed unless acceptable protection measures can be implemented. Similarly development which would exacerbate flood risk elsewhere should not be permitted.

Reason

The proposed modification clarifies the application of the policy.

Page 43

MOD D030

Delete existing Criterion (i) (subsequent criteria renumbered) and amend Policy ENV 7 to read:

REC 3.29, REC 3.30
PCD018

POLICY ENV 7 – SMALL SCALE RURAL CONVERSIONS

PROPOSALS WHICH INVOLVE SMALL SCALE CONVERSIONS OF RURAL BUILDINGS TO NEW USES WILL BE PERMITTED IF ALL OF THE FOLLOWING CRITERIA ARE MET:

- (i)** WHERE THE BUILDING IS OF ARCHITECTURAL OR HISTORIC VALUE, THE PROPOSED CONVERSION RETAINS THOSE ARCHITECTURAL OR HISTORIC FEATURES PRESENT IN THE BUILDING;
- (ii)** **IN THE CASE OF A CONVERSION TO BUSINESS USE** THE BUILDING IN TERMS OF FORM, BULK AND GENERAL DESIGN IS IN KEEPING WITH ITS SURROUNDINGS;
- (iii)** THE BUILDING IS STRUCTURALLY SOUND AND THE CONVERSION CAN BE ACHIEVED WITHOUT SUBSTANTIAL RECONSTRUCTION OF THE EXTERNAL WALLS, OR EXTENSION TO THE BUILDING. HOWEVER, EACH PROPOSAL WILL BE ASSESSED AS A MATTER OF FACT AND DEGREE, DEPENDING ON THE PARTICULAR CIRCUMSTANCES OF THE CASE;
- (iv)** CONVERSION WORK CAN BE UNDERTAKEN WITHOUT UNACCEPTABLY ALTERING THE APPEARANCE AND RURAL CHARACTER OF THE BUILDING;
- (v)** WHERE RESIDENTIAL USE IS CONSIDERED ACCEPTABLE, AMENITY SPACE CAN BE PROVIDED WITHIN THE CURTILAGE OF THE SITE WITHOUT UNDUE INCURSION INTO THE RURAL LANDSCAPE;
- (vi)** VEHICULAR ACCESS IS AVAILABLE OR CAN BE PROVIDED FROM THE PUBLIC HIGHWAY WITHOUT ANY UNACCEPTABLE EFFECT UPON THE APPEARANCE OF THE COUNTRYSIDE;
- (vii)** SATISFACTORY PARKING PROVISION CAN BE MADE WITHIN THE CURTILAGE OF THE SITE;

- (viii) IN THE CASE OF CONVERSION FOR SMALL SCALE COMMERCIAL, INDUSTRIAL, RECREATIONAL OR TOURISM USE THE PROPOSAL SHOULD NOT CREATE UNACCEPTABLE TRAFFIC OR OTHER ENVIRONMENTAL PROBLEMS;
- (ix) IN THE CASE OF CONVERSIONS FOR SMALL SCALE COMMERCIAL OR INDUSTRIAL USES, ANY RETAIL SALE OF PRODUCTS SHOULD BE ANCILLARY TO THE MAIN USE;
- (x) THE PROPOSAL IS NOT INCOMPATIBLE WITH ACTIVITIES CARRIED OUT ON ADJOINING LAND. APPLICANTS MAY BE REQUESTED TO ENTER INTO A LEGAL AGREEMENT TO CONTROL THE ACTIVITIES OF OTHER LAND IN THEIR OWNERSHIP;
- (xi) UTILITY AND INFRASTRUCTURE SERVICES CAN BE PROVIDED WITHOUT UNACCEPTABLE VISUAL INTRUSION AND WITHOUT DETRIMENT TO THE ENVIRONMENT;
- (xii) THE PROPOSED NEW USE WOULD PRESERVE OR ENHANCE THE SETTING OR CHARACTER OF ANY CONSERVATION AREA;
- (xiii) THE PROPOSAL WOULD PRESERVE OR ENHANCE THE ARCHITECTURAL OR HISTORIC QUALITY OF A LISTED BUILDING OR ITS SETTING.

Reason

The proposed modification is made in order to ensure clear and consistent policy guidance within the Plan that is consistent with national planning guidance and in order to clarify the application of the policy and for the reasons set out by the inspector.

Page 44

MOD D031

Delete Paragraph 3.4.25. Insert the following new paragraphs to read:

REC 3.31
PCD019
Update Guidance

Paragraph 7.6.10 of Planning Policy Wales (2002) states that:

“Residential conversion of buildings which have ceased to be used for industrial or commercial purposes, including agriculture, can have a minimal economic impact, and may be detrimental to the fabric and character of historic buildings. Especially in areas where the creation of local employment is a priority, local planning authorities may include policies within the UDP which do not allow residential re-use unless:

- the applicant has made every reasonable attempt to secure suitable business re-use and the application is supported by a statement of the efforts which have been made; or
- residential conversion is a subordinate part of a scheme for business re-use; or
- the resulting housing will contribute to an identified need for affordable housing for local need.”

New housing in the countryside is subject to strict control both nationally and locally. Policy HOUS 3 only allows residential development in the countryside in the interests of agriculture or forestry. Government Guidance suggests that it may be appropriate to apply similar principles to the conversion of existing rural buildings to dwellings as for new housing.

There are a number of hamlets and isolated pockets of dwellings in the Vale where new dwellings would not be allowed. However, it is accepted that the conversion of existing rural buildings in these hamlets may be acceptable. Isolated conversions in particular are unsustainable. They can place an unacceptable burden on local services, are often at a distance from local public transport services thereby increasing the need to travel by car to work, school or for shopping and they can cause an unacceptable visual intrusion into the rural landscape. Residential conversions can also have a detrimental effect on the fabric and character of historic farm buildings.

Whilst new uses can frequently be the key to the preservation of historic buildings, it is important to ensure that the new development is sympathetic to the rural character. For example the creation of a residential curtilage around a newly converted building can have a harmful effect on the character of the countryside, especially in areas of high quality landscape.

Reason

It is considered that the modification, inclusive of the Inspector's amendment, provides a clear local and national planning policy context for the assessment of applications.

MOD D032

Delete third sentence of Paragraph 3.4.26 which reads:

PCD020

Any retail sales must be confined to those goods produced or manufactured on site.

Reason

The proposed modification is made to remove explanatory text that is thought to be overly prohibitive.

MOD D033

Amend Policy ENV 8 to read:

PCD021, PCD022

POLICY ENV 8 – DEVELOPMENT INVOLVING HORSES

HORSE RELATED DEVELOPMENTS, INCLUDING STABLES, FIELD SHELTERS, RIDING SCHOOLS, STUD FARMS AND LIVERY STABLES WILL BE PERMITTED IF THEY WOULD NOT:

- (i) RESULT IN THE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A) OR PREJUDICE VIABLE AGRICULTURAL UNITS;
- (ii) **UNACCEPTABLY AFFECT THE CHARACTER AND APPEARANCE OF THE LOCALITY;**
- (iii) CAUSE POTENTIAL DANGER OR NUISANCE TO NEIGHBOURS, PEDESTRIANS, VEHICLES OR HORSE RIDERS; **AND**
- (iv) **RESULT IN THE OVERUSE OF LOCAL BRIDLEWAYS OR OPEN SPACE.**

Reason

The proposed modification clarifies the application of the policy.

MOD D034

Amend Paragraph 3.4.29 to read:

REC 3.33
FPCD004
Update Guidance

3.4.29 Planning Policy Wales 2002 paragraph 5.5.1 states that “The natural heritage of Wales includes its geology, land forms and biodiversity and its natural beauty and amenity. It embraces the relationship between landform and landscape, habitat and wildlife, and their capacity to sustain economic activity and to provide enjoyment and inspiration. The natural heritage is not confined to statutorily designated sites but extends across all of Wales - to urban areas, the countryside and coast. Attractive and ecologically rich environments are important, both for their own sake and for the health and the social and economic well being of individuals and communities. Biodiversity and landscape are important in the economic life of many communities and the quality of the environment is often a factor in business location decisions.” The Vale of Glamorgan is an area of particularly rich and diverse countryside much of which is afforded protection by this Plan and statutory designations.

Proposals for development in the countryside will be assessed in accordance with the requirements of Policy ENV 1 of the Plan. It

is the purpose of Policy ENV 9 to enable the countryside of the Vale of Glamorgan to be conserved and managed in both formal and informal ways to minimise the potentially harmful effects of developments and to reconcile conflicts between users – especially around the urban fringe areas. **The landscape assessment “Landscapes Working for the Vale of Glamorgan”, undertaken by the Council in partnership with the WDA and CCW will help to progress this intention. The Study contains a wealth of data and information relating to the rural landscape of the Vale, and provides management and design guidance, and has also been used as the basis for Supplementary Planning Guidance for the UDP.**

Reason The proposed modification updates references to national planning guidance, ensures continuity within the Plan and provides additional factual information.

Page 46

MOD D035 Amend Policy ENV 10 to read:

REC 3.34 POLICY ENV 10 – PROTECTION OF LANDSCAPE FEATURES
PCD023

DEVELOPMENT WILL BE PERMITTED IF IT DOES NOT UNACCEPTABLY AFFECT FEATURES OF IMPORTANCE TO LANDSCAPE OR NATURE CONSERVATION INCLUDING: TREES, WOODLAND, HEDGEROWS, RIVER CORRIDORS, PONDS, STONE WALLS **AND SPECIES RICH GRASSLANDS.**

Reason The proposed modification is made in order to provide certainty about the application of the policy and to provide a layer of protection to species rich grassland.

MOD D036 Amend Paragraph 3.4.32 to read:

REC 3.34
PCD024, PCD025

3.4.32 The character of the Vale of Glamorgan is heavily reliant upon the retention of features within it. Most notably trees, woodlands, hedgerows, river corridors, ponds, stone walls, **species rich grasslands, traditional orchards, parkland trees and wetlands** all contribute to its unique character, as well as providing resources for recreation and wildlife habitats, corridors or networks. The fragile nature of these features means that once lost they are rarely replaced, and the loss of just one or two individual features can have a considerable effect on the appearance and wildlife value of a locality. **In support of this policy the Environment Agency has adopted a policy of resisting the culverting of watercourses**

unless to facilitate access crossings only. Culverting of a water course will be subject to a land drainage consent issued by the Agency.

Reason The proposed modification is made in order to provide certainty about the application of the policy and to provide a layer of protection to species rich grassland.

Page 47

MOD D037 Amend Policy ENV 12 to read:

REC 3.37 POLICY ENV 12 – INTERNATIONAL AREAS OF NATURE
PCD026 CONSERVATION IMPORTANCE

INTERNATIONAL SITES WHICH ARE DESIGNATED OR POTENTIAL RAMSAR SITES, SPECIAL PROTECTION AREAS OR SPECIAL AREAS OF CONSERVATION WILL BE PROTECTED. DEVELOPMENT OR LAND USE CHANGES LIKELY TO HAVE AN **ADVERSE** EFFECT ON SUCH SITES WILL **NOT** BE PERMITTED **UNLESS** THERE IS NO ALTERNATIVE AND IF THERE ARE IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST. WHERE SUCH SITES HOST A PRIORITY HABITAT OR SPECIES (AS LISTED IN THE E.C. HABITATS DIRECTIVE) DEVELOPMENTS WILL **NOT BE PERMITTED UNLESS** REQUIRED FOR REASONS OF HUMAN HEALTH OR SAFETY. **IF IN EXCEPTIONAL CIRCUMSTANCES DEVELOPMENT IS PERMITTED, APPROPRIATE CONDITIONS OR AGREED PLANNING OBLIGATIONS WILL BE USED TO SECURE ADEQUATE COMPENSATION OR MITIGATION MEASURES.**

Reason The proposed modifications are made in order to provide certainty in respect of the compensatory/mitigation measures required should development effect International Areas of Nature Conservation Importance.

MOD D038 Amend Policy ENV 13 to read:

REC 3.39 POLICY ENV 13 – NATIONAL SITES OF NATURE
PCD027 CONSERVATION IMPORTANCE

DEVELOPMENT LIKELY TO HAVE AN ADVERSE EFFECT, WHETHER DIRECTLY OR INDIRECTLY ON THE CONSERVATION VALUE OF A NATIONAL NATURE RESERVE OR A SITE OF SPECIAL SCIENTIFIC INTEREST WILL **NOT** BE PERMITTED **UNLESS** IT CAN BE

DEMONSTRATED THAT THE BENEFITS ARISING FROM THE DEVELOPMENT CLEARLY OUTWEIGH THE SPECIAL INTEREST OF THE SITE. IF DEVELOPMENT IS PERMITTED, APPROPRIATE CONDITIONS OR AGREED PLANNING OBLIGATIONS WILL BE USED TO SECURE ADEQUATE COMPENSATION OR MITIGATION MEASURES.

Reason

The proposed modification is made in order to provide certainty in respect of the compensatory/mitigation measures required should development affect national sites of nature conservation importance.

MOD D039

Amend Policy ENV 14 to read:

REC 3.41
PCD028

POLICY ENV 14 – LOCAL SITES OF NATURE CONSERVATION SIGNIFICANCE

DEVELOPMENT AND LAND USE CHANGE LIKELY TO HAVE AN UNACCEPTABLE EFFECT ON A LOCAL NATURE RESERVE, A REGIONALLY IMPORTANT GEOLOGICAL / GEOMORPHOLOGICAL SITE, OR A SITE SHOWN TO BE OF IMPORTANCE FOR NATURE CONSERVATION WILL NOT BE PERMITTED UNLESS THE REASONS FOR THE PROPOSAL CLEARLY OUTWEIGH THE LOCAL IMPORTANCE OF THE SITE. IF DEVELOPMENT IS PERMITTED, APPROPRIATE CONDITIONS OR AGREED PLANNING OBLIGATIONS MAY BE USED TO ENSURE THE IMPACT ON NATURE CONSERVATION IS MINIMISED.

Reason

The proposed modification is made in order to provide certainty about the manner in which development affecting local sites of nature conservation significance will be assessed.

MOD D040

Insert New Policy to read:

REC 3.2, REC 3.42
PCD029
Officer / Member
Group

POLICY ENV XXX – PROTECTED SPECIES

PERMISSION WILL ONLY BE GIVEN FOR DEVELOPMENT WHICH WOULD DESTROY PROTECTED SPECIES OR THEIR HABITATS IF IT CAN BE CLEARLY DEMONSTRATED THAT:

- (i) THE EFFECTS WILL BE MINIMISED BY CAREFUL DESIGN AND WORK SCHEDULING; OR**
- (ii) EFFECTIVE MITIGATION MEASURES ARE PROVIDED BY THE DEVELOPER.**

IF DEVELOPMENT IS PERMITTED, APPROPRIATE CONDITIONS OR AGREED PLANNING OBLIGATIONS MAY BE USED TO ENSURE THAT THE IMPACT ON SPECIES OR HABITATS IS MINIMISED.

Subsequent Policies renumbered.

Reason The proposed modification is made, inclusive of the Inspector's re drafting, in order to ensure certainty about the manner in which development proposals effecting protected species will be assessed.

Page 48

MOD D041 Amend Paragraph 3.4.37 to read:

PCD030
Update Policies ENV 12 and ENV 13 seek to protect statutorily designated sites of national or international importance. They include part of the Ramsar site, Special Protection Area (SPA), **possible** Special Area of Conservation (pSAC) **and Site of Special Scientific Interest (SSSI)** of the Severn Estuary **Dunraven Bay candidate Special Area of Conservation** and twenty **two other SSSIs** within the Vale of Glamorgan. Together these total some 900 ha and include woodland, grassland, heathland, riverbanks and coastal sites, the majority of which are in coastal locations. Geological and geomorphological sites are included within the term nature conservation, and there are several sites of importance within the Vale of Glamorgan, most notably along the coast where land forms are revealed. The Severn Estuary is particularly significant as a wetland of international importance. A list of the twenty **two** SSSIs within the Vale of Glamorgan is attached as Appendix 2.

Reason The proposed modification provides updated information within the Plan.

MOD D042 Delete Paragraph 3.4.38 and replace to read:

REC 3.3
PCD031 **3.4.38 All proposals affecting international or nationally important sites will be subject to rigorous examination both individually and in combination with other proposals or projects. Proposals which have beneficial effects for nature conservation will be favoured. If in exceptional circumstances development is permitted, appropriate conditions or agreed planning obligations will be used to secure appropriate compensation or mitigation measures.**

Reason The proposed modification to the supporting text ensures clarity in the application of the policy.

MOD D043

Merge Paragraphs 3.4.41 and 3.4.42 to read:

REC 3.3
PCD032

3.4.41 ENV 14 protects sites of more local significance. There are two Local Nature Reserves in the Vale of Glamorgan, and seven nature reserves which are managed by the Glamorgan Wildlife Trust. A list of all designated sites is given in Appendix 2. In addition to these defined sites, Policy ENV 14 also seeks to protect other sites of interest to nature conservation which may come to light.

MOD D044

Insert new Paragraph 3.4.42 to read:

REC 3.3, REC 3.39
PCD033

3.4.42 The presence of a species protected by legislation, such as the Wildlife and Countryside Act 1981 or The Protection of Badgers Act 1992, is a material consideration in the determination of planning applications. When evaluating any development proposal which, if carried out, would be likely to result in harm to a protected species or its habitat, the Council will be guided by advice from CCW. Applicants will also be advised of the need to conform with any statutory species protection affecting the site concerned.

Reason

The proposed modification clarifies where the Council will seek advice when evaluating applications that are likely to cause harm to protected species.

Page 49

MOD D045

Amend Paragraph 3.4.56 to read:

REC 3.43
PCD034, PCD035

3.4.56 The development of Cowbridge directly relates to the Burgess plot pattern of the medieval settlement. The settlement is therefore linear in character dominated by the High Street with the focal point being the Town Hall. **The medieval Town Walls are still evident in places and encircle the core of the town. The walls enfold the important group of buildings facing Church Street: the Church, Cowbridge Old Grammar School and the South Gate; and ancient monument.** This differentiates Cowbridge from Llantwit Major as the scale and form of High Street gives a distinctly urban character to Cowbridge despite it being only a third of the population of Llantwit Major. **The Cowbridge Walled Town Study commissioned by the Council in 1995 identifies the town centre's special qualities and sets out proposals for their enhancement. The findings of the study will inform the preparation of Cowbridge and Llanblethian Conservation Area Appraisal.**

Reason

The proposed modifications ensure the factual accuracy of the Plan and provide certainty about the preparation of future appraisals.

3.4.63 to read:

3.4.63 The purpose of designating Conservation Areas is to afford protection to the combination of features which give an area its special character and attraction. These features may include urban and village patterns, individual and groups of buildings, attractive open spaces, historical artefacts, landscapes and trees. **Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that every Local Authority shall from time to time determine which parts of their area are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Welsh Office Circular 61/96 sets out some broad criteria for the assessment of areas worthy of designation. These can justify and inform the review and assessment of existing conservation areas and justify the designation of new ones. The following criteria will be applied in the assessment of whether an area is of special interest:**

- **The identification of distinctive and well preserved buildings of historic and / or architectural merit.**
- **The identification of secondary buildings which contribute to the distinctive quality and identity of the townscape. These buildings may, by virtue of their materials, design or relationship with other buildings, form an important background to buildings of historic and / or architectural merit.**
- **The identification of the distinctive urban / rural quality which embodies the special character of the area.**
- **A combination of landscape setting and features; scale and relationship of buildings and the spaces around them; architectural detailing and materials; street furniture; use of enclosure; use of colour, rhythm and texture; legibility and hierarchy of public and private spaces.**
- **The identification of landmark buildings and / or landscape features which contribute to townscape identity by providing focal points for views and vistas in and out of the area.**

- **The identification of landscape features which form an integral part of either the setting or interior of the area. These can include important trees, hedgerows, village greens, park land, gardens, or a network of private and public spaces.**

Reason

The proposed modification ensures that the Plan accurately reflects national planning guidance in respect of those criteria that will be assessed when considering the designation of an area of special interest.

MOD D047

Insert new paragraph after Paragraph 3.4.64 to read:

PCD037

A further four areas will be investigated to establish how far the criteria set out above merit their designation as Conservation Areas. These are:

St Andrews Major

St Donats

Penllyn

High Street, Barry

Subsequent Paragraphs renumbered.

Reason

The proposed modification provides clarification of those areas that will be assessed against the accepted criteria for conservation area status.

Page 51

MOD D048

Amend Paragraph 3.4.65 to read:

REC 3.44
PCD038, PCD039
Update Guidance

3.4.65 **Planning Policy Wales 2002** defines the historic environment as encompassing archaeology and ancient monuments, listed buildings, conservation areas and historic parks, gardens and landscapes all of which should be protected and enhanced. The Vale of Glamorgan has a wealth of significant architectural and townscape features, well demonstrated by the many designations previously described. **CCW and Cadw, in partnership with the International Council on Monuments and Sites (ICOMOS), have produced the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales. Two areas within the Vale of Glamorgan have been identified as Landscapes of Outstanding Historic Interest, whilst 18 sites are included within the Register**

of Historic Parks and Gardens in Wales. No statutory controls have followed from the inclusion of sites within the Register, but guidance is contained within Welsh Office **Circulars 61/96 – Planning and the Historic Environment: Historic Buildings and Conservation Areas and 1/98 – Planning and the Historic Environment: Directions by the Secretary of State for Wales.**

Reason

The proposed modification updates factual information and references to current national planning guidance.

MOD D049

Amend Policy ENV 16 to read:

REC 3.45
PCD040

POLICY ENV 16 – ARCHAEOLOGICAL FIELD EVALUATION

WHERE DEVELOPMENT IS LIKELY TO AFFECT A KNOWN OR SUSPECTED SITE OF ARCHAEOLOGICAL SIGNIFICANCE, AN ARCHAEOLOGICAL EVALUATION **SHOULD BE CARRIED OUT AT THE EARLIEST OPPORTUNITY AND** MAY BE REQUIRED BEFORE THE PROPOSAL IS DETERMINED. DETAILED PLANS WOULD NEED TO REFLECT THE CONCLUSIONS OF THE EVALUATION.

Reason

The proposed modifications inclusive of the Inspectors amendments are made in order to provide both certainty and clarity about the manner in which the issues of archaeological field evaluations and remains are determined.

MOD D050

Amend Policy ENV 17 to read:

REC 3.45
PCD041

POLICY ENV 17 – PRESERVATION OF ARCHAEOLOGICAL REMAINS

WHERE DEVELOPMENT IS PERMITTED WHICH AFFECTS A SITE OF ARCHAEOLOGICAL IMPORTANCE ARCHAEOLOGICAL MITIGATION MEASURES **WILL BE REQUIRED TO ENSURE PRESERVAION ON SITE OR ADEQUATE RECORDING PRIOR TO DISTURBANCE.**

Reason

The proposed modifications inclusive of the Inspectors amendments are made in order to provide both certainty and clarity about the manner in which the issues of archaeological field evaluations and remains are determined.

MOD D051

Amend Paragraph 3.4.69 to read:

REC 3.45
PCD042

3.4.69 Significant archaeological features can have a considerable bearing on the feasibility of development proposals and should be thoroughly investigated prior to any formal planning application. The curatorial division of the Glamorgan – Gwent Archaeological Trust holds the Vale of Glamorgan Sites and Monuments Records. A list of all planning applications will be referred to the Trust for comment. Where archaeological remains are known or believed to be present, prospective developers may be required to arrange an archaeological desk survey and / or field evaluation to the satisfaction of the Council, prior to the determination of any application. A field evaluation consists of intrusive and / or non intrusive archaeological field work to supplement and improve the archaeological information regarding the site to a level of confidence at which planning recommendations can be made. Where a proposed development affects an important archaeological site, or its setting, the presumption will be in favour of the physical preservation of the remains, regardless of whether or not the site is a Scheduled Ancient Monument. Where development is permitted, remains should be preserved and sensitively incorporated into the development scheme. Where remains are to be lost a detailed programme of investigations and recording will be required to be undertaken prior to the commencement of construction.

Reason

The proposed modifications inclusive of the Inspectors amendments are made in order to provide both certainty and clarity about the manner in which the issues of archaeological field evaluations and remains are determined.

Page 52

MOD D052

Amend Policy ENV 18 to read:

REC 3.46
PCD043

POLICY ENV 18 – DEVELOPMENT IN CONSERVATION AREAS

PROPOSALS FOR NEW DEVELOPMENT OR ALTERATIONS TO BUILDINGS OR FEATURES WITHIN CONSERVATION AREAS WILL BE PERMITTED WHERE THEY PRESERVE OR ENHANCE THE CHARACTER OF THE CONSERVATION AREA. SUCH PROPOSALS WILL NEED TO REFLECT:

- (i) THE SCALE, DESIGN, LAYOUT, CHARACTER, MATERIALS AND SETTING OF THOSE BUILDINGS WHICH ESTABLISH THE CHARACTER OF THE AREA;**

- (ii) THE PATTERNS OF USE WHICH ESTABLISH THE CHARACTER OF THE AREA;
- (iii) IMPORTANT OPEN SPACE WITHIN AND ADJOINING CONSERVATION AREAS:
- (iv) IMPORTANT TREES AND HEDGEROWS: **AND**
- (v) **PONDS AND STREAMS.**

Reason

The proposed modifications are made in order to provide clarification of the manner in which development in Conservation Areas will be assessed.

Page 53

MOD D053

Amend Policy ENV 19 to read:

REC 3.46
PCD044

POLICY ENV 19 – DEMOLITION IN CONSERVATION AREAS

THE DEMOLITION OF BUILDINGS IN CONSERVATION AREAS WILL BE STRICTLY CONTROLLED, INCLUDING BOUNDARY WALLS, FENCES, RAILINGS AND GATES WHERE THEY MAKE AN IMPORTANT VISUAL CONTRIBUTION TO THE QUALITY OF THE STREET SCENE. IN PARTICULAR:

- (i) LISTED BUILDING CONSENT FOR THE DEMOLITION OF A LISTED BUILDING OR BUILDING / STRUCTURE WITHIN ITS CURTILAGE WILL ONLY BE GIVEN IN EXCEPTIONAL CIRCUMSTANCES;
- (ii) THE DEMOLITION OF AN UNLISTED BUILDING OR STRUCTURE WITHIN A CONSERVATION AREA WILL BE PERMITTED WHERE FULL PLANNING PERMISSION HAS BEEN GRANTED FOR THE PROPOSED NEW USE OR DEVELOPMENT; **AND**
- (iii) **PROPOSALS FOR THE DEMOLITION OF A BUILDING IN A CONSERVATION AREA SHOULD BE ACCOMPANIED BY PROPOSALS FOR THE APPROPRIATE RE-USE OF LOCAL INDIGENOUS MATERIALS WHICH REFLECT THE CHARACTER OF THE CONSERVATION AREA.**

Reason

The proposed modifications are made in order to provide clarification of the manner in which demolition in Conservation Areas will be assessed.

Page 54

No Change

Page 55

MOD D054

Amend Paragraph

REC 3.48

PCD045, PCD047

3.4.84 to read:

3.4.84 The Plan encourages the regeneration of derelict and degraded land within the fabric of urban areas. The re-use of brownfield sites provided opportunities for the provision of residential developments and commercial and retail uses compatible with the location, whilst ensuring that the need for development of greenfield sites is reduced. **Former uses of the site may constitute an important industrial archaeological resource and this should be considered early in any redevelopment proposals. See also paragraph 10.4.5 on page 156 of the Waste Management Chapter.**

Reason

The proposed modification is made in order to ensure that former uses of prospective development sites are considered early in any redevelopment proposals.

MOD D055

Amend Paragraph 3.4.88 to read:

REC 3.48

PCD046

3.4.88 The re-use and reclamation of derelict and waste land often requires developers / agencies to address the problems of contamination and instability. In formulating proposals for the redevelopment of contaminated and / or unstable land developers will need to demonstrate that a site is stable or that any actual or potential instability or contamination can reasonably be overcome. **Where the mitigation measures proposed for a site include the removal of the worst contaminated material and containment of the rest by capping the site with suitable materials, it is important to ensure that the construction of foundations, services and other underground work does not uncover the contaminated materials left on site, or that the underground works themselves do not create pathways for polluted materials to follow.** Consequently, applications for planning permission will need to be accompanied by detailed site investigation reports which outline the nature and extent of the contamination instability and indicate appropriate remedial measures. Planning permission may not be granted unless the Council is satisfied that instability and contamination may be overcome safely and without undue impact upon the environment.

Reason

The proposed modification is made in order to ensure that former uses of prospective development sites are considered early in any redevelopment proposals and for the reasons set out by the inspector.

Page 56

MOD D056

Delete reference to '*semi-private spaces*' in criterion (vi) and amend Policy ENV 25 to read:

REC 3.50

PCD048

Officer / Member

Group

POLICY ENV 25 – DESIGN OF NEW DEVELOPMENTS

PROPOSALS FOR NEW DEVELOPMENT MUST HAVE FULL REGARD TO THE CONEXT OF THE LOCAL NATURAL AND BUILT ENVIRONMENT AND ITS SPECIAL FEATURES. NEW DEVELOPMENT WILL BE PERMITTED WHERE IT:

- (i) **COMPLEMENTS OR ENHANCES THE LOCAL CHARACTER OF BUILDINGS AND OPEN SPACES;**
- (ii) **MEETS THE COUNCIL’S APPROVED STANDARDS OF AMENITY AND OPEN SPACE, ACCESS, CAR PARKING AND SERVICING;**
- (iii) **ENSURES ADEQUACY OR AVAILABILITY OF UTILITY SERVICES AND ADEQUATE PROVISION FOR WASTE MANAGEMENT;**
- (iv) **MINIMISES ANY DETRIMENTAL IMPACT ON ADJACENT AREAS;**
- (v) **ENSURES EXISTING SOFT AND HARD LANDSCAPING FEATURES ARE PROTECTED AND COMPLEMENTED BY NEW PLANTING, SURFACE OR BOUNDARY FEATURES;**
- (vi) **ENSURES CLEAR DISTINCTION BETWEEN PUBLIC AND PRIVATE SPACES;**
- (vii) **PROVIDES A HIGH LEVEL OF ACCESSIBILITY, PARTICULARLY FOR PUBLIC TRANSPORT, CYCLISTS, PEDESTRIANS AND PEOPLE WITH IMPAIRED MOBILITY;**
- (viii) **HAS REGARD TO ENERGY EFFICIENCY IN DESIGN, LAYOUT, MATERIALS AND TECHNOLOGY; AND**
- (ix) **HAS REGARD TO MEASURES TO REDUCE THE RISK AND FEAR OF CRIME.**

Reason The proposed modification, inclusive of the Inspectors recommended amendment is intended to provide certainty about utility requirements, safeguard against the impact/potential impact of crime in new developments. In addition, it is considered that the Inspector’s amendment will reduce ambiguity.

MOD D057 Amend Paragraph 3.4.89 to read:

REC 3.50
PCD049
Update

3.4.89 This policy establishes a framework to achieve appropriate sensitive new development that promotes creative and imaginative design within the Vale of Glamorgan. In view of the wide variety of architectural styles and contrasting identities of the Vale’s towns, villages and open countryside, it would be inappropriate to introduce rigid, over prescriptive design controls for new development within the Plan. However, to further promote the above good design principles and provide better advice to architects and their clients the Council will prepare guidance and design briefs for specific topics or sites. **Similarly advice on plant species in landscaping schemes can help meet the criteria set out above. In many circumstances the use of native provenance tree and shrub species in landscaping schemes can provide benefits for bio-diversity as well. Volume Two of “Landscapes Working for the Vale of Glamorgan” provides some guidance on this point.** Supplementary Planning Guidance **has been** produced in respect of amenity standards.

Reason The proposed modification, inclusive of the Inspectors recommended amendment is intended to provide certainty about utility requirements, safeguard against the impact/potential impact of crime in new developments and provide a factual update about the Landscapes Working for the Vale of Glamorgan Study. In addition, it is considered that the Inspector’s amendment will reduce ambiguity.

MOD D058 Amend title of Policy ENV 26 to read:

PCD050 **POLICY ENV 26 – ACCESS FOR DISABLED PEOPLE**

Reason The proposed modification is made in order to more accurately reflect and accord with the terminology of current legislation.

MOD D059

Amend Policy ENV 27 to read:

REC 3.51
PCD051

POLICY ENV 27 – PROTECTION OF ENVIRONMENTAL
QUALITY

**DEVELOPMENT WILL NOT BE PERMITTED IF IT WOULD
BE LIABLE TO HAVE AN UNACCEPTABLE EFFECT ON
EITHER PEOPLE’S HEALTH AND SAFETY OR THE
ENVIRONMENT:**

- (i) BY RELEASING POLLUTANTS INTO WATER, SOIL
OR AIR, EITHER ON OR OFF SITE; OR**
- (ii) FROM SMOKE, FUMES, GASES, DUST, SMELL,
NOISE, VIBRATION, LIGHT OR OTHER
POLLUTING EMISSIONS.**

Reason

The proposed modifications are made in order to ensure a clear and consistent approach to the assessment of developments that may have an impact upon peoples Health and Safety or the Environment. It is considered that the Inspector's proposed amendment will reduce ambiguity.

MOD D060

Delete existing Paragraph 3.4.97 and replace to read:

REC 3.51
PCD052
FPCD004
Officer / Member
Group

3.4.97 The aim of this policy is to prevent adverse effects of pollution both in terms of the impact on local environmental quality and their contribution to global damage. The UK government is committed to reducing existing pollution levels and therefore future developments should not exacerbate the current situation. Accordingly, any polluting or hazard risk will be judged in the context of both UK and EC legislation / standards. Advice will be sought from the relevant regulatory authorities, including the Environment Agency, the Health and Safety Executive, and Local Authority Environmental Health Officers. Whilst light pollution is not covered by legislation, the Council will have regard to the recommendations of the Institute of Lighting Engineers and the joint Department of the Environment / Countryside Commission publication “Lighting in the Countryside: Towards Good Practice” (1997) when dealing with applications that could conceivably have unneighbourly consequences. If the pollution can be controlled to the satisfaction of the regulatory authorities, permission may be granted subject to conditions. In such cases, operations will need to be monitored appropriately to ensure continued compliance. In accordance with the precautionary principle, if it is considered that satisfactory standards cannot be achieved or

sufficient doubt exists, then permission will not be granted. In order to allow the regulatory authorities to assess the full implications of any development, where applicable, applicants will need to submit an environmental assessment in line with the requirements of the Town and Country Planning (Assessment of Environmental Effects) Regulations 1998, as amended.

Reason

The proposed modifications are made in order to ensure a clear and consistent approach to the assessment of developments that may have an impact upon peoples Health and Safety or the Environment. It is considered that the Inspector's proposed amendment will reduce ambiguity.

Page 58

No Change



HOUSING

Page 59

MOD E01

Amend paragraph 4.1.3 to read as follows:

REC 1.8(a),
Continuity

4.1.3 Historically the Council has attempted to protect and conserve as much as possible of the area's environment and countryside by guiding new housing development to appropriate locations where their environmental impact will be minimised. The Council is committed to make land available for an additional **6079** new dwellings during the Plan period. The majority of this dwelling requirements will be accommodated within and adjoining the existing urban areas of the waterfront strip.

Reason

The proposed modification is made in order to ensure that a continuous supply of residential land is available throughout the Plan period.

MOD E02

At paragraph 4.1.6 insert the following at the end of the second sentence to read as follows:

Updated Guidance

In view of the existing residential commitments within these towns it is not the intention of the Council to allocate any further land for residential use as it is considered that this would adversely affect their setting and character and would be contrary to the aims and objectives of Planning Policy Wales (2002).

Reason

The proposed modification updates the Plan in line with current national planning guidance.

Page 60

MOD E03

Amend paragraph 4.10 as follows:

Updated Guidance

4.1.10 In line with Government advice embodied in Circular 2/94 and **Planning Policy Wales 2002**, this chapter also considers the need for gypsy sites within the Vale of Glamorgan (Policy HOUS 15).

Reason

The proposed modification updates the Plan in line with current national planning guidance.

MOD E04

REC 1.8(a), REC1.9,
Continuity

Delete paragraphs 4.1.12, 4.1.13, 4.1.14, 4.1.15, 4.1.16 and, Sources of Supply Table and insert the following new paragraphs and table to read:

4.1.11 Part 1 Policy 3 requires that land is made available for 6,079 additional dwellings over the thirteen-year period 1998-2011. The Plan allocates land to meet the residual of this target after those dwelling units that already had the benefit of planning permission at 2001 have been subtracted. The Vale of Glamorgan Joint Land Availability Study is carried out annually by the Welsh Development Agency in co-operation with the Council, representatives of the house building industry and statutory undertakers, and presents an agreed statement of the supply and take up of housing land in the Vale. The 1st April 2001 study provides base data for strategic housing considerations. Site specific data from the study is shown at Appendix 4 and illustrates that:

- 1. The total number of units available on site over 10 units with the benefit of planning consent at 1st April 2001 = 2,946 units.*
- 2. Small sites of under 10 units are capable of contributing an estimated additional 101 dwellings per annum over the following five year period to 2006.*

4.1.12 In addition to the 2,946 units available on existing large sites an allowance is required for the contribution to the housing target from small sites, conversions, changes of use, and windfalls. Windfall sites are sites that at the time of calculating the available residential land do not have the benefit of planning permission or are not identified through this Plan.

4.1.13 It is considered that the contribution of small sites to meeting the housing target is likely to be less towards the end of the Plan period due to the diminishing opportunities for this type of development. An allowance of 76 units per annum is therefore made which represents an average rate of the contribution made by small sites etc., spread evenly over the Plan period. Over the 10 years remaining of the Plan period this will contribute some 760 additional units. The Council will carefully monitor the contribution of these sites to the land supply over the Plan period and will review this figure if necessary.

4.1.14 Figure 4.1 illustrates the residual need for additional plots after these allowances have been taken into account, and for which new sites are identified under Policy HOUS 1.

Figure 4.1 Source of Housing Supply at 1st April 2001:

Housing Target 1998 – 2011 (13 years)	<u>6,079</u>
- Completions 1998-2001 (3 years)*	1,363
- Sites over 10 units with planning consent*	2,946
- Allowance for contribution from small sites, conversions, changes of use, and windfalls (10 years @ 76 units per annum)	760
Residual Housing Requirement	<u>1,010</u>

*Source: Joint Housing Land Availability Study 1st April 2001 (WDA, 2002)

4.1.15 Table 1 illustrates the contribution that the major housing allocations will make to the housing target (see also figure 4.1). Many of the sites shown already had the benefit of planning permission at 2001 and are therefore not counted towards meeting the residual housing need identified. Further information in respect of all sites shown however can be found at section 4.4.

Table 1. Meeting the Residual Housing Requirement with new sites (of 10 or more units) allocated under Policy HOUS 1

Ref	Site	Additional Units Available 2001-2011	Units Available after 2011
HOUS 1 (1)	Barry Waterfront ¹	400	200
HOUS 1 (2)	Harbour Road, Barry	Site complete at 2001	
HOUS 1 (3)	Pencoedtre, Barry ²	Subject to Development Brief	
HOUS 1 (4)	Land to R/O Daniel Street, Barry	Site included in 2001 JLAS Study	
HOUS 1 (5)	Cwm Barri, Barry	Site included in 2001 JLAS Study	
HOUS 1 (6)	Winston Square, Barry	Site included in 2001 JLAS Study	
HOUS 1 (7)	Penarth Haven	Site included in 2001 JLAS Study	
HOUS 1 (8)	Cogan Hall Farm, Penarth	Site included in 2001 JLAS Study	
HOUS 1 (9)	Cogan Pill Road, Llandough	18	
HOUS 1 (10)	Redwood Close, Boverton	12	
HOUS 1 (11)	The Coal Yard, Llantwit Major	Site included in 2001 JLAS Study	
HOUS 1 (12)	Cowbridge Road and the Saw Mill, Ystradowen	Site complete at 2001	
HOUS 1 (13)	Rhose Point	Site included in 2001 JLAS Study	
HOUS 1 (14)	Mayflower Site, Rhose	Site complete at 2001	
HOUS 1 (15)	Marine Drive, Ogmore-by-Sea	Site included in 2001 JLAS Study	
HOUS 1 (16)	Adj. St Michael's Church, Colwinston	Site included in 2001 JLAS Study	
HOUS 1 (17)	The Limes, Cowbridge	6	
HOUS 1 (18)	River Walk, Cowbridge	6	
HOUS 1 (19)	White Farm, Barry	130	

Ref	Site	Additional Units Available 2001-2011	Units Available after 2011
HOUS 1 (20)	Llandough Fields	65	
HOUS 1 (21)	Palmersvale Business Centre, Barry	20	
HOUS 1 (22)	Land North of Railway, Rhose	400	200
Total plots available under policy HOUS 1 to meet the residual need 2001-2011		<u>1,057</u>	400

¹ An additional allowance of 400 units (over and above the 1000 units already included in the 2001 study) is made due to increased building densities. An allowance for a further 200 units is made for the mixed use South Quay site. The 200 units outside of the Plan period equate to 100 at the Waterfront and 100 at South Quay.

² The contribution of this site to housing supply is dependent on the outcome of a development brief and any units would be available during the latter part of the Plan period.

Reason

The proposed modification is made in order to ensure that a continuous supply of residential land is available throughout the Plan period.

MOD E05

Amend paragraph 4.2.1 to read as follows:

Updating Guidance

4.2.1 National Planning Guidance for housing matters is embodied in:

- *Planning Policy Wales 2002*
- *Planning Guidance (Wales) Technical Advice Note (Wales) 1 “Joint Housing Land Availability Studies” (1997)*
- *Planning Guidance (Wales) Technical Advice Note (Wales) 2 “Planning and Affordable Housing” (1996)*

Reason

The proposed modification updates the Plan in line with current national planning guidance.

MOD E06

Amend paragraph 4.2.2 to read as follows:

Updating Guidance

4.2.2 **Planning Policy Wales 2002, Chapter 9, requires** that the Plan should provide for a full range and choice of housing thereby **giving options to people in respect of the type of house they live in.**

Reason

The proposed modification updates the Plan in line with current national planning guidance.

MOD E07

Amend paragraph 4.2.3 to read as follows:

4.2.3 In particular the Plan should ensure that previously developed land is used in preference to greenfield sites as well as taking account of the potential in the area for rehabilitation, conversion, clearance and redevelopment of sites. All new housing development should be well designed, and relate / integrate well with existing settlements and where possible it should assist with community regeneration initiatives. Ribbon and fragmented development should be avoided and development should be easily accessible by public transport, cycling and walking. New building in the countryside away from existing settlements or areas allocated for development by the Plan must be strictly controlled. Isolated new dwellings in the countryside will only be permitted where they can be justified in the interests of agriculture or forestry.

Reason

The proposed modification updates the Plan in line with current national planning guidance.

MOD E08

Insert new paragraph after existing 4.2.4 as follows:

The Council has undertaken a ‘search sequence’ as required by Planning Policy Wales (2002) in identifying sites to be allocated to meet the housing target. The search sequence starts with the re-use of previously developed land and buildings within settlements, then settlement extensions and then new development around settlements with good public transport links. In undertaking the search sequence particular consideration has been given to:

- **The contribution to the housing supply of sites with planning permission for housing. Council resources do not permit the revocation of current planning consents for housing development.**
- **The allocation of previously developed sites or empty or under-used buildings that are suitable for housing within settlements.**
- **The allocation of housing sites that are highly accessible by transport means to jobs, shops and services other than by the private car.**
- **The capacity of existing or proposed infrastructure to absorb further development and the cost, if necessary of adding further infrastructure.**

- **The ability to build communities to support new physical and social infrastructure and the need to provide sufficient demand to sustain appropriate local services and facilities.**
- **The physical and environmental constraints on the development of land.**
- **The need to assist urban regeneration.**

Subsequent paragraphs are renumbered.

MOD E09

Amend paragraph 4.2.6 to read as follows:

Updating

4.2.6 The Welsh Development Agency (Land Division) publishes studies of housing land availability in co-operation with the Council, the House Builders Federation, Housing Associations and other appropriate bodies. The Study in respect of the Vale of Glamorgan has a base date of 1st April. The Study establishes the number of dwellings likely to be completed within a five-year period and indicates the Vale of Glamorgan land supply.

Reason

The proposed modification represents a factual update of the Plan.

MOD E010

Amend paragraph 4.3.1 to read as follows:

REC 1.10

4.3.1 In order to provide a context for policies relating to housing, the following objectives are put forward:

- *To allocate sufficient land for housing in accordance with the guidance contained in Planning Policy Wales (2002) and the Plan's Strategy in order to accommodate the anticipated housing needs of the Vale.*
- *To favour residential developments that are well related to public transport, shopping and leisure facilities, and employment opportunities.*
- *To provide for a range of housing choice including a sufficient proportion of one and two bedroom dwellings for smaller households.*
- *To secure a range of housing to be provided by the private sector, public sector, and registered social landlords in order to cater for the needs of all residents of the Vale including those not easily able to compete in the existing predominantly private market.*

- *To prevent urban sprawl and sporadic housing development in the countryside and to maintain the individual character of individual settlements and the Rural Vale of Glamorgan.*
- *To facilitate the improvement and enhancement of those housing areas lacking in amenities and suffering from a poor physical environment.*
- *To encourage higher densities whenever such development is practical and in scale and keeping with its surroundings.*

Reason

The proposed modification is made in order to update the objectives and to encourage higher densities where practicable, thereby reducing the need for greenfield sites and for the reason set out by the inspector.

Page 63

MOD E11

The following site is deleted from Policy HOUS 1:

REC4.28

(17) ST. JOHNS WELL, ST. ATHAN

All subsequent sites are renumbered.

Reason

The Council concurs with the views expressed by the Inspector in his assessment of this site. Development of this site would result in the loss of countryside and be subject to uncertainty due to the sewage/ drainage problems.

MOD E12

The following sites are included in Policy HOUS 1:

REC4.63, REC4.79,
REC4.35

(20) LLANDOUGH FIELDS, PENARTH
(21) PALMERSVALE BUSINESS CENTRE, BARRY
(22) LAND TO THE NORTH OF THE RAILWAY LINE, RHOOSE

Reason

The Council has reviewed the Inspector's deliberations with regard to this matter and, in light of REC 1.8 has decided to accept part of this recommendation. It is considered that the allocation of these sites satisfy guidance contained in Planning Policy Wales (2002) and will assist in satisfying the housing requirements throughout the Plan period. In respect of REC 4.44, REC 4.45 and REC 6.7 the Council has updated the housing demand figure to 1st April 2001 by taking into account dwelling completions over the period 1998 to 2001. The net result is that over the period 2001 to 2011 the Council needs to make land available for 4716 new dwelling units. Taking into account commitments as agreed by the Joint Housing Land

Availability Study 2001 (2946 Units) and an allowance for small sites (760) there is a need for an additional 1010 dwellings rather than the 1104 dwellings recommended by the Inspector.

Proposed Modification No E04, having regard to guidance contained within Planning Policy Wales 2002, outlines how this requirement will be met.

The Council has discretion in selecting sites to meet this housing need. This is recognised by the Inspector in his cover letter to his report when he considered the housing requirement where at paragraph 9 he stated:

“It is however for the Council to determine whether there are other more suitable sites that were not before me for consideration”.

Having given the matter due consideration the Council believes that the Inspector did not adequately consider the following issues:

- the number of residential completions from 1998 to 2001;
- the potential housing capacity of sites with the benefit of planning permission
- the requirements of Section 9 of Planning Policy Wales 2002 (sequential approach to housing development), including the policy that Councils should seek only to identify sufficient land to meet their housing requirement (paragraph 9.2.7 refers).

As a consequence of the Council’s re-assessment of housing supply data as tabled at Modification EO4 the Council requires to allocate additional land for 1010 Units.

To meet this requirement the Council has undertaken a ‘search sequence’ as required by Planning Policy Wales (2002). The search sequence starts with the re-use of previously developed land and buildings within settlements, then settlement extensions and then new development around settlements with good public transport links. In undertaking the search sequence particular consideration has been given to:

- The contribution to the housing supply of sites with planning permission for housing. Council resources do not permit the revocation of current planning permissions for housing development.
- The allocation of previously developed sites or empty or under-used buildings that are suitable for housing within settlements.
- The allocation of housing sites that are highly accessible by transport means to jobs, shops and services other than by the private car.

- The capacity of existing or proposed infrastructure to absorb further development and the cost, if necessary of adding further infrastructure.
- The ability to build communities to support new physical and social infrastructure and the need to provide sufficient demand to sustain appropriate local services and facilities.
- The physical and environmental constraints on the development of land.
- The need to assist urban regeneration.

As a result of the Council undertaking the search sequence, the following sites are proposed to be allocated to meet this need:

Barry Waterfront

This is a Brownfield site located with the strategy area, which benefits from excellent public transport and walking / cycling opportunities. The site is ideally placed in relation to retailing and community facilities at Barry Town, with Cardiff within easy reach by public transport.

It was envisaged that the extant planning permission for the site would yield 1000 units over the Plan period. However, having examined the current build densities at this location, it has been found that the site is now expected to yield an additional 400 units (ie 1400 in total), some of which (100) may be beyond the Plan period.

South Quay (within Barry Waterfront)

This is a Brownfield site located adjacent to the existing development currently under construction at Barry Waterfront and having the same benefits as Barry Waterfront. The Inspector recommended that this 5.2 ha site be allocated for a mixed-use development to include residential use. Although the Inspector felt that this site would only contribute 100 units to the supply it is the Council's view that due to increased building densities this site will contribute at least 200 units, some of which (100) may be beyond the Plan period.

Llandough Fields

This site was previously occupied by railway sidings and was originally allocated in the Deposit Plan for employment purposes. The Inspector in his report has recommended that it be included for development under Policy HOUS 1 for 65 units. The site is well related to public transport facilities and is also close to shopping facilities. It is also well placed in terms of leisure facilities associated within the water-based activities and Penarth Leisure

Centre (Cogan). In addition the site would be consistent with the regeneration strategies of the Plan.

Redwood Close

The site benefits from an extant planning permission for 12 residential units. The Council does not have resources to revoke this permission.

Palmersvale Business Centre

The site was previously allocated for employment purposes in the Deposit Plan. The Inspector recommended that the undeveloped part of the site fronting Arthur Street would be appropriate for 20 residential units. The site is located within the strategy area and has good walking, cycling and public transport links to Barry and Cardiff.

The Limes

This site was allocated in the Deposit Plan. It lies close to the centre of Cowbridge and offers opportunities to enhance the conservation area as well as being well located for community facilities in Cowbridge. The site will yield approximately 6 units.

River Walk

This site was allocated in the Deposit Plan and has had a planning permission for residential development. The site is situated close to the centre of Cowbridge and is consequently well located for community facilities in Cowbridge. The site will yield approximately 6 units.

White Farm

This site is located within the settlement boundary of Barry and within the strategy area of the Plan. The Council allocated this site for a mixed use of residential and open space in the Deposit Plan. Part of the site has benefited from a Certificate of Appropriate Alternative Development. The Inspector suggested that this site would be suitable for 130 dwellings together with 7.4 acres of informal open space.

Cogan Pill Road, Llandough

This site was allocated for housing development in the Deposit Plan. It is located within the Plan's strategy area and within the settlement boundary of Penarth with Llandough. The site is well located to community facilities (including the hospital) and public transport. The site will yield 18 units and has had a previous outline planning permission.

Land to North of Railway, Rhoose

A greenfield site located within the Council's strategy area to the south east of Rhoose and to the north of the current Rhoose Point development. The site benefits from potentially good public transport in view of the imminent re-opening of the Vale of Glamorgan rail line to passenger services. A station and interchange facilities at Rhoose will be provided and there will be clear opportunities for links to the interchange facilities as well as to proposed retail and leisure facilities at Rhoose Point. The site will clearly assist in sustaining the proposed public transport initiatives and village facilities as well as providing a range and choice of housing types during the Plan period. The site is well located for employment allocations at Cardiff International Airport. This site can accommodate approximately 400 units during this Plan period, with a further 200 units during the next Plan period.

Land at Pencoedtre

This site was allocated by the Council for special employment purposes in the Deposit Plan. The Inspector has recommended that 7 ha of the 14 ha. site be allocated for approximately 135 units of residential accommodation.

The Council proposes to allocate the site for a mixture of housing, employment and woodland uses, the proportions of which will be confirmed by further research through the preparation of a woodland / conservation management plan.

The site lies within the Plan's strategy area and offers the opportunity to add to the range and choice of house types that the Plan will provide. In particular, the site offers the opportunity for a sustainable mixed use of employment / housing / recreational / woodland development. Being located within the strategy area the site has good public transport opportunities as well as the potential to contribute to the wider regeneration of Barry.

Available Housing Supply

Site	Units
Waterfront	300 *
South Quay	100 *
Llandough Fields	65
Redwood Close	12
Palmersvale Business Park	20
River Walk	6
The Limes	6
White Farm	130
Cogan Pill Road	18
North of Railway, Rhoose	400
Housing Supply	1057
Housing Need	1010

* not accounting for development during the next Plan period

As a consequence of the above and having undertaken the sequential test there is no need for any additional development, over and above that shown above.

Alongside the assessment of the above sites, the Council has also assessed and considered the recommendation of the Inspector to allocate land at Darren Farm, Cowbridge.

It is considered that through the application of the 'search sequence' as required by Planning Policy Wales (2002), the sites listed above should be developed prior to the release of a greenfield site located outside of the strategy area of the Plan.

In this context Llantwit Major has seen a significant amount of development over the Plan period and there still are further growth opportunities in Llantwit Major. Nearby Ystradowen has also seen the development of a significant residential allocation. In addition, the revised settlement boundary for Cowbridge allows for greater opportunities for more appropriate brownfield residential development which has the opportunity of enhancing the conservation area. Policies HOUS 2 and ENV 7 have also been made more flexible thereby allowing the opportunity for residential development in some of the hinterland villages of Cowbridge.

Looking in more detail at the above, the following is also applicable :

In terms of the sequential approach to residential development it is considered by virtue of the following that the other sites are more appropriate for residential development during the Plan period :

- Cowbridge is an extremely important historic and vibrant town which is able to sustain appropriate local services and facilities without the need for the development of housing on this greenfield site.
- The revised settlement boundary for Cowbridge and some of the hinterland villages allow for a range and choice of opportunities for more appropriately located brownfield residential development which particularly in Cowbridge have the potential to enhance the conservation area.
- There are sites available in the centre of Cowbridge which allow for easy access by walking and cycling to the Cowbridge centre. The Darren Farm proposal which is located on the north western extremity of the town, is likely by virtue of its location to be more car orientated.
- The town's important landscape setting is recognised by the Council's proposal to designate the site as a Special Landscape area within the Thaw Valley and also the site's role in providing a backdrop setting for Cowbridge and its conservation area. It is

the Council's view that any residential development of Darren Farm would have an unacceptable effect on the setting of Cowbridge.

- Cowbridge is also only served by limited public transport (bus) and does not have a train service unlike settlements of Barry, Llantwit Major and Rhoose. Barry is already well served by a range of transport modes and Llantwit Major and Rhoose will be served in the near future by a train service to the commercial centres of Barry, Cardiff and Bridgend. It is the Council's opinion that development within these areas should occur prior to the release of greenfield sites which are not as well located or which have landscape and / or conservation issues.

Given the above and the lack of need for this additional housing site and the fact that the Council considers the development of the site inappropriate for reasons outlined above, the proposed access road which would serve as a link between the A48 and B4270 is not necessary.

It is considered that the link road as recommended by the Inspector would provide the benefit of removing some through traffic from Cowbridge Town Centre. However it would not remove all extraneous car traffic from Llysworney. Such a scheme would not therefore provide a complete solution to traffic problems in Llysworney and would only provide limited relief to Cowbridge. The B4270 from Cowbridge to Llandow would also require additional improvements which are not part of the alternative scheme as recommended by the Inspector. In the light of this it is therefore considered that the Llysworney bypass is the preferred solution and the Council proposes not to amend Policy TRAN (ii) thereby retaining its commitment to the construction of the Llysworney Bypass during the Plan period.

The Council notes the Inspector's conclusion in respect of the availability of funding for the road, however, having approached the Welsh Assembly Government feels that there is an opportunity for bidding for finance for the road during the Plan period.

MOD E13

Policy HOUS 1 is amended to read as follows:

REC4.28, REC4.63,
REC4.79, REC4.35,
REC4.19, REC4.29,
REC5.10

POLICY HOUS 1 – RESIDENTIAL ALLOCATIONS

THE FOLLOWING SITES ARE ALLOCATED FOR
RESIDENTIAL DEVELOPMENT DURING THE PLAN PERIOD:

- (1) BARRY WATERFRONT
- (2) HARBOUR ROAD, BARRY
- (3) PENCOEDTRE NORTH EAST BARRY
- (4) LAND TO THE R/O DANIEL STREET, BARRY
- (5) CWM BARRI, BARRY
- (6) WINSTON SQUARE, BARRY
- (7) PENARTH HAVEN, PENARTH
- (8) COGAN HALL FARM, PENARTH
- (9) COGAN PILL ROAD, LLANDOUGH
- (10) REDWOOD CLOSE, BOVERTON
- (11) THE COAL YARD, LLANTWIT MAJOR
- (12) COWBRIDGE ROAD AND THE SAW MILL,
YSTRADOWEN
- (13) RHOOSE POINT
- (14) MAYFLOWER SITE, RHOOSE
- (15) MARINE DRIVE, OGMORE BY SEA
- (16) ADJACENT ST. MICHAEL'S CHURCH, COLWINSTON
- (17) THE LIMES, COWBRIDGE**
- (18) RIVER WALK, COWBRIDGE**
- (19) WHITE FARM, BARRY**
- (20) LLANDOUGH FIELDS, PENARTH**
- (21) PALMERSVALE BUSINESS CENTRE, BARRY**
- (22) LAND NORTH OF THE RAILWAY LINE, RHOOSE**

Reason

The Council has reviewed the Inspector's deliberations with regard to these matters and, in light of REC 1.8 has decided to accept the recommendations namely REC4.28, REC4.63, REC4.79, REC4.35, REC4.19, REC4.29 and REC5.10. It is considered that the allocation of these sites satisfy guidance contained in Planning Guidance Wales (2002) and will assist in satisfying the housing requirements throughout the Plan period. In respect of the REC 4.28, the Council concurs with the Inspectors assessment of the St. John's Well site and accepts that its development would result in the loss of countryside and be subject to uncertainty due to the sewage / drainage problems. In respect of REC 4.44, REC 4.45 and REC 6.7 the Council has updated the housing demand figure to 1st April 2001 by taking into account dwelling completions over the period 1998 to 2001. The net result is that over the period 2001 to 2011 the Council needs to make land available for 4716 new dwelling units. Taking into account commitments as agreed by the Joint Housing Land Availability Study 2001 (2946 Units) and an allowance for small sites (760) there is a need for an additional 1010 dwellings rather than the 1104 dwellings recommended by the Inspector.

Proposed Modification No E04, having regard to guidance contained within Planning Policy Wales 2002, outlines how this requirement will be met.

The Council has discretion in selecting sites to meet this housing need. This is recognised by the Inspector in his cover letter to his report when he considered the housing requirement where at paragraph 9 he stated:

“It is however for the Council to determine whether there are other more suitable sites that were not before me for consideration”.

Having given the matter due consideration the Council believes that the Inspector did not adequately consider the following issues:

- the number of residential completions from 1998 to 2001;
- the potential housing capacity of sites with the benefit of planning permission
- the requirements of Section 9 of Planning Policy Wales 2002 (sequential approach to housing development), including the policy that Councils should seek only to identify sufficient land to meet their housing requirement (paragraph 9.2.7 refers).

As a consequence of the Council’s re-assessment of housing supply data as tabled at Modification EO4 the Council requires to allocate additional land for 1010 Units.

To meet this requirement the Council has undertaken a ‘search sequence’ as required by Planning Policy Wales (2002). The search sequence starts with the re-use of previously developed land and buildings within settlements, then settlement extensions and then new development around settlements with good public transport links. In undertaking the search sequence particular consideration has been given to:

- The contribution to the housing supply of sites with planning permission for housing. Council resources do not permit the revocation of current planning permissions for housing development.
- The allocation of previously developed sites or empty or under-used buildings that are suitable for housing within settlements.
- The allocation of housing sites that are highly accessible by transport means to jobs, shops and services other than by the private car.
- The capacity of existing or proposed infrastructure to absorb further development and the cost, if necessary of adding further infrastructure.

- The ability to build communities to support new physical and social infrastructure and the need to provide sufficient demand to sustain appropriate local services and facilities.
- The physical and environmental constraints on the development of land.
- The need to assist urban regeneration.

As a result of the Council undertaking the search sequence, the following sites are proposed to be allocated to meet this need:

Barry Waterfront

This is a Brownfield site located within the strategy area, which benefits from excellent public transport and walking / cycling opportunities. The site is ideally placed in relation to retailing and community facilities at Barry Town, with Cardiff within easy reach by public transport.

It was envisaged that the extant planning permission for the site would yield 1000 units over the Plan period. However, having examined the current build densities at this location, it has been found that the site is now expected to yield an additional 400 units (ie 1400 in total), some of which (100) may be beyond the Plan period.

South Quay (within Barry Waterfront)

This is a Brownfield site located adjacent to the existing development currently under construction at Barry Waterfront and having the same benefits as Barry Waterfront. The Inspector recommended that this 5.2 ha site be allocated for a mixed-use development to include residential use. Although the Inspector felt that this site would only contribute 100 units to the supply it is the Council's view that due to increased building densities this site will contribute at least 200 units, some of which (100) may be beyond the Plan period.

Llandough Fields

This site was previously occupied by railway sidings and was originally allocated in the Deposit Plan for employment purposes. The Inspector in his report has recommended that it be included for development under Policy HOUS 1 for 65 units. The site is well related to public transport facilities and is also close to shopping facilities. It is also well placed in terms of leisure facilities associated within the water-based activities and Penarth Leisure Centre (Cogan). In addition the site would be consistent with the regeneration strategies of the Plan.

Redwood Close

The site benefits from an extant planning permission for 12 residential units. The Council does not have resources to revoke this permission.

Palmersvale Business Centre

The site was previously allocated for employment purposes in the Deposit Plan. The Inspector recommended that the undeveloped part of the site fronting Arthur Street would be appropriate for 20 residential units. The site is located within the strategy area and has good walking, cycling and public transport links to Barry and Cardiff.

The Limes

This site was allocated in the Deposit Plan. It lies close to the centre of Cowbridge and offers opportunities to enhance the conservation area as well as being well located for community facilities in Cowbridge. The site will yield approximately 6 units.

River Walk

This site was allocated in the Deposit Plan and has had a planning permission for residential development. The site is situated close to the centre of Cowbridge and is consequently well located for community facilities in Cowbridge. The site will yield approximately 6 units.

White Farm

This site is located within the settlement boundary of Barry and within the strategy area of the Plan. The Council allocated this site for a mixed use of residential and open space in the Deposit Plan. Part of the site has benefited from a Certificate of Appropriate Alternative Development. The Inspector suggested that this site would be suitable for 130 dwellings together with 7.4 acres of informal open space.

Cogan Pill Road, Llandough

This site was allocated for housing development in the Deposit Plan. It is located within the Plan's strategy area and within the settlement boundary of Penarth with Llandough. The site is well located to community facilities (including the hospital) and public transport. The site will yield 18 units and has had a previous outline planning permission.

Land to North of Railway, Rhoose

A greenfield site located within the Council's strategy area to the south east of Rhoose and to the north of the current Rhoose Point development. The site benefits from potentially good public transport in view of the imminent re-opening of the Vale of Glamorgan rail line to passenger services. A station and interchange facilities at Rhoose will be provided and there will be clear opportunities for links to the interchange facilities as well as to proposed retail and leisure facilities at Rhoose Point. The site will clearly assist in sustaining the proposed public transport initiatives and village facilities as well as providing a range and choice of housing types during the plan period. The site is well located for employment allocations at Cardiff International Airport. This site can accommodate approximately 400 units during this Plan period, with a further 200 units during the next Plan period.

Land at Pencoedtre

This site was allocated by the Council for special employment purposes in the Deposit Plan. The Inspector has recommended that 7 ha of the 14 ha site be allocated for approximately 135 units of residential accommodation.

The Council proposes to allocate the site for a mixture of housing, employment and woodland uses, the proportions of which will be confirmed by further research through the preparation of a woodland / conservation management plan.

The site lies within the Plan's strategy area and offers the opportunity to add to the range and choice of house types that the Plan will provide. In particular, the site offers the opportunity for a sustainable mixed use of employment / housing / recreational / woodland development. Being located within the strategy area the site has good public transport opportunities as well as the potential to contribute to the wider regeneration of Barry.

Available Housing Supply

Site	Units
Waterfront	300 *
South Quay	100 *
Llandough Fields	65
Redwood Close	12
Palmersvale Business Park	20
River Walk	6
The Limes	6
White Farm	130
Cogan Pill Road	18
North of Railway, Rhoose	400
Housing Supply	1057
Housing Need	1010

* not accounting for development during the next Plan period

As a consequence of the above and having undertaken the sequential test there is no need for any additional development, over and above that shown above.

Alongside the assessment of the above sites, the Council has also assessed and considered the recommendation of the Inspector to allocate land at Darren Farm, Cowbridge.

It is considered that through the application of the 'search sequence' as required by Planning Policy Wales (2002), the sites listed above should be developed prior to the release of a greenfield site located outside of the strategy area of the Plan.

In this context Llantwit Major has seen a significant amount of development over the Plan period and there still are further growth opportunities in Llantwit Major. Nearby Ystradowen has also seen the development of a significant residential allocation. In addition, the revised settlement boundary for Cowbridge allows for greater opportunities for more appropriate brownfield residential development which has the opportunity of enhancing the conservation area. Policies HOUS 2 and ENV 7 have also been made more flexible thereby allowing the opportunity for residential development in some of the hinterland villages of Cowbridge.

Looking in more detail at the above, the following is also applicable :

In terms of the sequential approach to residential development it is considered by virtue of the following that the other sites are more appropriate for residential development during the Plan period:

- Cowbridge is an extremely important historic and vibrant town which is able to sustain appropriate local services and facilities without the need for the development of housing on this greenfield site.
- The revised settlement boundary for Cowbridge and some of the hinterland villages allow for a range and choice of opportunities for more appropriately located brownfield residential development which particularly in Cowbridge have the potential to enhance the conservation area.
- There are sites available in the centre of Cowbridge which allow for easy access by walking and cycling to the Cowbridge centre. The Darren Farm proposal which is located on the north western extremity of the town, is likely by virtue of its location to be more car orientated.
- The town's important landscape setting is recognised by the Council's proposal to designate the site as a Special Landscape area within the Thaw Valley and also the site's role in providing a backdrop setting for Cowbridge and its conservation area. It is

the Council's view that any residential development of Darren Farm would have an unacceptable effect on the setting of Cowbridge.

- Cowbridge is also only served by limited public transport (bus) and does not have a train service unlike settlements of Barry, Llantwit Major and Rhoose. Barry is already well served by a range of transport modes and Llantwit Major and Rhoose will be served in the near future by a train service to the commercial centres of Barry, Cardiff and Bridgend. It is the Council's opinion that development within these areas should occur prior to the release of greenfield sites which are not as well located or which have landscape and / or conservation issues.

Given the above and the lack of need for this additional housing site and the fact that the Council considers the development of the site inappropriate for reasons outlined above, the proposed access road which would serve as a link between the A48 and B4270 is not necessary.

It is considered that the link road as recommended by the Inspector would provide the benefit of removing some through traffic from Cowbridge Town Centre. However it would not remove all extraneous car traffic from Llysworney. Such a scheme would not therefore provide a complete solution to traffic problems in Llysworney and would only provide limited relief to Cowbridge. The B4270 from Cowbridge to Llandow would also require additional improvements which are not part of the alternative scheme as recommended by the Inspector. In the light of this it is therefore considered that the Llysworney bypass is the preferred solution and the Council proposes not to amend Policy TRAN (ii) thereby retaining its commitment to the construction of the Llysworney Bypass during the Plan period.

The Council notes the Inspector's conclusion in respect of the availability of funding for the road, however, having approached the Welsh Assembly Government feels that there is an opportunity for bidding for finance for the road during the Plan period.

MOD E14

Site 1: BARRY WATERFRONT

REC11.8, REC4.17,
PCE001, PCE002
Officer/Member
Group,

4.4.1 The comprehensive redevelopment of this site was originally granted outline planning permission for residential, commercial, business, retail, leisure and open space uses in July, 1988, by the Secretary of State for Wales. A renewal of the consent was granted in September 1991 and expired in 1994. In October, 1994, the Council resolved to grant outline planning permission for the development of this site subject to the completion of a Section 106 Agreement. This was signed in May 1997. The current site of approximately 77 hectares is owned by Associated British Ports. The proposed redevelopment is a joint venture scheme between Associated British Ports and the Welsh Development Agency. The site includes approximately 25.9 hectares for residential purposes, and at current build densities it is anticipated will yield some 1,400 units. A range of residential building types and tenure is proposed including 20% of the total number of residential units for affordable housing. **There is currently nothing in the Plan which precludes affordable housing being provided by the private sector. The Environment Agency have advised that the site will need to be protected to a minimum level of 8.3 above Ordnance Datum. The Waterfront development accommodates a new infrastructure network, designed and developed in close liaison with all public utilities. Electricity, gas, water and telecommunications can be made available to any development plot from mains running within the adoptable highway zone.**

Reason

The proposed modification is made in order to provide greater clarity about the policy requirement of the Plan and to provide certainty about the operational requirements and areas of improvement needed in the electricity distribution system in the Vale of Glamorgan during the Plan period. The modifications also bring the Plan in line with current national planning policy.

MOD E15

Add new paragraphs after paragraph 4.4.1 to read as follows:

REC4.19

In addition to the comprehensive Redevelopment Site, an area 5.2 hectares of land at South Quay is allocated for mixed-use development to include residential. It should be noted that this site is not included in the outline planning permission for the waterfront. The South Quay area of No. 1 Dock currently accommodates a number of Operational Chemical Storage Tanks. Remedial works will be necessary in order to ensure the problems of land contamination at the site are correctly addressed. The Environmental Agency have indicated that prior to any development commencing at the South Quay site a scheme will need to be submitted that demonstrates how the site will be protected to a level of 8.3 metres AOD.

The site is likely to yield approximately 200 dwellings. The Council is keen to ensure that current development rates at the waterfront are maintained and sufficient land at this location is available throughout the Plan period. Detailed planning permission for the residential development element of this mixed-use scheme will therefore not be granted until 80% beneficial occupation of the residential units on the original Waterfront regeneration area has been achieved.

The Council will through discussions with developers, seek to secure affordable housing, Public Open Space, landscaping, and contributions for education, recreation, public transport and cycleway provision. The development of the site will be guided by a Development Brief, which is to be produced in partnership with the Council. The purpose of the brief will be to ensure that the development of this site makes an effective and positive contribution to the social, economic and environmental wellbeing of the local community. In addition to a Brief, the Council will require a Traffic Impact Assessment of the site to be undertaken, in order to assess the potential impact of the development on the existing highway network and to identify appropriate transportation solutions.

Reason

In the context of the Council's acceptance of the inspector's REC 1.8, the Council has reviewed the Inspector's deliberations with regard to this matter and accepts his reasoning. However, the Council considers that in view of the type of development that has already been undertaken near to this location, a higher density for the residential element of this scheme would be more appropriate. It is considered that the allocation of the South Quay area of Dock No. 1 will assist in satisfying the housing requirement during the Plan period.

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MOD E16
REC4.20, REC4.01
PCE004

Amend paragraph 4.4.4 to read as follows:

4.4.4 The proposed housing site at North East Barry forms part of a comprehensive mixed use development which is the subject of the Draft Pencoedtre-North East Barry Strategy. The overall area comprises a wedge of land approximately 56 hectares, bounded by the Barry Docks Link Road, Coldbrook Road, Channels Girt, Pencoedtre Road, and Port Road. Currently, it is mainly used for pasture and Forestry Commission woodland with some allotment land and a few houses. The allotment land is effectively in pasture and not currently laid out or used as allotments. The Environment Agency have advised that a Greenfield run off restriction may be required for this site. **Welsh Water have advised that a water main crosses the site and protective measures will be required at the developer's expense.**

Reason Despite the ambiguity of the Inspector's Report and Amendments with regard to this Recommendation, the Council considers that it was his intention to recommend inclusion of PCE004. This amendment is made in order to ensure that the Plan provides certainty about constraints to development.

MOD E17 Delete reference in paragraph 4.4.5 to “**Special**” and “**EMP 2**”.
Continuity

Reason The proposed modification ensures continuity within the Plan.

MOD E18 Delete paragraph 4.4.7 and renumber all subsequent paragraphs.
Amend paragraph 4.4.8 and insert new paragraphs after 4.4.8 to read as follows:

REC5.10
Officer/Member
Group

4.4.8 The residential element, **business park and public open space element of the scheme** has an outline planning consent **approximately 4** hectares of public open space will be provided (see **Policy REC 11(I), including the provision of two 0.4 hectare equipped play areas**. In addition, **approximately 1.2** hectares will be provided for educational purposes (see policy COMM 3(i)).

In addition approximately 14 hectares of land is allocated for mixed-use development of residential, employment and woodland. This allocation will require the revision of the Development Brief for the site which envisages all the site will be for Special Employment. The purpose of the brief will be to ensure that the development of this site protects and enhances the good quality ancient woodland and makes an effective and positive contribution to the social, economic and environmental well being of the local community. The revised Brief will determine both the exact location of the residential, employment and woodland elements and revisit issues such as the provision of affordable housing, Public Open Space, play areas and educational facilities and consider new issues such as sustainable design and recycling. In addition to the Brief a Green Transport Plan must be produced for the site as a whole.

The sensitive location of the site requires care to be taken in designing the development. The site accommodates a considerable amount of good quality ancient woodland, which needs to be retained as part of any development scheme. The Environment Agency and Countryside Council for Wales have indicated that the woodland on the site is of high wildlife and nature conservation value. A survey of the woodland and appropriate Management Plan will be required prior to the granting of planning permission. In addition Glamorgan Gwent Archaeological Trust have indicated that the site is potentially of importance and therefore an archaeological investigation of the

site will be required prior to the commencement of development. Considerable investment is required in transportation and infrastructure and a comprehensive approach to the overall development is essential. Measures would need to be undertaken by any developer to locate and protect a 36 inch diameter high pressure trunk water main which crosses the site. The main cannot supply the site and therefore extensive off-site main laying will be required leading to high developer's costs. Greenfield drainage restrictions may apply to this site and further consultation with the Environment Agency and the local authority is recommended.

Reason

In the context of the Council's acceptance of the inspector's REC 1.8, the Council has reviewed the Inspector's deliberations with regard to this matter and accepts his reasoning. In view of the potential woodland/conservation value of the site, the Council considers that prior to a final decision being taken on the exact amount of housing/employment land this site can contribute, a detailed woodland management plan must be prepared. It is considered that the allocation of land at Pencoedtre, Barry will assist in satisfying the housing requirement during the Plan period.

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MOD E19
REC4.21, REC 4.22,
PCE005, FPCE003

Amend paragraph 4.4.18 to read as follows:

4.4.18 Approximately 5.9 hectares will be developed for residential purposes for around 463 flats and houses. **The Environment Agency have advised that the site lies within 250 metres of a landfill site. In addition all development must be designed to ensure that it does not encroach into the water storage capacity of Cardiff Bay.**

Reason

The proposed modifications are made in order to provide certainty about constraints to development and to ensure clear and consistent guidance in the Plan.

MOD E20

Amend paragraph 4.4.27 to read as follows:

REC4.1, REC4.27,
PCE006

SITE 9: COGAN PILL ROAD, LLANDOUGH

4.4.27 This 0.4 hectare site was granted outline planning permission in October 1984 for the construction of 6 “mobility” flats for the elderly and 12 “Category 1” flats for the elderly. This consent has now expired. **The site is close to the site of a Roman Villa and large early medieval cemetery. There is a likelihood of archaeological features being present and an evaluation will be required. In addition, the Environment Agency has advised that a Greenfield run-off restriction may be required.**

Reason

The proposed modifications are made in order to ensure the factual accuracy of the Plan, the retention of important community facilities and to provide certainty about constraints to development.

MOD E21

Amend paragraph 4.4.29 to read as follows:

REC4.1, PCE007

SITE 11: THE COAL YARD, LLANTWIT MAJOR

4.4.28 This site comprises a triangular piece of land situated between the Vale of Glamorgan Railway Line and the rear gardens of 3 detached dwellings which front Boverton Road. The site is currently used as a coal yard and has a frontage onto Le Pouliguen Way. **The site has the benefit of a outline planning permission (granted May 1999). The Environment Agency have advised that a Greenfield run-off restriction may be required.**

Reason

The proposed modification is made in order to ensure the factual accuracy of the Plan.

MOD E22

Amend paragraph 4.4.31 to read as follows:

REC4.26, PCE008,
PCE009
Update

SITE 13: RHOOSE POINT

4.4.31 The housing site at Rhoose forms part of a comprehensive mixed-use redevelopment on land currently in the ownership of Blue Circle **Industries Plc**. This is shown on the Proposals Map. In addition to housing, the scheme includes the provision of leisure, retailing and employment uses together with large areas of public open space. Primary access to the site **is to** the east of the existing built up area. **It should be noted that the site lies within 250 metres of a landfill site.**

Reason The proposed modifications are made in order to ensure the factual accuracy of the Plan and to provide certainty about constraints to development.

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MOD E23 Amend paragraph 4.4.36 to read as follows:

REC4.1, PCE010 SITE 15: MARINE DRIVE, OGMORE BY SEA

4.4.36 This site was originally granted planning consent in March 1976. Since then a total of 59 units have been completed. There is an undeveloped area at the southern end of the development of approximately 0.6 hectares. In July 1997, a detailed planning application for 6 detached units was approved by the Council. **The Environment Agency has advised that a Greenfield run-off restriction may be required.**

Reason The proposed modifications are made in order to ensure the factual accuracy of the Plan.

MOD E24 Amend paragraph 4.4.37 to read as follows:

REC4.1, REC4.27 SITE 16: ADJACENT TO ST. MICHAEL'S CHURCH,
PCE010 COLWINSTON

4.4.37 A 0.58 hectare site situated at the western end of Colwinston to the north of the church. The site was originally granted outline planning consent in October 1985, for 10 detached dwelling, receiving detailed planning consent in June 1989 and again in October 2001. **The site is located adjacent to a medieval graveyard which may have been larger. There may also be evidence of a medieval village and so an archaeological evaluation will be required. The Environment Agency have advised that a greenfield run-off restriction may be required.**

Reason The proposed modifications are made for the reasons set out by the Inspector and in order to ensure the retention of important community facilities within the rural settlements of the Vale of Glamorgan and to ensure the factual accuracy of the Plan.

MOD E25 Delete **SITE 17: ST. JOHN'S WELL, ST. ATHAN** and paragraphs 4.4.38 and 4.4.39.

REC4.28

Reason The Council concurs with the views expressed by the Inspector in his assessment of this site. Development of this site would result in the loss of countryside, noise issues and be subject to uncertainty due to the sewage / drainage problems.

MOD E26 Amend the title before paragraph 4.4.40 to read as follows:

Continuity **SITE 17: THE LIMES, COWBRIDGE**

Reason The proposed modification ensures continuity within the Plan.

MOD E27 Amend paragraph 4.4.41 to read as follows:

REC4.27, PCE012
Continuity **SITE 18: RIVER WALK, COWBRIDGE**

4.4.41 The site lies to the south west of the main shopping area in Cowbridge, backing onto the River Thaw. Two parcels of land are available at this location for a total of six units. The sites are 0.85 hectares and 0.284 hectares in size and are considered suitable for 2 and 4 detached units respectively. Welsh Water have stated that the Cowbridge Sewage Treatment Works is at capacity and this may cause a problem for the development of this site. In addition, the Environment Agency have advised that a Greenfield run off restriction may be required. **The site is outside the medieval walled town but may contain archaeological features therefore an archaeological evaluation is recommended.**

Reason The proposed modifications are made in order to ensure the factual accuracy of the Plan and to provide certainty about constraints to development.

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MOD E28 Amend the title before paragraph 4.4.42 to read as follows:

Continuity **SITE 19: WHITE FARM, BARRY**

Reason The proposed modification ensures continuity within the Plan.

MOD E29 Delete paragraphs 4.4.42 and 4.4.43 and insert the following new:

REC4.29 **The 12.6 hectare greenfield site is allocated for residential and recreational purposes. The residential element of the site will comprise 5.2 hectares of land with the remaining 7.4 hectares of land allocated as informal open space.**

The site was originally designated in the Adopted Barry Local Plan (1983) and the Vale of Glamorgan Local Plan, Deposit Draft (as amended) 1995 for informal open space. However, a certificate of appropriate alternative development for residential purposes was granted on the majority of the site in June 1994, subject to a number of conditions, including limitations on the points of access, landscaping details, finished levels and drainage.

It is anticipated that the development of this site for residential purposes will result in the construction of 130 dwellings, including affordable housing built at a density of 25 units to the hectare. The Council may through discussions with the owners/ developers of the site seek to secure the transfer of the 7.4 hectares of recreational land to the authority for the provision of footpath linkages and nature conservation issues. The development of this site will be guided by a Development Brief, which will be produced in partnership with the Council.

Welsh Water have indicated that extensive off site water mains would be required to serve the site. The cost of providing these services would be borne by the developer. Glamorgan Gwent Archaeological Trust have indicated that an archaeological field evaluation will be required at the site prior to the granting of planning permission. In addition the Environment Agency have indicated that a Greenfield run-off restriction may also apply to the site.

Reason

In the context of the Council's acceptance of the inspector's REC 1.8, the Council has reviewed the Inspector's deliberations with regard to this matter and accepts his reasoning. It is considered that the allocation of land at White Farm, Barry will assist in satisfying the housing requirement during the Plan period.

MOD E30

Insert the following title and paragraphs after Site 19:

REC4.63
Continuity

SITE 20: LLANDOUGH FIELDS, PENARTH

The site comprises a linear shaped area which the Inspector considered had the characteristics of brownfield land. The site is approximately 3.4 hectares in size, located between the River Ely and the railway sidings to the north of the settlement of Penarth. The site is visually part of the Cardiff Bay area.

The development of the site for residential purposes is expected to result in the creation of approximately 65 units. The Council will through negotiations seek to secure affordable housing, landscaping, open space and cycle paths and contributions for the delivery and land accessibility to public transportation services. The development of the site will be guided by a Development Brief, which is to be produced in partnership with

the Council. In addition to the Brief the Council will require a Traffic Impact Assessment of the site to be undertaken, in order to assess the potential impact of the development on the existing highway network and to identify potential transportation solutions.

The Environment Agency has indicated that development of the site below the 8 metre contour line is inappropriate because it may exacerbate flooding risk in the area. In addition they have indicated that prior to any development proceeding, an Otter survey will be required to establish whether this area is used for “lying up”. The methodology for the survey will need to be agreed in advance with both the Environment Agency and the Council. Glamorgan Gwent Archaeological Trust have indicated that the site may be of archaeological interest. In order to assess the importance of the site an archaeological evaluation will be required prior to the granting of planning permission.

Reason

In the context of the Council's acceptance of the inspector's REC 1.8, the Council has reviewed the Inspector's deliberations with regard to this matter and accepts his reasoning. It is considered that the allocation of land at Llandough Fields, Penarth will assist in satisfying the housing requirement during the Plan period.

MOD E31

Insert the following title and paragraph after Site 20:

REC4.35
Continuity

SITE 21: PALMERSVALE BUSINESS CENTRE, BARRY

The site is located at the junction of Arthur Street and Palmerston Road, immediately adjacent to Palmerston Trading Estate. It is anticipated that the development of the 1 hectare site will yield 20 residential units. The Health and Safety Executive has indicated that part of the South Eastern edge of the site overlaps with the Public Information Zone for Barry Chemicals complex. In view of the sensitive location of the site, the Council considers that the most appropriate way to guide development on the site is through a Development Brief. The Brief will be produced in partnership with the Council and will address issues such as site layout, dwelling type and design, landscaping, open space and access arrangements.

Reason

In the context of the Council's acceptance of the inspector's REC 1.8, the Council has reviewed the Inspector's deliberations with regard to this matter and accepts his reasoning. It is considered that the allocation of land at Palmersvale Business Centre, Barry will assist in satisfying the housing requirement during the Plan period.

MOD E32

Insert the following title and paragraphs after Site 21:

REC4.79, REC4.80

SITE 22: LAND NORTH OF RAILWAY LINE, RHOOSE

The site comprises 26 hectares of greenfield land located between the existing settlement of Rhoose and the Rhoose Point development. It is anticipated that the site will yield approximately 400 units during the Plan period (1996 – 2011) and 200 units during the next Plan period (2011 – 2026). The Council is keen to ensure that anticipated development rates at the Rhoose Point site are achieved and that sufficient land at this location is available throughout this Plan period and the next. Therefore planning permission for the development of this site will not be granted until 80% beneficial occupation of the residential units on the Rhoose Point site has been achieved.

The Council will through discussions with the site owners/ developers seek to secure affordable housing, Public Open Space, children's play areas, appropriate landscaping and contribution/ provision for educational, recreational, community and public transportation provision. The development of the site will be guided by a Development Brief, which will be produced in partnership with the Council, the purpose of the brief will be to ensure a comprehensive approach to the development of the site. It is essential that the development of this significant site makes an effective and positive contribution to the social, economic and environmental wellbeing of the local community. In addition to a Development Brief, the Council will require a Traffic Impact Assessment of the site to be undertaken in order to assess the potential impact of the development on the existing highway network and to identify appropriate transportation solutions.

Glamorgan Gwent Archaeological Trust have indicated that the site may be of archaeological value and that a desk top survey of the site should be submitted as part of any planning application. Dwr Cymru Welsh Water's Capital Investment to enable this site to proceed is considered to be long term. Development of this site in advance of the planned improvements would need to be subject to an appropriate planning agreement, to be agreed prior to the granting of planning permission. This approach would, therefore, ensure that essential water and sewerage facilities are in place. The Environment Agency has indicated that the site is located on a major aquifer of high vulnerability. Therefore, no discharge of foul or contaminated run-off must be made to ground. The Agency will need to be consulted prior to any works being undertaken at the site to discuss the necessary measures required to protect the aquifer.

Reason

In the context of the Council's acceptance of the inspector's REC 1.8, the Council has reviewed the Inspector's deliberations with regard to this matter and accepts his reasoning. It is considered that the allocation of land north of railway line, Rhoose will assist in satisfying the housing requirement during the Plan period.

MOD E33

Insert the following paragraphs after Site 22:

REC4.48

In addition to the housing allocation outlined above there is potential for residential development in Cowbridge on land to the north of the Town Hall. The site comprises two parcels of land, one measuring approximately 11 ha. and the other approximately 1 ha. The larger parcel consists of open land in recreational use surrounding a leisure centre. In the south east corner of the site there is also a small area of ponds and meadow which is in use as a private wild fowl reserve. Both sites are bounded by the A48 Cowbridge Bypass to the north and by residential development to the east, south and west. The sites lie within the Cowbridge and Llanblethian Conservation Area where special attention should be given to the desirability of preserving or enhancing its character and appearance. Both sites are situated within the residential settlement boundary for Cowbridge.

The Environment Agency has advised that the 1 ha site is part of the flood plain of the River Thaw and that it has been identified as an area of potential flood storage as part of the flood alleviation scheme for Cowbridge and Llanblethian. The Environment Agency has stated that development of this site would be inappropriate and likely to hinder future proposals for flood alleviation measures for the Cowbridge and Llanblethian area. In respect of the 11ha site, the Environment Agency has advised that it is located on a major aquifer of high vulnerability and therefore no discharge of foul or contaminated run-off must be made to ground. The Agency will need to be consulted prior to any works being undertaken at the site to discuss the necessary measures required to protect the aquifer.

Dwr Cymru Welsh Water's Capital Investment to enable this site to proceed is considered to be long term. Development of this site in advance of the planned improvements would be subject to appropriate Planning Agreements (i.e. Section 106) to be agreed before planning is approved to ensure that essential water and sewerage facilities are in place.

Glamorgan Gwent Archaeological Trust has indicated that the site may contain archaeology of national importance. In order to determine this a field evaluation will be necessary prior to the determination of any planning application.

In addition to the constraints already outlined, land ownership further complicates the development of the site, with 2.5 hectares being owned by the Council and the remaining land being in multiple private ownership.

It is considered that the development of some of the land within the larger site for residential purposes could provide the balance of the housing land requirements for the Vale of Glamorgan in

the latter part of the Plan period. However, because of the potential constraints to development, the Council considers that proposals for the development of both sites will need to be the subject of a comprehensive development brief and management plan. The purpose of the brief will be to ensure that the development of this site makes an effective and positive contribution to the social, economic and environmental wellbeing of the local community. The development plan will need to address affordable housing, sustainable design, pedestrian and cycle links, landscaping, nature conservation and highway issues. Access arrangements to the site must be informed by a Traffic Impact Assessment in order to assess the potential impact of the development on the existing highway network and to identify appropriate transportation solutions. In addition the Council will, through negotiations with developers, seek to secure contributions for educational and recreational provision.

Reason

In the context of the Council's acceptance of the inspector's REC 1.8, the Council has reviewed the Inspector's deliberations with regard to this matter and accepts his reasoning particularly with regard to the relationship of the site to the existing settlement of Cowbridge. It is considered that the development of land to the north of the Town Hall, Cowbridge will assist in satisfying the housing requirement during the Plan period. However, having undertaken a search sequence and re-calculated the housing supply for the Plan, the Council considers there is no need to specifically allocate any additional land for housing in Cowbridge over and above the sites at River Walk and The Limes. However, as stated above the Council supports the Inspector's conclusions in respect of the inclusion of this land within the settlement boundary as it would provide a more logical settlement boundary for the town of Cowbridge. In addition the potential future development/management of the site could count as contributing to windfall development during the Plan period.

MOD E34

Amend policy HOUS 2 to read as follows:

REC3.7, REC4.64,
REC4.66, REC4.68

POLICY HOUS 2 - ADDITIONAL RESIDENTIAL DEVELOPMENT

HOUSING INFILL, SMALL-SCALE DEVELOPMENT AND REDEVELOPMENT WHICH MEETS THE CRITERIA LISTED IN POLICY HOUS 9 WILL BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES OF THE FOLLOWING:

URBAN SETTLEMENTS OF:

BARRY
COWBRIDGE WITH LLANBLETHIAN
DINAS POWYS
LLANDOUGH (PENARTH)
LLANTWIT MAJOR
PENARTH
SULLY

RURAL SETTLEMENTS OF:

ABERTHIN	LLANCARFAN	ST. BRIDES
BONVILSTON	LLANDOW	ST. NICHOLAS
BROUGHTON	LLANMAES	SIGINGSTONE
COLWINSTON	LLYSWORNEY	SOUTHERNDOWN
CORNTOWN	OGMORE BY SEA	TREOES
EAST ABERTHAW	PENLLYN	TRERHYNGYLL
EGLWYS BREWIS	PETERSTON-S-ELY	WENVOE
EWENNY	RHOOSE	WICK
GRAIG PENLLYN	ST. ATHAN	YSTRADOWEN
LLANBETHERY		

FAVOURABLE CONSIDERATION WILL BE GIVEN, OTHER THAN WITHIN AREAS IDENTIFIED AS GREEN WEDGES, TO SMALL-SCALE DEVELOPMENT WHICH CONSTITUTES THE “ROUNDING OFF” OF THE EDGE OF SETTLEMENT BOUNDARIES WHERE IT CAN BE SHOWN TO BE CONSISTENT WITH THE PROVISIONS OF POLICY HOUS 9 AND PARTICULARLY CRITERION (i).

Reason

The proposed modification is made in the light of the Council’s acceptance of the Inspector’s recommendations REC 3.07 and 3.09 and following a reassessment of the villages of Llandow and Llanmaes. The settlements included within the reworded policy are considered to be capable of assimilating small-scale development.

Page 69

MOD E35

Insert the following paragraph after paragraph 4.4.44 to read as follows and renumber subsequent paragraphs:

REC3.9, REC4.5,
PCE023, FPCE004

In Policy HOUS 1 above, sufficient land is allocated for new residential development to meet the Vale’s requirements to the year 2011. In order to prevent the spread of new development outside the confines of these existing communities, settlement boundaries have been drawn around the existing urban areas and around the rural villages of the Vale. The aim of this policy is to protect the rural areas around and between the existing settlements, to prevent urban sprawl and to avoid the fusion of adjoining settlements. Other countryside protection policies are contained within the Environment Chapter. Policies ENV 1 and ENV 3 are particularly relevant. In respect of appropriate housing development in the rural villages outlined in Policy HOUS 2, reference should be made to Policy HOUS 14 on Exception Sites for Affordable Housing in the Rural Vale.

Reason

The proposed modifications are made in order to ensure clear and consistent policy guidance within the Plan.

MOD E36

Amend paragraph 4.4.45 to read as follows:

REC3.8
PCE015

The Council considers only those villages listed under Policy HOUS 2 to have sufficient physical form and capacity to assimilate further infill development without it having a detrimental impact on their existing character and environment. An infill plot is defined as a site enclosed or surrounded by existing development in the sense of the filling of a small gap within and otherwise built up frontage. All site boundaries should be existing man made or natural physical features. Arbitrary lines drawn for the convenience of plot size do not qualify as such. The fact that an infill site exists, however, does not mean this will automatically receive planning permission. **Small scale rounding off, which for the purpose of this Plan is defined as development which constitutes no more than five dwellings, will be permitted where the site lies within or immediately adjacent to the settlement boundary.** Each proposal, is accepted as infilling, will be assessed against the policy criteria and will need to be considered in the context of the relationship to areas of attractive landscape, high quality townscape and areas of historical, archaeological or ecological importance. **(See also HOUS 14 on Exception Sites for Affordable Housing in the Rural Vale).**

Reason

In light of the Council's acceptance of REC 3.7 the modification is proposed in order to ensure clear and consistent policy guidance within the Plan.

MOD E37

Amend Policy HOUS 3 to read as follows:

REC3.12

SUBJECT TO THE PROVISIONS OF POLICY HOUS 2 THE ERECTION OF NEW DWELLINGS IN THE COUNTRYSIDE WILL BE RESTRICTED TO THOSE THAT CAN BE JUSTIFIED IN THE INTERESTS OF AGRICULTURE AND FORESTRY.

Reason

In light of the Council's previous acceptance of REC 3.5 the proposed modification is accepted in order to ensure clear and consistent policy guidance within the Plan.

Page 70

MOD E38

Amend paragraph 4.4.50 to read as follows:

REC4.2
PCE019

New settlements are defined as substantial (more than 1000 new dwelling units) free-standing villages or small towns. Through the UDP the Council has allocated (together with existing commitments) sufficient land for residential purposes to meet the estimated demand for new dwellings. The demand will be met by the logical expansion of existing settlements e.g. Cogan Hall Farm, Penarth and

Pencoedtre, Barry (Policies HOUS 1 (8) and (3)) and by the regeneration of brownfield sites e.g. Barry Waterfront, Penarth Haven and Rhose Point (Policies HOUS 1 (1), (7) and (13)). Consequently, there is not considered to be a requirement for new settlements within the Vale during the Plan Period.

Reason

The inclusion of a definition of new settlements is proposed in order to ensure certainty about the application of the policy and for the reasons set out by the inspector.

MOD E39

Policy HOUS 5 is amended to read as follows:

REC4.3
PCE020

THE DEVELOPMENT OF NEW DWELLINGS BEYOND THE IDENTIFIED SETTLEMENT BOUNDARIES DESIGNATED BY POLICY HOUS 2 IN ASSOCIATION WITH AGRICULTURE OR FORESTRY WILL BE PERMITTED IF:

- (1) **AN ESSENTIAL NEED, BASED ON A FUNCTIONAL AND WHERE APPROPRIATE FINANCIAL NECESSITY IS CLEARLY DEMONSTRATED.**
- (2) **THE SCALE, SITING, DESIGN, LANDSCAPE AND EXTERNAL APPEARANCE OF THE PROPOSED NEW DWELLING IS COMPATIBLE WITH ANY EXISTING RELATED STRUCTURES AND THE SURROUNDING LANDSCAPE; AND**
- (3) **AN ACCEPTABLE ACCESS TO THE DWELLING CAN BE PROVIDED.**

IF THESE CRITERIA ARE MET A CONDITION WILL BE IMPOSED ON ALL NEW AGRICULTURE/FORESTRY DWELLINGS LIMITING THE OCCUPATION OF THE DWELLING TO A PERSON SOLELY, OR MAINLY, WORKING, OR LAST WORKING IN THE LOCALITY, IN AGRICULTURE AS DEFINED IN SECTION 336 OF THE TOWN AND COUNTRY PLANNING ACT 1990, OR IN FORESTRY OR A WIDOW OR WIDOWER OF SUCH A PERSON, AND TO ANY RESIDENT DEPENDANTS.

Reason

The proposed modification to Policy HOUS 5 is made in order to provide certainty about the manner in which applications for agricultural dwellings will be assessed.

MOD E40

Add new paragraph after paragraph 4.4.51 to read as follows:

PCE021
Updating

Planning Policy Wales 2002 states that when determining planning applications for agricultural and forestry dwellings, the following matters should be considered;

- **a functional test to establish whether, for the proper functioning of the enterprise (in terms of both its current and likely future requirements), one or more workers needs to be readily available at most times; and**
- **a financial test to establish that the farming enterprise is economically viable, since if it is not, new permanent accommodation cannot be justified on agricultural grounds, and to provide evidence of the size of dwelling which the unit can sustain.**

Reason

The proposed modification represents an update of the Plan in line with current national planning guidance.

Page 71

MOD E41

Delete HOUS 7 criterion (ii) and amend the Policy to read as follows:

REC4.4
PCE022

THE REPLACEMENT OR EXTENSION OF DWELLINGS IN THE COUNTRYSIDE WILL BE STRICTLY CONTROLLED. PROPOSALS WILL BE PERMITTED IF ALL OF THE FOLLOWING CRITERIA ARE MET:

- (i) THE EXTENDED DWELLING IS NOT DISPROPORTIONATE IN SIZE TO THE ORIGINAL DWELLING;**
- (ii) ADEQUATE UTILITY AND INFRASTRUCTURE SERVICES EXIST, ARE READILY AVAILABLE OR CAN BE ECONOMICALLY PROVIDED;**
- (iii) THE REPLACEMENT DWELLING OR DWELLING AS EXTENDED DOES NOT REQUIRE AN UNACCEPTABLE EXTENSION OF THE EXISTING RESIDENTIAL CURTILAGE;**
- (iv) IN RESPECT OF REPLACEMENT DWELLINGS, PARKING AND AMENITY SPACE IS PROVIDED IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES;**

- (v) THE SCALE, SITING, DESIGN, MATERIALS, LANDSCAPING AND EXTERNAL APPEARANCE OF THE REPLACEMENT DWELLING OR EXTENSION IS COMPATIBLE WITH ANY EXISTING RELATED STRUCTURES AND THE SURROUNDING LANDSCAPE;
- (vi) IN THE CASE OF REPLACEMENT DWELLINGS FOR DERELICT BUILDINGS, THE RESIDENTIAL USE OF THE BUILDING HAS NOT BEEN ABANDONED.

Reason The proposed modification is made in order to ensure clear and consistent policy guidance within the Plan and ensure that all applications are dealt with on their own merits

Page 72

MOD E42 The first sentence of paragraph 4.4.56 is deleted. The paragraph 4.4.56 is amend to read as follows:

REC4.4

The exterior design, materials and scale of the new dwelling shall have due regard to its own location as well as any neighbouring developments. Proposals for replacement dwellings will only be permitted where it can be demonstrated that the development will be of a scale and character compatible with its local environment.

Reason The proposed modification is made in order to ensure clear and consistent policy guidance within the Plan and ensure that all applications are dealt with on their own merits.

MOD E43 Delete Policy HOUS 8 and paragraphs 4.4.59 and 4.4.60 subsequent Policies and paragraphs are renumbered.

REC3.9

Reason In the light of the Council’s acceptance of REC 3.7, the modification is proposed in order to ensure clear and consistent policy guidance within the Plan.

Page 73

MOD E44 Amend Policy HOUS 9 to read as follows:

REC3.11, REC4.8,
REC4.10, REC4.25

RESIDENTIAL DEVELOPMENT CRITERIA – POLICY HOUS 2 SETTLEMENTS

SUBJECT TO THE PROVISIONS OF POLICY HOUS 2, DEVELOPMENT WILL BE PERMITTED WHICH IS

WITHIN OR CLOSELY RELATED TO THE DEFINED SETTLEMENT BOUNDARIES PROVIDED THAT IT MEETS ALL THE FOLLOWING CRITERIA:

- (1) THE SCALE, FORM AND CHARACTER OF THE PROPOSED DEVELOPMENT IS SYMPATHETIC TO THE ENVIRONS OF THE SITE;**
- (2) THE PROPOSAL HAS NO UNACCEPTABLE EFFECT ON THE AMENITY AND CHARACTER OF EXISTING OR NEIGHBOURING ENVIRONMENTS OF NOISE, TRAFFIC CONGESTION, EXACERBATION OF PARKING PROBLEMS OR VISUAL INTRUSION;**
- (3) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE IMPACT ON GOOD QUALITY AGRICULTURAL LAND (GRADES 1, 2 AND 3A), ON AREAS OF ATTRACTIVE LANDSCAPE OR HIGH QUALITY TOWNSCAPE OR ON AREAS OF HISTORICAL, ARCHAEOLOGICAL OR ECOLOGICAL IMPORTANCE;**
- (4) WHEN APPROPRIATE AND FEASIBLE THE PROVISIONS OF POLICY REC 3 ARE MET;**
- (5) THE PROVISION OF CAR PARKING AND AMENITY SPACE IS IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES;**
- (6) ADEQUATE COMMUNITY AND UTILITY SERVICES EXIST, ARE REASONABLY ACCESSIBLE OR CAN BE READILY AND ECONOMICALLY PROVIDED.**

Reason

The proposed modification is made in order to ensure clear and consistent policy guidance within the Plan and to ensure certainty about the application of the policy.

MOD E45

Amend paragraph 4.4.61 to read as follows:

REC4.7
PCE025
Continuity

The aim of this policy is to stop inappropriate development within urban area a town cramming. For the purposes of this policy town cramming is defined as insensitive infilling or development which through its cumulative effects will damage the character or amenity of an area. **Infill/rounding off development may be permitted in accordance with Policy HOUS 2 subject to compliance with the above criteria. Proposals which result in overdevelopment of existing residential areas and/or loss of open space which provide an important setting for towns or villages or has public amenity nature conservation or recreational value will be resisted.** The

Councils requirements for the provision of open space are set out in Policy REC 3.

Reason

The proposed modifications outlined in PCN019, PCE024 and PCE025 are made in order to ensure clarity and consistency of policy guidance within the Plan. The amendment to PCE025 proposed by the Inspector accords with accepted Inspector's recommendation No. 3.7, and therefore in the interest of consistency the recommendation is accepted

Page 74

MOD E46
PCE026

Amend Policy HOUS 10 to read as follows:

POLICY HOUS 10 – CONVERSION OF LARGE DWELLINGS

THE CONVERSION OF LARGE DWELLINGS INTO SMALL SELF-CONTAINED DWELLING UNITS WILL BE PERMITTED IF:

- (1) THE SCALE AND FORM OF THE PROPOSED DEVELOPMENT IS IN KEEPING WITH SURROUNDING USES;
- (2) THE PROPOSAL HAS NO UNACCEPTABLE EFFECT ON THE AMENITY AND CHARACTER OF EXISTING OR NEIGHBOURING ENVIRONMENTS BY VIRTUE OF NOISE, TRAFFIC CONGESTION, EXACERBATION OF PARKING PROBLEMS OR VISUAL INTRUSION; **AND**
- (3) THE PROVISION OF CAR PARKING AND AMENITY SPACE IS IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES.

Reason

The modification is proposed in order to ensure clarity in the application of the policy

MOD E47

Amend Policy HOUS 11 to read as follows:

REC4.12, PCE027,
PCE028, PCE029,
FPCE05

POLICY HOUS 11 – NURSING HOMES

PROPOSALS FOR THE ERECTION OF OR EXTENSION TO, RESIDENTIAL CARE AND NURSING HOMES WITHIN CLASS C2 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987, (AS AMENDED) AND FOR CONVERSION OF PRIVATE RESIDENCES, HOTELS AND

GUEST HOUSES AND OTHER BUILDINGS TO SUCH USES WILL ONLY BE PERMITTED IF **ALL OF THE FOLLOWING CRITERIA ARE MET:**

- (1) THERE ARE NO UNACCEPTABLE EFFECTS ON THE AMENITY OR CHARACTER OF THE AREA BY REASON OF TRAFFIC GENERATION OR LOSS OF PRIVACY TO ADJOINING PROPERTIES;
- (2) THE PROPOSAL DOES NOT CREATE UNACCEPTABLE DANGERS AND NUISANCE CAUSED BY THE VOLUME AND PROXIMITY OF TRAFFIC ON ADJACENT ROADS;
- (3) THE SCALE, LAYOUT AND APPEARANCE OF THE PROPOSAL REFLECTS THE CHARACTER OF THE LOCALITY;
- (4) THE DENSITY OF OCCUPATION, THAT IS THE NUMBER OF RESIDENTS, IS COMPATIBLE WITH SURROUNDING LAND USES;
- (5) THE PROPOSAL PROVIDES FOR PEDESTRIAN ACCESS WITHIN THE SITE AND FROM THE STREET;
- (6) OPEN SPACE IS PROVIDED IN ACCORDANCE WITH THE COUNCIL'S APPROVED STANDARDS;
- (7) CAR PARKING AND AMENITY SPACE PROVISION IS IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES;
- (8) ACCESS ARRANGEMENTS ALLOW THE SAFE MANOEUVRING OF CARS, AMBULANCES AND VANS;
- (9) THE PROPOSAL IS IN CLOSE PROXIMITY TO LOCAL SERVICES SUCH AS SHOPS AND BUS STOPS;
- (10) ADEQUATE COMMUNITY, INFRASTRUCTURE AND UTILITY SERVICES EXIST, ARE REASONABLY ACCESSIBLE OR CAN BE READILY AND ECONOMICALLY PROVIDED;
- (11) **ADEQUATE FACILITIES ARE AVAILABLE FOR THE SATISFACTORY DISPOSAL OF CLINICAL WASTE;**

C2 – Residential institutions as defined by the Town and Country Planning (Use Classes) Order 1987.

Reason The proposed modification is made in order to ensure that applications for new nursing homes are fully assessed.

Page 75

MOD E48 Amend Policy HOUS 13 to read as follows:

REC 4.13, PCE030

POLICY HOUS 13 – AFFORDABLE HOUSING

THE COUNCIL WILL WHERE THERE IS A DEMONSTRABLE NEED, SEEK TO NEGOTIATE WITH DEVELOPERS FOR THE INCLUSION OF A REASONABLE ELEMENT OF AFFORDABLE HOUSING IN **SUBSTANTIAL** DEVELOPMENT SCHEMES. CLEAR AND ADEQUATE ARRANGEMENTS SHOULD BE MADE TO ENSURE THAT THE BENEFITS OF SUCH HOUSING ARE SECURED FOR INITIAL AND SUBSEQUENT OCCUPANTS.

Reason The proposed modification is made in order to ensure clarity of the Plan and for the reasons set out by the Inspector.

MOD E49 Delete paragraph 4.4.65 and insert new paragraph to read as follows:

REC4.13
PCE031

For the purposes of this Policy a substantial development is defined as a housing development of more than 50 units. Affordable housing is defined in Technical Advice Note (Wales) 2 “Planning and Affordable Housing” to encompass both low cost, market and subsidised housing (irrespective of tenure, exclusive or shared ownership, or financial arrangements) that will be available to people who cannot afford to occupy houses generally available on the open market.

Reason The proposed modification is made in order to ensure clarity, consistency and the legislative accuracy of the Plan.

Page 76

MOD E50 Amend paragraph 4.4.70 to read as follows:

REC4.13
PCE032
Updating

The best way of securing new affordable housing units will be through the inclusion of a mix and balance of house types and sizes in large new housing developments to cater for a range of housing needs. Eighty units of social housing have previously been secured as part of the development brief produced by Cardiff Bay

Development Corporation for the comprehensive redevelopment of Penarth Dock. The comprehensive redevelopment of Barry Waterfront, the developments at North East Barry, Cogan Hall Farm, Penarth and the Cowbridge Road/Sawmill Site, Ystradowen will also offer opportunities for the provision of affordable housing. The proximity of these sites to existing and proposed services such as shops and public transport offers particular locational advantages. The Council will continue to work closely with Associated British Ports, the Welsh Development Agency, **Welsh Assembly Government** and registered social landlords **and private sector developers to ensure that at least 20% of the total number of residential units are for affordable housing in the Barry Waterfront Redevelopment Scheme.**

Reason

The proposed modification provides a factual update and is made in order to ensure clarity, consistency and the legislative accuracy of the Plan.

MOD E51

Amend the title and contents of Policy HOUS 14 to read as follows:

REC4.14
PCE033, PCE034,
PCE035, FPCE006

POLICY HOUS 14 – EXCEPTION SITES FOR AFFORDABLE HOUSING IN THE RURAL VALE.

IF IT CAN BE DEMONSTRATED THAT IN THE RURAL VALE THERE IS AN IDENTIFIED LOCAL NEED FOR AFFORDABLE HOUSING, THE DEVELOPMENT OF A LIMITED NUMBER OF ADDITIONAL SITES WILL BE PERMITTED IF **ALL OF THE FOLLOWING CRITERIA ARE MET:**

- (1) THE SITE IS WITHIN OR ADJOINING AN EXISTING SETTLEMENT BOUNDARY;
- (2) THE SITE IS COMMENSURATE IN SCALE, DESIGN AND LOCATION WITH THE IDENTIFIED NEED;
- (3) CLEAR AND ADEQUATE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF SUCH HOUSING ARE SECURED FOR INITIAL AND SUBSEQUENT OCCUPANTS;
- (4) THE SCALE AND FORM OF THE PROPOSED DEVELOPMENT IS IN KEEPING WITH SURROUNDING USES;
- (5) THE PROPOSAL HAS NO UNACCEPTABLE EFFECT ON THE AMENITY AND CHARACTER OF EXISTING OR NEIGHBOURING ENVIRONMENTS BY VIRTUE OF NOISE, TRAFFIC CONGESTION, EXACERBATION OF PARKING PROBLEMS OR VISUAL INTRUSION;

- (6) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE IMPACT ON GOOD QUALITY AGRICULTURAL LAND (GRADES 1, 2 OR 3a), ON AREAS OF ATTRACTIVE LANDSCAPE OR HIGH QUALITY TOWNSCAPE OR ON AREAS OF HISTORICAL, ARCHAEOLOGICAL, ECOLOGICAL, GEOLOGICAL OR GEOMORPHOLOGICAL IMPORTANCE;
- (7) OPEN SPACE IS PROVIDED IN ACCORDANCE WITH THE COUNCIL'S APPROVED STANDARDS;
- (8) THE PROVISION OF CAR PARKING AND AMENITY SPACE IS IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES;
- (9) ADEQUATE **COMMUNITY AND UTILITY** SERVICES EXIST, ARE REASONABLY ACCESSIBLE OR CAN BE READILY **OR** ECONOMICALLY PROVIDED;

FOR THE PURPOSE OF THIS POLICY THE RURAL VALE IS DEFINED AS BEYOND THE SETTLEMENTS OF BARRY, PENARTH, LLANDOUGH, (PENARTH), DINAS POWYS AND SULLY.

Reason The proposed modification is made in order to ensure clear and consistent policy guidance within the Plan.

Page 77

MOD E52 Amend paragraph 4.4.71 to read as follows:

REC4.6 **Planning Policy Wales 2002 Section 9.2** states that in rural areas, special provision for affordable housing may be considered to help ensure the viability of the local community. The release of any small housing sites to meet local housing needs as an exception to the policies for general housing provision must be fully justified in terms of meeting an identified local need for such housing. Sites which are proposed must also meet all the other criteria against which normal housing developments would be judged.

Reason The proposed modification represents an update of the Plan in line with current national planning guidance.

MOD E53

Amend Policy HOUS 15 to read as follows:

REC4.15, REC4.16,
PCE036, PCE037

POLICY HOUS 15 – GYPSY CARAVANS

PROPOSALS FOR THE USE OF LAND FOR THE SITING OF RESIDENTIAL CARAVANS OCCUPIED BY GYPSIES WILL ONLY BE PERMITTED WHERE **ALL OF THE FOLLOWING CRITERIA ARE MET:**

- (i) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE EFFECT ON THE AMENITY OR CHARACTER OF NEARBY AREAS BY VIRTUE OF NOISE, TRAFFIC CONGESTION, EXACERBATION OF TRAFFIC CONGESTION OR PARKING PROBLEMS;
- (ii) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE EFFECT ON THE INTERESTS OF AGRICULTURE, CONSERVATION AREAS OF ECOLOGICAL, GEOLOGICAL, GEOMORPHOLOGICAL AND WILDLIFE IMPORTANCE OR LANDSCAPE PROTECTION;
- (iii) THE PROPOSAL HAS A SAFE VEHICULAR ACCESS;
- (iv) SATISFACTORY LANDSCAPING IS PROVIDED;
- (v) ADEQUATE COMMUNITY AND UTILITY SERVICE EXIST AND ARE REASONABLY ACCESSIBLE OR CAN BE READILY AND ECONOMICALLY PROVIDED;

Reason

The proposed modification is made to ensure clear and consistent policy guidance within the Plan and in line with the Inspector's reasons. It is not proposed to accept PCE036 as it is in direct conflict with REC 4.15. It is clear in the Inspector's reasoning that it was his intension to delete criterion (vi) (paragraph A14.2 refers).

Page 78

MOD E54

Amend paragraph 4.4.77 to read as follows:

REC4.15, REC4.16,
PCE038

Welsh Office Circular 2/94 Gypsy Sites and Planning advises that proposals for gypsy sites should continue to be determined in relation to land use factors and should be consistent with agricultural, archaeological, countryside and environment objectives.

Reason The proposed modification represents an update of the Plan in line with current national planning guidance and ensures clear and consistent policy guidance within the Plan.

MOD E55 Amend paragraph 4.4.78 to read as follows:

Continuity The **Welsh Assembly Government's** bi-annual survey on the number of gypsies present within the Vale of Glamorgan on a particular day in January and July each year and it gives some indication of the demand for gypsy sites within the Vale. Over recent years the survey figures show that there were few gypsies present within the Vale. It is not considered therefore that there is sufficient demand for the allocation of sites within the Vale. Should there be any applications for such sites they will be assessed against the criteria contained within the above policy.

Reason The proposed modification represents a factual update of the Plan.



ECONOMIC DEVELOPMENT & TOURISM

Page 79

No Change

Page 80

MOD F001

Amend the last sentence of Paragraph 5.1.7 to read:

REC 5.3
Officer / Member
Group

“A mixed development of housing, retail, **commercial / business** and convenience facilities is already well established.”

Reason

The proposed modification is made in order to ensure the factual accuracy of the Plan.

Page 81

MOD F002

Amend Paragraph 5.2.1 to read:

Update Guidance

“Planning Policy Wales 2002

Reason

The proposed modification updates references to current national planning guidance.

MOD F003

Amend Paragraph 5.2.2 to read:

Update Guidance

“Planning Policy Wales 2002, Chapter 7, states that local planning authorities preparing development plans should have regard to the allocation of land for employment and local economic development.”

Reason

The proposed modification updates references to current national planning guidance.

MOD F004

Update Guidance

Amend Paragraph 5.2.6 to read:

“National Planning Guidance for Tourism is included in:

- **Planning Policy Wales 2002**
- Technical Advice Note (Wales) 13 – Tourism”

Reason

The proposed modification updates references to current national planning guidance.

MOD F005

Amend Paragraph 5.2.7 to read:

Update Guidance

“Planning Policy Wales 2002 states that the Assembly Government's objectives for tourism are:

- **to encourage sustainable tourism in Wales, maximising its economic and employment benefits, promoting tourism in all seasons, and encouraging its development in non-traditional destinations, while safeguarding the environment, and the interests of local communities, and**
- **to manage change in the tourism sector in ways which respect the integrity of the natural, built and cultural environment to provide for economic growth employment and environmental conservation.”**

Reason

The proposed modification updates references to current national planning guidance.

MOD F006

Amend Paragraph 5.4.1 to read:

Update Guidance

“The Council’s policies for economic development strive to meet the aims and objectives outlined in **Planning Policy Wales 2002** and the Rural White Paper, with regeneration of brownfield sites for employment use, restricting development to sites already in existence and implementing design controls to complement the aesthetic character of the Vale of Glamorgan.”

Reason

The proposed modification updates references to current national planning guidance.

MOD F007

REC 4.35, REC 4.63,
REC5.2, REC 5.6,
REC 5.10, REC 5.12,
REC 5.14
PCF001, PCF014

The following sites are deleted from Policy EMP 1

Site 12: Palmerston Trading Estate

***Site 18: West Point Industrial Estate and Llandough Sidings,
Penarth Road***

Site 20: Vale Gate and HTV, Culverhouse Cross

Sites 3 and 4 are merged. All subsequent sites are renumbered and Policy EMP 1 amended to read:

“POLICY EMP 1 – LAND FOR EMPLOYMENT USES

THE FOLLOWING LAND IS ALLOCATED FOR
EMPLOYMENT USES:

Site No.	Site Name	Use Classes	Land (Ha) Available
(1)	ATLANTIC TRADING ESTATE	B1, B2, & B8	12.0(*1)
(2)	BARRY BUSINESS PARK	B1 & B8	0.8
(3)	BARRY DOCKS AND CHEMICAL COMPLEX	B1, B2 & B8	16.6
(4)	CARDIFF INTERNATIONAL AIRPORT BUSINESS PARK	B1, B2 & B8	58.9
(5)	HAYES LANE	B1 & B8	1.4
(6)	HAYES ROAD, BARRY	B1	5.3
(7)	HAYES WOOD	B1 & B8	4.2
(8)	LLANDOUGH TRADING ESTATE	B1, B2 & B8	0.9
(9)	LLANDOW TRADING ESTATE	B1, B2 & B8	7.3
(10)	MARLEY TILE CO. SITE, ST. MARY HILL	B1, B2 & B8	1.6
(11)	PENCOEDTRE BUSINESS PARK	B1 & B8	3.2
(12)	RHOOSE QUARRY	B1, B2 & B8	2.9
(13)	SULLY MOORS ROAD, BARRY	B1, B2 (part) & B8	5.0
(14)	THE WATERFRONT, BARRY	B1 & B8	3.4(*2)

Site No.	Site Name	Use Classes	Land (Ha) Available
(15)	TY-VERLON INDUSTRIAL ESTATE	B1, B2 & B8	0.5
(16)	VALE BUSINESS PARK	B1, B2 & B8	14.8
(17)	LAND TO THE NORTH OF RHOOSE	B1 & B8	6.3
(18)	PENCOEDTRE	B1 & B8	(*3)
(19)	LAND TO SE OF M4 JUNCTION (BOSCH, MISKIN)	B1, B2 & B8	54.3
TOTAL			199.4

(*1) *This is an estimate of land available after redevelopment of Atlantic Trading Estate*

(*2) *Proposals for this redevelopment indicate an illustrative figure for "commercial" land of 3.4 hectares. However, this is a mixed-use scheme, and substantial additional employment will be created in areas allocated for retail and leisure developments.*

(*3) *Dependent upon outcome of development brief for the mixed residential, employment and woodland use of the site .*

Reason

The proposed modifications clarify the residential and employment allocations within the Plan and reflect the Inspectors deliberations on these matters.

Page 84

MOD F008

Amend Paragraph 5.4.7 to read:

REC 5.2
PCF002, FPCF001
Continuity

SITE 2: BARRY BUSINESS PARK

5.4.7 The 0.8 hectare Business Park site is located at the junction of Cardiff Road and Sully Moors Road, Barry. Planning permission has been granted for B1 use, but the site has not yet been developed. Potential uses included B1 and B8 development. **As the site is adjacent to the River Cadoxton, it is recommended that ground levels are raised in consultation with the Environment Agency to avoid any potential flooding risk. Development must not exacerbate flooding in the vicinity. Compensatory works may be required to be undertaken which will be at the expense of the developer.**

Reason

The proposed modifications clarify the employment allocations within the Plan and provide clear and concise guidance on development constraints with regard to flooding. The modifications also incorporate advice from the Environment Agency that is in accordance with national guidance.

MOD F009

REC 5.2
PCF003, PCF004
Officer / Member
Group
Continuity

Amend Paragraphs 5.4.8 and 5.4.9 to read:

SITE 3: BARRY DOCKS AND CHEMICAL COMPLEX

5.4.8 **Barry Docks** is the largest area of industrial land in the Vale and is owned by Associated British Ports. A large proportion of the land is leased for business use, including operational port facilities. The **13.1** hectares of land available for employment use is adjacent to the No. 2 Dock Bypass, adjacent to The Waterfront, Barry comprehensive redevelopment area and Barry Chemical Complex. It is recommended that further development of this site is subject to consultation with the Environment Agency **given that part of the site lies within 250 metres of a former landfill site** and that flood defence levels are raised to a minimum of 8.6 AOD. **The site is presently not sewered and should there be a requirement in the future to connect mains sewerage an assessment of the public sewerage system and Bendricks Sewage Pumping Station will be necessary to ascertain whether the sewerage system can accept the additional foul drainage flow.**

5.4.9 **The remainder of the land forms part of the Chemical Complex**, a grouping of various chemical industries on a relatively large flat site to the east of the No. 2 Dock in Barry. The Chemical Complex is home to a number of firms including: Dow Corning, Blagden Chemicals, Dow Chemicals, European Vinyls Corporation, Zeon Chemicals and Cabot Carbon. The south east of the site is occupied by the Vale Enterprise Centre, a collection of workshops housing a number of small businesses. Activities are expanding with Dow Corning implementing the Genesis project, and Van Ommeren Terminals developing a new storage facility at the Windmill site adjacent to Hayes Road. While the site has been identified for B1, B2 uses, proposals for the suitable expansion of existing industrial uses on the site will be considered on merit by the Council, subject to environmental safeguards. **Where appropriate development proposals will be subject to an environmental assessment in accordance with procedures identified in the Environmental Assessment Technical Advice Note (Wales) 17, July 1998. Schedules 1 and 2 of the note identify projects which may require an assessment. The site lies within 250 metres of a former landfill site.** It is recommended that further development of this site is subject to consultation with the Environment Agency and that flood defence levels are raised to a minimum of 8.6 AOD. **The site is presently not sewered and should there be a requirement in the future to connect mains sewerage, an assessment of the public sewerage system and Bendricks Sewage Pumping Station will be necessary to ascertain whether the sewerage system can accept the additional foul drainage flow.**

Reason The proposed modifications clarify the employment allocations within the Plan and provide clear and concise guidance on development constraints with regard to flooding. The modifications also incorporate advice from the Environment Agency that is in accordance with national guidance.

Page 85

MOD F010 Amend title before Paragraph 5.4.10 to read:

Continuity **SITE 4: CARDIFF INTERNATIONAL AIRPORT
BUSINESS PARK**

Reason The proposed modification ensures continuity with the Plan.

MOD F011 Amend Paragraph 5.4.11 to read:

PCF005 **SITE 5: HAYES LANE**
Continuity

5.4.11 This privately owned plot of land of some 1.4 hectares overlooks Hayes Lane and is adjacent to Atlantic Trading Estate. The land is occupied by an existing industrial operation but could form part of a more comprehensive redevelopment of the Atlantic Trading Estate. Access to the site will be improved with construction of a link road between Hayes Wood (Site 8) and Atlantic Trading Estate (Site 1). It is recommended that further development of this site is subject to consultation with the Environment Agency **as the site lies within 250 metres of a former landfill site** and that flood defence levels **need to be** raised to a minimum of 8.6 AOD.

Reason The proposed modification ensures continuity with the Plan.

MOD F012 Amend title before Paragraph 5.4.12 to read:

Continuity **SITE 6: HAYES ROAD, BARRY**

Reason The proposed modification ensures continuity with the Plan.

MOD F013

Continuity
Amend Paragraph 5.4.13 to read:

REC 5.5
PCF006

SITE 7: HAYES WOOD

5.4.13 A former sports ground now owned by the WDA, Hayes Wood has permission for B1 and B8 uses and lies adjacent to a residential area on Hayes Road. **The site provided direct access to the adjoining Atlantic Trading Estate (Site 1) following the construction of a new access road.** It also borders Atlantic Trading Estate (Site 1). The WDA has services the site and will make plots available to encourage start-up businesses. B2 uses are not acceptable, and a buffer will be required between industrial development and the adjoining houses. It is recommended that further development of this site is subject to consultation with the Environment Agency and that flood defence levels are raised to a minimum of 8.6 AOD.

Reason

The proposed modification provides supplementary factual information in respect of the allocated site and ensures continuity within the Plan.

MOD F014

Amend title before Paragraph 5.4.14 to read:

Continuity

SITE 8: LLANDOUGH TRADING ESTATE

Reason

The proposed modification ensures continuity with the Plan.

MOD F015

Amend Paragraph 5.4.15 to read:

REC 5.2
PCF007

SITE 9: LLANDOW TRADING ESTATE

Continuity

5.4.15 Llandow Trading Estate is at the southern end of a former airfield and includes a significant amount of low grade general industry. Although shown primarily as non-agricultural land on the Agricultural Land Classification maps, part of the former airfield are successfully used for farming purpose, notably grazing and cereal production. 7.3 hectares of land is available to the north west of the site. Acceptable uses include B1, B2 and B8, although there may be constraints on certain developments on environmental grounds. Restrictions will be imposed following consultation with the Environment Agency in respect of pollution control and storage of materials as large part of the site is known to drain to a carboniferous limestone aquifer from which ground-water is abstracted. **The site lies within 250 metres of a former landfill site.**

Reason The proposed modifications clarify the employment allocations within the Plan and provide clear and concise guidance on development constraints with regard to flooding. The modifications also incorporate advice from the Environment Agency that is in accordance with national guidance.

Page 86

MOD F016 Amend Paragraph 5.4.16 to read:

PCF008
Continuity **SITE 10: MARLEY TILE CO. SITE, ST MARY HILL**

5.4.16 **1.6 hectares** of land is located within the site of a former tile manufacturer within the countryside, north west of Cowbridge. A distribution warehouse remains within the site with an area to the north providing a storage yard, both are used by an established roofing-tile company. Environmental safeguards are paramount and expansion beyond the boundary of the site will not be permitted.

Reason The proposed modification ensures continuity with the Plan.

MOD F017 Delete Paragraph 5.4.17, subsequent Paragraphs renumbered.

REC 4.35

Reason The Council has reviewed the residential settlement boundaries in the light of the Inspector's recommendations and has decided to modify the Plan by amending the residential settlement boundary of Barry in accordance with the Inspector's recommendation.

MOD F018 Amend Paragraph 5.4.18 to read:

REC 5.2
PCF009
Continuity **SITE 11: PENCOEDTRE BUSINESS PARK**

5.4.18 The site has 3.2 hectares available for business / warehousing development (B1, B8) and is to the south of the Pencoedtre **site (Site 18)**. The site adjoins an area of ancient woodland (largely owned by the Forestry Commission). Both sites require archaeological investigation prior to development. **Surface run-off must not exceed greenfield site flows**. See also Policy HOUS1(3).

Reason The proposed modifications clarify the employment allocations within the Plan and provide clear and concise guidance on development constraints with regard to flooding. The modifications also incorporate advice from the Environment Agency that is in accordance with national guidance.

MOD F019

Amend Paragraph 5.4.19 to read:

PCF010
Continuity

SITE 12: RHOOSE QUARRY

5.4.19 The designation of 2.9 hectares of land at Rhoose for employment purposes was granted outline planning consent in March 1996. The land for employment uses is adjacent the main railway line in the north east corner of the site. **Surface water run-off must not exceed greenfield site flows. See also Policy HOUS1(13).**

Reason

The proposed modification ensures continuity with the Plan.

MOD F020

Amend Paragraph 5.4.20 to read:

REC 5.2
PCF011
FPCF002
Continuity

SITE 13: SULLY MOORS ROAD, BARRY

5.4.20 The site is a low-lying greenfield site on the eastern edge of Barry, opposite the Chemical Complex. A number of businesses operate from Sully Moors Road, but an area of land (5.0 hectares currently used for grazing) is available for industrial development. While B1 and B8 uses would be suitable for the whole site, B2 will be restricted to the northern part of the site, in view of the relative proximity of housing. **The site lies within 250 metres of a former landfill site. The site is also adjacent to the Sully Brook and is at risk of flooding. Developers will be required to establish the theoretical 1 in 100 year flood level and set ground levels 500 millimetres above that level. Development must not exacerbate flooding in the vicinity which may require compensatory works to be undertaken at the developers expense. It is recommended that Welsh Water Dwr Cymru are consulted to ascertain the predicted demand of any new development on the existing sewerage network. Protection measures or diversion will be required to protect the water main crossing the site.**

Reason

The proposed modifications clarify the employment allocations within the Plan and provide clear and concise guidance on development constraints with regard to flooding. The modifications also incorporate advice from the Environment Agency that is in accordance with national guidance.

MOD F021

Amend title before Paragraph 5.4.21 to read:

Continuity

SITE 14: THE WATERFRONT, BARRY

Reason

The proposed modification ensures continuity with the Plan.

MOD F022

Amend Paragraph 5.4.22 to read:

REC 5.2

PCF012

Continuity

SITE 15: TY-VERLON INDUSTRIAL ESTATE

5.4.22 This site covers the established Ty-Verlon Industrial Estate, Priority Enterprise Park and the former Plaracon Tyres site which has been the focus of recent development. One plot is available for development within Priority Enterprise Park. Potential uses are B1, B2 and B8 classes. **The site lies within 250 metres of a former landfill site.**

Reason

The proposed modifications clarify the employment allocations within the Plan and provide clear and concise guidance on development constraints with regard to flooding. The modifications also incorporate advice from the Environment Agency that is in accordance with national guidance.

MOD F023

Delete Paragraph 5.4.23 and renumber subsequent paragraphs.

REC 4.63

Reason

The Council has reviewed the Inspector's deliberations with regard to this matter and, in light of REC 1.8 has decided to accept this recommendation. It is considered that the allocation of this site will assist in satisfying the housing requirements and throughout the Plan period.

MOD F024

Amend title before Paragraph 5.4.24 to read:

Continuity

SITE 16: VALE BUSINESS PARK

Reason

The proposed modification ensures continuity with the Plan.

MOD F025

Amend Paragraph 5.4.25 to read:

REC 5.2

PCF013

5.4.25 A total of 14.8 hectares, split into five plots are available for development. Full planning permission for development of the largest plot to the south of the site will not be permitted until a new roundabout **at the entrance to the Vale Business Park, on the B4270 and the link road between the A48 and B4270 have been constructed.**

Reason The proposed modifications clarify the employment allocations within the Plan and provide clear and concise guidance on development constraints with regard to flooding. The modifications also incorporate advice from the Environment Agency that is in accordance with national guidance.

MOD F026 Paragraphs 5.4.27 and 5.4.28 are deleted. Subsequent paragraphs to be renumbered.

REC 5.6
PCF014

Reason The Council agrees with the Inspector's assessment that the site is no longer required for media or general employment use having regard to the sensitive nature of the site in the landscape and the overriding need to protect the openness of the area.

MOD F027 Amend Paragraph 5.4.29 to read:

REC 5.8
PCF015
Continuity

SITE 17: LAND TO THE NORTH OF RHOOSE, OFF RHOOSE ROAD

5.4.29 A 6.3 hectare site immediately adjacent to the built up area of Rhoose. The location of the site adjoining residential properties will require careful attention to design, landscaping and other amenity issues. **Protective measures or, diversion of water main at developers expense is required prior to commencement of works.** The site is considered particularly suitable for employment for airport related uses.

Reason The proposed modification clarifies the mitigation measures that will be required prior to the commencement of development at this site.

Page 88

MOD F028 Insert details of Pencoedtre Site into Policy EMP 1 to read:

REC 5.9, REC 5.10,
REC 5.11
PCF017
Continuity

SITE 18: PENCOEDTRE

The Pencoedtre site is located to the north east of Barry at the junction of the Barry Docks Link Road and Port Road, with the amount of land available being dependent upon a comprehensive development brief being prepared. The site will be suited to B1 and B8 uses.

The sensitive location of the site requires care to be taken in designing the development. The site accommodates a

considerable amount of good quality ancient woodland which needs to be retained as part of any development scheme. The Environment Agency have indicated that the woodland on the site is of high wildlife and nature conservation value. A survey of the woodland and appropriate management plan will be required prior to the granting of planning permission. In addition Glamorgan-Gwent Archaeological Trust have indicated that the site is potentially of importance and therefore an archaeological investigation of the site will be required prior to the commencement of development. Considerable investment is required in transportation and infrastructure and a comprehensive approach to the overall development is essential. Measures would need to be undertaken by a developer to locate and protect a 36 inch diameter high pressure trunk water main which crosses the site. The main cannot supply the site and therefore extensive off-site main laying will be required leading to high developer's costs. Greenfield drainage restrictions apply to this site and further consultation with the Environment Agency and the local authority is recommended.

Subsequent Paragraphs renumbered.

Reason

The proposed modification ensures clear and consistent policy guidance within the Plan and is also in accordance with other recommendation REC4.20. In the context of the Council's acceptance of the Inspector's REC1.8 the Council has reviewed the Inspector's deliberations with regard to this matter and accepts his reasoning. It is considered that the allocation of the land at Pencoedtre will assist in satisfying the housing requirements during the Plan period. In view of the potential woodland/conservation value of the site, the Council considers that prior to a decision being taken on the exact amount of housing/employment land this site can contribute, a detailed woodland management plan must be prepared.

MOD F029

Insert details of Land to the south east of M4 Junction 34 (Bosch, Miskin) into Policy EMP 1 to read:

REC 5.9, REC 5.12
PCF018
Continuity

SITE 19: LAND TO THE SOUTH EAST OF M4 JUNCTION 34 (BOSCH, MISKIN)

This site is located south east of junction 34 of the M4 at Miskin and is part developed by the Robert Bosch alternator plant. The development occupies 11.7 hectares of a total site area of 66 hectares allowed under a planning permission granted for use classes B1, B2 and B8. The site is considered to have high archaeological potential and the Council will seek to protect areas of nature conservation interest and features of landscape value within any future development proposals for the site. Greenfield drainage restrictions may apply to this site and consultation with the Environment Agency and the local authority is recommended. **It is also recommended that any developer consults Welsh Water Dwr Cymru to**

ascertain the predicted demand of any new development on the existing sewerage network. The site is within 250 metres of a former landfill site.

Subsequent Paragraphs renumbered.

Reason The proposed modification ensures clear and consistent policy guidance within the Plan and is also in accordance with other recommendations made by the Inspector in his report.

MOD F030 ***POLICY EMP 2 – SPECIAL EMPLOYMENT SITES*** is DELETED. Subsequent Policies and paragraphs are renumbered.

REC 5.9

Reason The proposed modification ensures clear and consistent policy guidance within the Plan and is also in accordance with other recommendations made by the Inspector in his report.

Page 89

MOD F031 Amend Policy EMP 3 to read:

REC 5.13 POLICY EMP 3 – NEW BUSINESS AND INDUSTRIAL
PCF019 DEVELOPMENT

PROPOSALS FOR NEW BUSINESS AND INDUSTRIAL DEVELOPMENT INCLUDING AGRICULTURAL SERVICE INDUSTRIES AND THE EXTENSION, CONVERSION AND REPLACEMENT OF EXISTING PREMISES FOR SUCH PURPOSES, WILL BE PERMITTED IF ALL OF THE FOLLOWING CRITERIA ARE MET:

- (i) THE PROPOSAL DOES NOT LIE WITHIN THE COUNTRYSIDE EXCEPT FOR THOSE PROPOSALS ACCEPTABLE UNDER THE TERMS OF ENV7 (RURAL BUILDINGS) OR COMM2 (REDUNDANT HOSPITALS);**
- (ii) THE PROPOSAL MINIMISES THE LOSS OF GOOD QUALITY AGRICULTURAL LAND (GRADES 1, 2 AND 3A) AND DOES NOT HAVE AN UNACCEPTABLE IMPACT ON AREAS OF ATTRACTIVE LANDSCAPE AND HIGH QUALITY TOWNSCAPE OR ON AREA OF HISTORICAL, ARCHAEOLOGICAL OR ECOLOGICAL IMPORTANCE;**
- (iii) THE SIZE AND RELATIONSHIP OF ANY NEW BUILDING AND / OR ALTERATION OR EXTENSION IS**

NOT DISPROPORTIONATE TO ITS SIZE AND SETTING;

- (iv) ACCESS AND PARKING ARRANGEMENTS ARE IN ACCORDANCE WITH THE COUNCIL'S APPROVED STANDARDS;
- (v) ADEQUATE LANDSCAPING IS PROVIDED;
- (vi) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE **EFFECT ON RESIDENTIAL AMENITY BY VIRTUE OF TRAFFIC CONGESTION, NOISE, SMELL, SAFETY, HEALTH IMPACTS AND EMISSIONS;**
- (vii) ADEQUATE UTILITY AND INFRASTRUCTURE SERVICES EXIST OR ARE REASONABLY ACCESSIBLE OR CAPABLE OF BEING READILY AND ECONOMICALLY PROVIDED;
- (viii) **DOES NOT PRESENT ADDITIONAL RISK TO THE HEALTH OR SAFETY OF USERS OF THE SITE AND DOES NOT UNACCEPTABLY POLLUTE AIR, WATER, OR LAND; AND**
- (ix) **DOES NOT UNACCEPTABLY AFFECT THE USE OF THE ADJOINING LAND BY VIRTUE OF THE RISK AND IMPACT OF POTENTIAL POLLUTION.**

Reason

The proposed modification ensures clear and consistent policy guidance within the Plan.

MOD F032

Amend Paragraphs 5.4.34 and 5.4.35 to read:

PCF020, PCF021
Continuity

5.4.34 Whilst it is recognised that there is a need to encourage investment in industrial and commercial development in appropriate locations, it is important to ensure that industrial and commercial development is of a high standard of design and that proposals pay proper regard to the character and appearance of their surroundings. **In primarily residential areas commercial and industrial activities of an appropriate scale, are acceptable provided there is not likely to be any adverse effects on residential amenity by virtue of traffic generation, noise, smell, safety, health impacts and emissions.** All new industrial or other business development will be located on land identified in Policy EMP 1 or on sites currently used, or last used, for such purposes, other than where in breach of planning control. An exception to this policy can be made in respect of the use of rural buildings for appropriate small scale industries, **in accordance with Policy EMP 7.**

5.4.35 An aim of this policy **in accordance with Policy ENV1** is to prevent sporadic development in the countryside whilst at the same time allowing appropriate tourist related, service or “craft” industries and workshops to be established in the rural area. Strict control over the conversion of rural buildings will be imposed, particularly if the structure is of historic or architectural importance **in accordance with Policy ENV7 of the Plan.**

Reason The proposed modification ensures continuity with the Plan.

Page 90

MOD F033 Amend Policy EMP 4 to read:

REC 5.15 EMP 4 – GENERAL INDUSTRY

PCF022

DEVELOPMENT WILL BE PERMITTED FOR B2 USE*
(GENERAL INDUSTRY) WHERE:

- (i) **THE PROPOSAL IS COMPATIBLE WITH EXISTING BUSINESS / INDUSTRIAL / WAREHOUSING USES;**
- (ii) **IT WILL NOT CAUSE DETRIMENT TO THE AMENITIES OF NEARBY RESIDENTIAL AREAS;**
- (iii) **THE NATURE AND SCALE OF THE PROPOSED DEVELOPMENT DOES NOT UNACCEPTABLY AFFECT SURROUNDING USES;**
- (iv) **IT DOES NOT PRESENT ADDITIONAL RISK TO THE HEALTH OR SAFETY OF USERS OF THE SITE AND DOES NOT UNACCEPTABLY POLLUTE AIR, WATER OR LAND; AND**
- (v) **IT DOES NOT UNACCEPTABLY AFFECT THE USE OF THE ADJOINING LAND BY VIRTUE OF THE RISK AND IMPACT OF POTENTIAL POLLUTION.**

**B2 use – General Industry as defined by Town and Country Planning
(Use Classes) Order 1987 (as amended)*

Reason The proposed modification is made in order to provide certainty about the manner in which development proposals for General Industry will be assessed.

MOD F034

Amend Paragraph 5.4.37 to read:

Continuity

5.4.37 Some sites identified in Policy EMP 1 are suitable, in general terms, for B2 uses. Care must be taken, nevertheless, to ensure that neighbouring uses are not adversely affected.

Reason

The proposed modification ensures continuity with the Plan.

MOD F035

Amend Policy EMP 5 to read:

PCF023

EMP 5– PROTECTION OF LAND FOR EMPLOYMENT USES

ON EXISTING EMPLOYMENT SITES AND SITES IDENTIFIED IN POLICY EMP 1 AND EMP 2 DEVELOPMENT OF USES THAT ARE NOT CONTAINED IN CLASSES B1, B2 AND B8* OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 (AS AMENDED) WILL NOT BE PERMITTED.

** B1 Business, B2 General Industry and B8 Storage or Distribution use as defined by Town and Country Planning (Use Classes) Order 1987 (as amended)*

Reason

The proposed modification is made to ensure the factual accuracy of the Plan.

Page 91

MOD F036

Amend Paragraph 5.4.39 to read:

REC 5.17
PCF024

5.4.39 There are a number of hazardous installations and pipelines located within the Vale of Glamorgan. These sites and pipelines are designated as notifiable installations by the Health and Safety Executive, by virtue of the quantities of hazardous substance stored, used by or, in the case of pipelines, transported. Whilst risks attached to such sites and lines are usually very small, it is important that these uses are separated from other land uses which might be incompatible from a safety viewpoint. The Environment Agency's groundwater protection policy is applicable in respect of such uses. Under the Planning (Hazardous Substances) Regulations 1992, control can be exerted over some uses, even in instances where planning permission is not required. Through its development control function the Council will maintain a close working relationship with the Environment Agency and others, in order to ensure that new developments do not have an unacceptable affect on the environment. **Where appropriate development proposals will be subject to an environmental assessment in accordance with procedures identified in Environmental Assessment Technical Advice Note (Wales) 17 (July 1998). Schedule 1 and 2 of the Note**

identify projects which may require assessment. This Policy should be read in conjunction with ENV 27.

Reason The proposed modifications are in accordance with national policy and ensure certainty in the application of the policy in respect of development proposals adjacent to hazardous industrial uses.

MOD F037 Amend Policy EMP 7 to read:

REC 5.17
PCF025
FPCF003

EMP 7 – DEVELOPMENT ADJACENT TO HAZARDOUS INDUSTRIAL USES

DEVELOPMENT WILL NOT BE PERMITTED ADJACENT TO INDUSTRIAL OR OTHER ESTABLISHMENTS WHICH **ARE** LIKELY TO CAUSE UNACCEPTABLE POLLUTION OR HAZARDS TO USERS OF THE **PROPOSED** DEVELOPMENT

Reason The proposed modifications are in accordance with national policy and ensure certainty in the application of the policy in respect of development proposals adjacent to hazardous industrial uses.

Page 92

MOD F038 Policy EMP 8 is deleted and replaced to read:

REC 5.18
PCF026, PCF027
FPPCF004, FPCF005

POLICY EMP 8 – FARM DIVERSIFICATION

PROPOSALS FOR THE DIVERISIFICATION OF EXISTING FARMSTEADS WILL BE PERMITTED IF:

- (i) THE DIVERSIFICATION PROPOSALS ARE FOR SMALL SCALE EMPLOYMENT, COMMERCIAL, RECREATIONAL OR TOURISM USES;**
- (ii) PROPOSALS FOR NEW STRUCTURES ARE SPECIFICALLY DESIGNED FOR AND NECESSARY FOR THE PURPOSE OF DIVERSIFICATION;**
- (iii) PROPOSALS ARE COMPATIBLE WITH THE SURROUNDING LANDSCAPE, ADJACENT LAND USES, AND ANY EXISTING RELATED STRUCTURES IN TERMS OF THE SCALE, SITING, DESIGN AND EXTERNAL APPEARANCE OF ANY NEW BUILDING OR EXTENSION TO EXISTING BUILDINGS;**
- (iv) PROPOSALS DO NOT UNACCEPTABLY AFFECT THE INTERESTS OF AGRICULTURE,**

CONSERVATION, AREAS OF ECOLOGICAL, WILDLIFE, LANDSCAPE, HISTORIC OR ARCHAEOLOGICAL IMPORTANCE;

- (v) THE PROVISION OF CAR PARKING, SERVICING AND AMENITY SPACE ARE IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES;**
- (vi) VEHICULAR ACCESS IS AVAILABLE OR CAN BE PROVIDED FROM THE PUBLIC HIGHWAY WITHOUT ANY UNACCEPTABLE EFFECT UPON THE APPEARANCE OF THE COUNTRYSIDE; AND**
- (vii) PROPOSALS DO NOT HAVE AN UNACCEPTABLE IMPACT UPON THE AMENITY AND CHARACTER OF THE LOCAL ENVIRONMENT BY VIRTUE OF NOISE, SMELL, TRAFFIC CONGESTION OR VISUAL INTRUSION.**

Reason

The proposed modifications are made in order to provide certainty about the manner in which development proposals in respect of farm diversification will be assessed.

MOD F039

Paragraphs 5.4.42, 5.4.43 and 5.4.44 are deleted and replaced to read:

REC 5.19
PCF028
Continuity

5.4.42 The Plan recognises the important role played by small scale enterprises in promoting healthy economic activity in rural areas and seeks to encourage economic diversity by helping new and varied forms of wealth creation and employment. Diversification which is ancillary to the use of the farmstead, can assist in securing the long term viability of existing businesses. Agriculture is experiencing increasingly severe economic pressure and the continues viability of significant numbers of farm businesses depends upon diversifying enterprises including development of non-agricultural enterprises.

5.4.43 Farm diversification may take a number of different forms. Examples of these include teleworking centres, holiday accommodation, farm shops, craft workshops and market gardens. The diversification of existing farmsteads may require the construction of new purpose built structures to accommodate diversification needs. The Plan recognises that a farm should not be disadvantaged in it attempts to diversify merely because there is no suitable building available for conversion. However, development will be strictly regulated in order to ensure that only structures which are necessary for the purposes of diversification are constructed. Proposals for the conversion of rural buildings into residential accommodation will be assessed in accordance with the requirements of Policy ENV 7.

5.4.44 For the purposes of this policy farmsteads are defined as part of a farm comprising its main buildings together with immediate adjoining land.

Reason The proposed modification provides clarity in the application of the Policy.

MOD F040 Amend Policy EMP 9 to read:

REC 5.20 POLICY EMP 9 – AGRICULTURAL ENTERPRISE AND
PCF029 ASSOCIATED DEVELOPMENT

PROPOSALS FOR DEVELOPMENT ON AGRICULTURAL LAND WILL BE PERMITTED IF THE PROPOSAL:

- (i) **IS NECESSARY FOR THE PURPOSES OF AGRICULTURE WITHIN THE AGRICULTURAL UNIT;**
- (ii) IS DESIGNED SPECIFICALLY FOR AGRICULTURAL PURPOSES;
- (iii) IS COMPATIBLE WITH THE SURROUNDING LANDSCAPE, ADJACENT LAND USES, AND ANY EXISTING RELATED STRUCTURES IN TERMS OF SCALE, SITING, DESIGN AND EXTERNAL APPEARANCE OF ANY NEW BUILDING OR EXTENSION TO EXISTING BUILDINGS; **AND**
- (iv) DOES NOT HAVE AN UNACCEPTABLE IMPACT ON AREAS OF ECOLOGICAL, WILDLIFE, GEOLOGICAL AND GEOMORPHOLOGICAL, **ARCHAEOLOGICAL** OR LANDSCAPE IMPORTANCE.

Reason The proposed modification is made in order to provide certainty about the manner in which proposals in respect of development on agricultural land will be assessed and is in accordance with national planning policy.

Page 93

MOD F041 Amend Paragraph 5.4.47 to read:

PCF030 5.4.47 The Council is keen to ensure the maintenance of existing and development of, viable agricultural enterprises. **It is** necessary to ensure that **new** development associated with new or existing agricultural enterprises does not have an unacceptable effect on the

surrounding environment, existing buildings, or the best quality agricultural land.

Reason The proposed modification reflects the Council's views in respect of agricultural enterprises.

MOD F042 Amend Paragraph 5.4.50 to read:

PCF031 5.4.50 It should be noted that proposals for agricultural enterprise and associated development including **farm diversification** will also be assessed according to Policies ENV 1, ENV 2, ENV 7, ENV 25, HOUS 5, EMP 8 and MIN 6.

Reason The proposed modification clarifies the Council's understanding of agricultural enterprise.

MOD F043 Amend Paragraph 5.4.51 to read:

REC 5.20A
PCF032 5.4.51 This policy relates to the particular part of this site identified on the Proposals Map. It identifies sites for "sui generis" businesses, that is those not identified in the business and industrial use classes B1, B2 and B8, and which would not normally be appropriate on other business sites. In this respect, this Policy does not relate to any primary retail based industry. The fact that this site is identified for this type of use in no way means it should not be subject to environmental safeguards including the provision of suitable **landscaping. Where appropriate development proposals will be subject to an environmental assessment in accordance with procedures identified in Environmental Assessment Technical Advice Note (Wales) 17 (July 1998). Schedule 1 and 2 of the Note identify projects which may require assessment.**

Reason The proposed modification is in accordance with National policy and provides clear and consistent policy guidance within the Plan.

Page 94

MOD F044 ***POLICY EMP 12 – COWBRIDGE CATTLE MARKET*** and Paragraphs 5.4.54 and 5.4.55 are deleted.

REC 5.21

Subsequent Paragraphs renumbered.

Reason In light of the Inspector's comments, the Council considers that it is inappropriate to allocate a new site for the Cattle Market prior to full evaluation of the potential impact of such a development on a green field site.

MOD F045

Amend Policy TOUR 1 to read:

REC 5.22

PCF033

Continuity

POLICY TOUR 1 – NEW HOTELS IN THE COUNTRYSIDE

PROPOSALS FOR NEW HOTELS OUTSIDE THE DESIGNATED SETTLEMENT BOUNDARIES OF THE TOWNS AND VILLAGES DEFINED BY POLICIES HOUS 2 WILL NOT BE PERMITTED. PROPOSALS FOR HOTELS WHICH INVOLVE THE CONVERSION OR EXTENSION OF EXISTING BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES WILL BE PERMITTED IF ALL OF THE FOLLOWING CRITERIA ARE MET:

- (i) THE SCALE OF THE PROPOSAL OR ANY PROPOSED EXTENSION IS IN KEEPING WITH SURROUNDING USES;
- (ii) THE PROPOSAL DOES NOT UNACCEPTABLY AFFECT THE INTERESTS OF AGRICULTURE, CONSERVATION, AREAS OF ECOLOGICAL, WILDLIFE, LANDSCAPE OR ARCHAEOLOGICAL IMPORTANCE;
- (iii) THE PROPOSAL DOES NOT UNACCEPTABLY AFFECT THE AMENITY AND THE CHARACTER OF THE EXISTING OR NEIGHBOURING ENVIRONMENTS BY VIRTUE OF NOISE, TRAFFIC CONGESTION, EXACERBATION OF PARKING PROBLEMS, OR VISUAL INTRUSION;
- (iv) THE PROPOSALS MEET HIGH STANDARDS OF LAYOUT, LANDSCAPING AND DESIGN AND HAS SAFE VEHICULAR ACCESS;
- (v) ADEQUATE UTILITY AND INFRASTRUCTURE SERVICES EXIST, ARE REASONABLY ACCESSIBLE, OR CAN BE READILY AND ECONOMICALLY PROVIDED;
- (vi) SUITABLE ACCESS IS PROVIDED FOR DISABLED PERSONS AND THOSE WITH IMPAIRED MOVEMENT;
- (vii) PARKING IS PROVIDED IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES.

Reason

The proposed modification is made in order to provide clarification of the manner in which development proposals in respect of new hotels in the countryside will be assessed.

MOD F046

Amend Policy TOUR 4 to read:

PCF034

POLICY TOUR 4 – CARAVAN, CHALET AND TENT SITES

FURTHER DEVELOPMENT OR EXPANSION OF STATIC AND TOURING CARAVAN SITES, CHALET AND TENT SITES IN THE COASTAL ZONE WILL NOT BE PERMITTED.

PROPOSALS FOR ADDITIONAL SITES OUTSIDE THE BOUNDARY OF THE GLAMORGAN HERITAGE COAST AND OTHER PARTS OF THE COASTAL ZONE WILL BE PERMITTED IF:

- (i) THE SCALE OF THE PROPOSAL OR ANY PROPOSED EXTENSION IS IN KEEPING WITH SURROUNDING USES;
- (ii) THE PROPOSAL DOES NOT UNACCEPTABLY AFFECT THE INTERESTS OF AGRICULTURE, CONSERVATION, AREAS OF ECOLOGICAL, WILDLIFE, LANDSCAPE OR ARCHAEOLOGICAL IMPORTANCE;
- (iii) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE EFFECT UPON THE AMENITY AND CHARACTER OF THE EXISTING OR NEIGHBOURING ENVIRONMENTS BY VIRTUE OF NOISE, TRAFFIC CONGESTION, EXACERBATION OF PARKING PROBLEMS, OR VISUAL INTRUSION;
- (iv) THE PROPOSAL MEETS HIGH STANDARDS OF LAYOUT, LANDSCAPING AND DESIGN AND HAS SAFE VEHICULAR ACCESS;
- (v) ADEQUATE UTILITY AND INFRASTRUCTURE SERVICES EXIST, ARE REASONABLY ACCESSIBLE, OR CAN BE READILY AND ECONOMICALLY PROVIDED;
- (vi) SUITABLE ACCESS IS PROVIDED FOR DISABLED PERSONS AND THOSE WITH IMPAIRED MOVEMENT;
- (vii) PARKING IS PROVIDED IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES: AND
- (viii) THE SITE IS NOT IN AN AREA WHERE THERE IS A RISK OF FLOODING.**

IN THE CASE OF STATIC SITES ALL CARAVANS AND CHALETS MUST BE FINISHED IN SUITABLE COUNTRYSIDE COLOURS TO BE AGREED WITH THE LOCAL PLANNING AUTHORITY PRIOR TO THE COMMENCEMENT OF DEVELOPMENT. (THE BRITISH STANDARDS INSTITUTION DOCUMENT, REFERENCE PP6491 1980, SETS OUT THE PREFERRED RANGE OF BODY AND TRIM COLOURS FOR PERMANENT RESIDENTIAL AND HOLIDAY CARAVANS.)

Reason

The proposed modification is made in order to provide certainty about the manner in which proposals in respect of caravan, chalet and tent sites will be assessed.

MOD F047

Add a new paragraph after Paragraph 5.4.63 to read:

REC 5.23
PCF035

Technical Advice Note (Wales) 15 (Development and Flood Risk) requires local authorities to consult the Environment Agency when considering applications for sites with a high risk of flooding. Also, in the interests of safety, the caravanning organisations should be encouraged to liaise with the local planning authority about flooding risks that may apply to “certificated” sites which do not require planning permission.

Reason

The proposed modification incorporates national policy guidance and encourages greater liaison with the local planning authority in the interests of public safety.

Page 98

MOD F048

Amend Paragraph 5.4.67 to read:

REC 5.24
PCF036
FPCF006

5.4.67 The Council recognises the special character of the seafront at Penarth and is committed to an ongoing programme of renovation to the pier, a Grade II Listed Building. Penarth’s proximity to Cardiff Bay means that its future will be strongly influenced by the regeneration of this area. The construction of the Cardiff Bay Barrage and the completion of a proposed pedestrian and cycleway around Penarth Head offer opportunities to attract more visitors to the town thereby enhancing the local economy. **The highway network in and around the Barrage end of Penarth Haven has limited capacity. This is an important area which will become increasingly busy with the completion of the Barrage. Although an element of additional car parking provision will be necessary it will be important to ensure that the needs of alternative modes of transport are also considered. The layout of any new junctions, roads or car parks will need to be carefully considered in order to minimise any potential conflict with cyclists and pedestrians.**

Safe and convenient facilities for cyclists will be needed, together with public transport services and passenger waiting facilities. The use of traffic calming measures will also be considered to reduce any potential road safety problems.

Reason The proposed modification provides further contextual information in respect of traffic management, access and car parking at Penarth.

Page 99

MOD F049 Amend Paragraph 5.5.2 to read:

REC 5.25
PCF037 5.5.2 The Vale of Glamorgan Council is committed to creating the right environment for investment and will seek partnerships with the private sector, the Welsh Office, the Welsh Development Agency, the South Glamorgan Training and Enterprise Council, **Barry College**, the Wales Tourist Board, the European Commission, and other relevant agencies.

Reason The proposed modification provides supplementary factual information in respect of the remit of Barry Action the Council's partnership with the WDA.

MOD F050 Amend Paragraph 5.5.4 to read:

REC 5.25
PCF038 5.5.4 Barry Action, the Council's partnership between the Council and the WDA has a broader remit. It is concerned with the economic and physical regeneration of Barry as a whole, including the town centre, Barry Island, the Docks, and also including development of the Business Park at Cardiff International Airport **and the redevelopment partnership between the WDA and Blue Circle Industries at Rhoose.**

Reason The proposed modification provides supplementary factual information in respect of the remit of Barry Action the Council's partnership with the WDA.

Page 100 No Change



TRANSPORTATION

Page 101

No Change

Page 102

MOD G001

Amend Paragraph 6.2.1 to read:

Update Guidance

6.2.1 **Planning Policy Wales 2002** sets out the Government’s land-use planning policies as they apply in Wales. Transport and infrastructure accounts for a significant section of this guidance, with the stated aim being to:

“... to extend choice in transport and secure accessibility in a way which supports sustainable development by encouraging the establishment of an integrated transport system which is safe, efficient, clean and fair. This will be achieved through integration:

- **within and between different types of transport;**
- **between transport measures and land use planning;**
- **between transport measures and policies to protect and improve the environment; and**
- **between transport measures and policies for education, health, social inclusion and wealth creation.”**

Reason

The proposed modification updates references to current national planning guidance.

Page 103

MOD G002

Amend Policy TRAN 1 to read:

PCG001

POLICY TRAN 1 – STRATEGIC HIGHWAYS

LAND WILL BE PROTECTED AND PROVISION MADE FOR THE DEVELOPMENT OF THE STRATEGIC HIGHWAY NETWORK, INCLUDING:

- (i) THE AIRPORT ACCESS ROAD; **AND**
- (ii) THE BARRY WATERFRONT TO CARDIFF LINK.

Reason The proposed modification clarifies the application of the policy.

MOD G003 Amend Paragraph 6.4.2 to read:

Update Guidance 6.4.2 **Planning Policy Wales 2002** refers to the need to consider the increasing economic role of **Cardiff International Airport**. The importance of establishing a high quality road link to Cardiff International Airport from the M4 and Cardiff is seen as a unique strategic objective. In providing a high quality fast link, the Airport Access Road will serve new development at the Airport, Barry Waterfront and Pencoedtre. It will relieve the congested major interchange at Culverhouse Cross, remove through traffic, improve environmental and road safety problems at the existing residential areas of Wenvoe and North Barry, and relieve the existing road network to the benefit of public transport, cyclists and pedestrians. The Council remains keen to encourage improved public transport links, both bus and rail, to Cardiff International Airport, as outlined in the text accompanying Policy TRAN 3.

Reason The proposed modification updates references to current national planning guidance.

MOD G004 Amend Paragraph 6.4.3 to read

REC 6.5
FPCG001 6.4.3 The purpose of the Barry Waterfront to Cardiff Link Road is twofold: firstly to provide a **link** between the major development at Barry Docks and the trunk road motorway network via the A4231 and also to Cardiff and Cardiff Bay via the A4055; and secondly to alleviate traffic congestion and improve road safety on the A4055 through Dinas Powys.

Reason The proposed modification redresses an omission on the Proposals Map and provides clarification of the Council's proposal with regard to the Barry Waterfront to Cardiff link road.

Page 104

Amend Policy TRAN 3 to read:

MOD G005

POLICY TRAN 3 – RAIL DEVELOPMENT

REC 6.8
PCG003

THE DEVELOPMENT OF RAIL FACILITIES WILL INCLUDE:

- (i) THE PROVISION OF A NEW RAIL STATION TO SERVE BARRY WATERFRONT; **AND**
- (ii) THE REOPENING OF THE VALE OF GLAMORGAN RAILWAY LINE TO PASSENGER SERVICES.

Reason

The proposed modifications confirm the Council’s commitment to the ongoing improvement of rail infrastructure and services, and acknowledge the importance of consultation and the regeneration and economic benefits that such development may produce.

MOD G006

Amend Paragraph 6.4.12 to read:

REC 6.8
PCG004, PCG006

6.4.12 It is important to ensure that the regeneration of Barry Waterfront incorporates opportunities for residents to travel by a range of modes. In order to provide this range the provision of a new rail station is vital. This station would provide access to the Waterfront area by rail, and also provide improved access to Barry central area by rail. **The Council will consult with interested parties regarding the exact location of the station. A new station will contribute to securing wider regeneration and economic development benefits, particularly having regard to a potential synergy with retail development.**

Reason

The proposed modifications confirm the Council’s commitment to the ongoing improvement of rail infrastructure and services, and acknowledge the importance of consultation and the regeneration and economic benefits that such development may produce.

Page 105

Update

MOD G007

Amend Paragraph 6.4.13 to read:

6.4.13 The Vale of Glamorgan line connects Barry with Bridgend, and is currently used for freight services and for occasional diverted passenger services. At present scheduled passenger services are not available west of Barry. The Council aims to achieve the reintroduction of passenger services on this line, including the development of through services via Bridgend. **Funding, through Transport Grant from the Welsh Assembly Government, has**

been secured for the project and it is anticipated that passenger services on the line will resume during 2004. This scheme would provide residents of Llantwit Major and Rhoose with rail services, and would also provide an opportunity to introduce a service to Cardiff International Airport. The Council is also keen to develop existing rail facilities, through the Vale Rail Corridor Improvements project. This scheme aims to promote rail travel along this corridor through the development of projects such as improvements to passenger facilities, passenger information and park and ride, on both the Barry and Penarth lines.

Reason The proposed modification represents a factual update to the Plan.

MOD G008 Amend Policy TRAN 4 to delete “/OR” in the first sentence.

REC 6.9
PCG005

Reason The proposed modification provides clarity and guidance on how applications in respect of new rail stations will be assessed and for the reasons set out by the Inspector.

Page 106

MOD G009 Delete existing Policy TRAN 6 and replace to read:

REC 6.11

POLICY TRAN 6 –RAIL FREIGHT

DEVELOPMENT WHICH WOULD ATTRACT A SIGNIFICANT AMOUNT OF FREIGHT MOVEMENT WILL BE FAVOURED WHERE EXISTING OR POTENTIAL RAIL FACILITIES ARE AVAILABLE.

Reason The proposed modification is made in order to provide certainty about the manner in which applications in respect of rail freight facilities will be assessed.

MOD G010 Insert new Policy and Paragraphs after Paragraph 6.4.18 to read:

REC 6.1
FPCG002

POLICY TRAN XXX – STRATEGIC PUBLIC TRANSPORT

LAND WILL BE PROTECTED AND PROVISION MADE FOR THE DEVELOPMENT OF FACILITIES FOR BUS OPERATIONS INCLUDING BETWEEN:

(i) BARRY, DINAS POWYS AND CARDIFF;

- (ii) CARDIFF INTERNATIONAL AIRPORT, BARRY, WENVOE AND CULVERHOUSE CROSS;**
- (iii) PENARTH AND CARDIFF; AND**
- (iv) BETWEEN THE VALE OF GLAMORGAN AND BRIDGEND.**

This Policy adds more detail to the public transport measures referred to in Part 1, Policy 7. It is the Council's intention to improve facilities and to promote the efficient operation and movement of buses and bus passengers. Although on these corridors there are many measures that can be developed within the boundary of the existing highway, there maybe areas where further land will be required for the provision of bus stations, turning areas, bus priorities or bus lanes.

The development of measures to facilitate bus operations in the corridors identifies in this policy will complement the measures outlines in paragraph 6.4.5. Where the development of a new road scheme relieves an existing road of heavy traffic flows it will be important to use that opportunity to the benefit of sustainable movement options, and deter the continued use of that road as a through route by traffic. The road space on the existing road will be used to cater for the safe, convenient and efficient movement of buses, cyclists and pedestrians. This will be achieved through the provision of additional facilities for buses, in conjunction with traffic management , traffic calming, cycling and pedestrian improvements.

It will be important to cater for bus links from Bridgend County Borough Council's area through the Vale of Glamorgan towards Cardiff. Any measures on this corridor will be co-ordinated with Bridgend County Borough Council and Cardiff County Council. The Council will also endeavour to establish a Quality Partnership with public transport operators on all the above corridors.

Subsequent Policies and Paragraphs renumbered.

Reason

The proposed modification complements the Council's adopted Local Transport Plan and confirms the Council's commitment to the development of bus facilities.

MOD G011

Amend Policy TRAN 8 to read:

REC 6.13

PCG007

Officer / Member
Group

POLICY TRAN 8 – CYCLING DEVELOPMENT

**LAND WILL BE PROTECTED AND PROVISION MADE FOR
CYCLE ROUTES INCLUDING:**

- (i) SAFE AND CONVENIENT LINKS **WITHIN AND BETWEEN THE VALE OF GLAMORGAN AND CARDIFF;**
- (ii) LINKS WITH THE NATIONAL CYCLE NETWORK;
- (iii) CYCLE PARKING FACILITIES;
- (iv) A NETWORK OF ROUTES IN THE RURAL VALE.

Reason

The proposed modifications confirm the Council's commitment and priorities in developing a range of routes and facilities for cycling and the modification accords with the aspirations and objectives of the Vale of Glamorgan Cycling Strategy.

MOD G012

Insert new paragraph following Paragraph 6.4.25 to read:

REC 6.13

FPCG003

It is intended that the potential for the provision of cycle routes and facilities will be investigated during the Plan period, according to the Council's Cycling Strategy and together with innovative proposals emerging from the Council's Cycle Forum, including the following routes:

- 1. **Penarth to Dinas Powys;**
- 2. **Lower Penarth to Sully via former railway line;**
- 3. **Dinas Powys to Cardiff via Cwm George and Cwrt-yr-Ala Lane;**
- 4. **Barry to Wenvoe and Cardiff;**
- 5. **Cogan to Cardiff via a new bridge over the River Ely;**
- 6. **Through Cosmeston Country Park and St Cyres Park;**
- 7. **Cowslip Estate to Cogan Leisure Centre and Cogan Station.**

Reason The proposed modifications confirm the Council's commitment and priorities in developing a range of routes and facilities for cycling and the modification accords with the aspirations and objectives of the Vale of Glamorgan Cycling Strategy.

MOD G013

FPCG005

Amend Paragraph 6.4.26 to read:

REC 6.13

PCG009

6.4.26 Cycling developments are also included as part of Policy REC 12 which states that the Council will establish a number of recreation routes, some of which will incorporate cycling facilities. **It is important to recognise that the Council will need to negotiate with local land owners regarding the implementation of cycle route proposals. The Council's current approved cycle parking guidelines set out the requirements for cycle parking facilities associated with different types of land use and development. Appendix 6 Table 6 illustrates examples of how the guidelines operate. These guidelines are based on the Standing Conference on Regional Policy in South Wales "Guidelines for the Provision of Facilities for Cyclists". Similar to the operation of Car Parking Guidelines the Council retains the right to employ flexibility in its use of guidelines and to approve updated guidelines when necessary. One proposed route between the Vale of Glamorgan and Cardiff includes the Cogan cycle route. The Council is actively pursuing a route to be provided adjacent to the railway line between Cogan and West Point Industrial Estate, subject to a license agreement with Railtrack and Rail Property Ltd. The Council has received assistance from Sustrans in the negotiation of this license agreement. In the long term there is potential for this route to continue to Grangetown railway station. The proposed bridge over the River Ely will provide a direct link between Penarth Haven, Cogan, Cogan Station and the site of the proposed Sports Village. Any future development of a walk way along the River Ely and around the impounded lake created by the barrage should also incorporate safe and convenient cycling facilities.**

Reason

The proposed modifications confirm the Council's commitment and priorities in developing a range of routes and facilities for cycling and the modification accords with the aspirations and objectives of the Vale of Glamorgan Cycling Strategy.

MOD G014

Amend Policy TRAN 9 to read:

REC 6.14

PCG010

POLICY TRAN 9 – PARKING

THE PROVISION OF PARKING FACILITIES WILL BE IN ACCORDANCE WITH THE APPROVED PARKING

GUIDELINES, AND WILL BE RELATED TO: THE TYPE OF LAND USE, ITS DENSITY AND LOCATION; **ACCESSIBILITY TO** EXISTING AND POTENTIAL PUBLIC TRANSPORT FACILITIES; AND THE CAPACITY OF HIGHWAY NETWORK.

Reason The proposed modification clarifies the application of the policy.
Page 108

MOD G015 Amend Policy TRAN 10 to read:

PCG011 POLICY TRAN 10 – ROAD FREIGHT

IN ORDER TO REDUCE THE UNACCEPTABLE ENVIRONMENTAL EFFECTS OF HEAVY GOODS VEHICLES:

- (i) DEVELOPMENTS WHICH GENERATE HGV MOVEMENTS WHICH WOULD UNACCEPTABLY AFFECT THE AMENITY AND CHARACTER OF THE EXISTING OR NEIGHBOURING ENVIRONMENTS BY VIRTUE OF NOISE, TRAFFIC CONGESTION, OR PARKING PROBLEMS WILL NOT BE PERMITTED;
- (ii) SUFFICIENT OPERATIONAL PARKING WITHIN THE CURTILAGE OF HGV OPERATING CENTRES WILL BE REQUIRED; **AND**
- (iii) TRAFFIC MANAGEMENT MEASURES WILL BE USED WHERE APPROPRIATE.

Reason The proposed modification clarifies the application of the policy.

Page 109

MOD G016 Amend Paragraph 6.5.2 to read:

Update Guidance 6.5.2 Under section 106 of the Town and Country Planning Act 1990 (as substituted by section 12 of the Planning and Compensation Act 1991) the Council can seek to enter into planning obligations with developers regarding the use or development of land or buildings. Welsh Office Circular 13/97 “Planning Obligations” allows the Council to seek contributions towards any necessary improvements to the transport network arising as a direct result of the development proposal. The Circular states that in some circumstances on sites proposed for major development inadequately served by modes, other than the private car, to improve accessibility, the provision of contributions may be appropriate towards for example, new / improved rail / bus stations or facilities, park and ride schemes, improved bus services / shelters and other capital items,

widening access, turning spaces, and improved measures for cyclists / pedestrians. **Technical Advice Note (Wales) 18 Transport (1998) Annex B** highlights the role contributions can play specifically in relation to parking for example, where it is not possible or desirable to provide all non-operational car parking on site. In general planning obligations should be necessary, relevant to planning, directly related to the development, must be fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Reason

The proposed modification updates references to current national planning guidance.

Page 110

No Change



RETAILING

Page 111 No Change

Page 112 No Change

Page 113

MOD H001 Delete final sentence of Paragraph 7.1.11 which reads:

REC 7.3
PCH001 *By raising land values a justification is provided in financial terms for the expensive infrastructure investment that is often necessary to “kick-start” such schemes.*

Reason The proposed modification is made in order to ensure that the paragraph is consistent with the requirements of national planning policy

MOD H002 Amend Paragraph 7.1.12 by deleting:

REC 7.1
Officer / Member
Group *“With a restriction on the amount of convenience goods floorspace”*

Reason The proposed modification is in accordance with subsequent planning consents over and above the previously specified restriction.

Page 114

MOD H003 Amend Paragraph 7.2.1 to read:

Update Guidance 7.2.1 Retailing policy is embodied in **Planning Policy Wales 2002** and Technical Advice Note (Wales) 4 Retailing and Town Centres 1996.

Reason The proposed modification updates references to current national planning guidance.

MOD H004

Amend Paragraph 7.2.2 to read:

Update Guidance

7.2.2 **Planning Policy Wales 2002** states that Development Plans should provide a clear strategy for retail development and should provide sites for different retailing developments which minimise the need to travel. Alternative uses on sites allocated for retailing developments will not be allowed.

Reason

The proposed modification updates references to current national planning guidance.

Page 115

No Change

Page 116

MOD H005

Amend Policy SHOP 2 to read:

REC 7.4
PCH002
FPCH001

POLICY SHOP 2 – NEW AND IMPROVED SHOPPING FACILITIES

NEW AND IMPROVED RETAILING FACILITIES WITHIN AND ADJOINING ESTABLISHED TOWN / DISTRICT SHOPPING CENTRES, AND IN THE AREA OF COMPREHENSIVE REDEVELOPMENT AT BARRY WATERFRONT, WILL BE PERMITTED IF THE PROPOSAL:

- (i) **HAS NO UNACCEPTABLE EFFECT ON THE AMENITY AND CHARACTER OF EXISTING OR NEIGHBOURING ENVIRONMENTS BY VIRTUE OF NOISE, TRAFFIC CONGESTION, EXACERBATION OF PARKING PROBLEMS OR VISUAL INTRUSION;**
- (ii) **ENSURES THE HIGHWAY NETWORK IS CAPABLE OF ACCOMODATING THE TRAFFIC GENERATED BY THE PROPOSAL WITHOUT UNACCEPTABLE EFFECT ON TRAFFIC FLOWS AND ROAD SAFETY;**
- (iii) **PROVIDES A HIGH STANDARD OF DESIGN AND MATERIALS;**
- (iv) **PROVIDES CAR PARKING AND SERVICING FACILITIES IN ACCORDANCE WITH THE COUNCIL’S APPROVED STANDARDS;**
- (v) **ENSURES THAT ADEQUATE UTILITY SERVICES EXIST OR CAN BE READILY AND ECONOMICALLY PROVIDED; AND**
- (vi) **PROVIDES FOR ACCESS BY DISABLED PERSONS.**

Reason

The proposed modification is made in order to ensure that traffic flows in and adjoining established town / district shopping centres and at Barry Waterfront do not exceed the capacity of the highway network. In addition, the insertion of the word 'and' ensures that all of the criteria in the Policy are applied to new and improved retailing facilities.

MOD H006

Insert new paragraph after Paragraph 7.4.10 to read:

REC 7.4, REC 7.10
FPCH002

Criteria (ii) is designed to ensure that there is not an unacceptable increase in traffic flows, i.e. with demand exceeding the highway capacity, as a result of a new development. Although in some cases there may be a “nil detriment” situation, i.e. there is not significant worsening of the present traffic situation, where a new development creates an unacceptable effect on traffic flows or raises road safety concerns, it will be important for the developer to enter into negotiation with the Council to resolve these issues (see para. 6.5.2).

All subsequent paragraphs renumbered.

Reason

The proposed modification is made in order to ensure that traffic flows in and adjoining established town / district shopping centres and at Barry Waterfront do not exceed the capacity of the highway network. In addition, the insertion of the word 'and' ensures that all of the criteria in the Policy are applied to new and improved retailing facilities.

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MOD H007

Delete “*with a restriction on the amount of convenience goods floorspace (929m²)*” from the second sentence of Paragraph 7.4.16 and amend to read:

REC 7.2, REC 7.6
PCH003

Officer / Member
Group

7.4.16 Site (iv) In May 1997, the Council granted an outline planning consent for the comprehensive redevelopment of 77 hectares of Barry No. 1 Dock. The retail element was conditioned to accommodate no more than 11,148m² gross of retail warehousing. **The Environment Agency have advised that the site will need to be protected to a minimum level of 8.3 metres above Ordnance datum.** The development of this brownfield site is intended to be complementary to the role of the town centre. SHOP 4 provides a list of criteria against which proposals for retail **warehousing** in Barry Waterfront will be assessed.

Reason

The proposed modification is made in order to reflect levels of convenience goods approved by subsequent planning consents and to provide further factual information provided by the Environment Agency.

MOD H008

Amend Policy SHOP 4 to read:

REC 7.7
PCH004
FPCH003

POLICY SHOP 4 – RETAIL WAREHOUSING IN BARRY WATERFRONT

PROPOSALS FOR THE PROVISION OF RETAIL WAREHOUSING WITHIN THE COMPREHENSIVE REDEVELOPMENT OF BARRY WATERFRONT WILL BE PERMITTED IF THE PROPOSAL:

- (i) IS LOCATED IN THE AREA OF LAND EAST OF THE GLADSTONE LINK ROAD AND SOUTH OF THE RAILWAY LINE;
- (ii) WILL NOT HAVE AN UNACCEPTABLE EFFECT ON THE VITALITY, VIABILITY AND ATTRACTIVENESS OF BARRY TOWN CENTRE;
- (iii) WILL NOT HAVE AN UNACCEPTABLE EFFECT ON TRAFFIC FLOWS, TRAFFIC PATTERNS, ENERGY USE AND VEHICLE EMISSIONS;
- (iv) **IS WELL LOCATED TO PUBLIC TRANSPORT, THE NEEDS OF THE NON-CAR TRAVELLER AND THE MAIN ROAD NETWORK;**
- (v) PROVIDES CAR PARKING AND SERVICING FACILITIES IN ACCORDANCE WITH THE APPROVED COUNCIL GUIDELINES;
- (vi) PROVIDES ADEQUATE UTILITY SERVICES THAT CAN BE READILY AND ECONOMICALLY PROVIDED;
- (vii) INCORPORATES A HIGH STANDARD OF DESIGN;
AND
- (viii) **THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE EFFECT ON AREAS OF ECOLOGICAL, GEOLOGICAL, GEOMORPHOLOGICAL, WILDLIFE IMPORTANCE, LANDSCAPE PROTECTION OR ARCHAEOLOGICAL INTEREST.**

Reason

The proposed modifications are made in order to ensure that the Plan provides clear and consistent guidance that accords with national planning policy. In addition, the insertion of the word 'and' ensures that all of the criteria in the Policy are applied to retail warehousing in the Waterfront, Barry.

MOD H009

Amend Policy SHOP 5 to read:

PCH005

POLICY SHOP 5 – GROUND FLOOR USES IN PRIMARY SHOPPING AREAS

AT GROUND FLOOR LEVEL IN PRIMARY SHOPPING AREAS OF THE TOWN / DISTRICT SHOPPING CENTRES, USES OTHER THAN THOSE WHICH FALL WITHIN CLASS A1 OF THE USE CLASSES ORDER 1987 (AS AMENDED) WILL ONLY BE PERMITTED WHERE THE PROPOSAL

- (i) WOULD NOT, BY VIRTUE OF ITS NATURE, DESIGN AND SCALE CREATE AN UNACCEPTABLE EFFECT ON THE CHARACTER OF THE PRIMARY SHOPPING FRONTAGE;
- (ii) WOULD NOT DOMINATE THE PRIMARY SHOPPING AREAS IN A WAY WHICH WOULD UNDERMINE THE RETAIL FUNCTION;
- (iii) WOULD NOT CREATE A DEAD WINDOW FRONTAGE;
- (iv) WOULD NOT GIVE RISE TO NEW, OR EXACERBATE EXISTING, LOCAL PROBLEMS RESULTING FROM TRAFFIC GENERATION, HIGHWAY SAFETY, NOISE, SMELL OR OTHER AMENITY CONSIDERATIONS;
AND
- (v) INCORPORATES A HIGH STANDARD OF DESIGN.

Reason

The proposed modification clarifies the application of the policy.

Page 119

MOD H010

Amend Policy SHOP 6 to read:

REC 7.8
PCH006, PCH007

POLICY SHOP 6 – ABOVE GROUND FLOOR LEVEL IN PRIMARY SHOPPING AREAS

ABOVE GROUND FLOOR LEVEL WITHIN THE PRIMARY SHOPPING AREAS OF EACH OF THE DISTRICT SHOPPING CENTRES, DEVELOPMENTS WITHIN USE CLASSES A2 AND A3 AS DEFINED BY THE TOWN AND COUNTRY PLANNING USE CLASSES ORDER 1987 (AS AMENDED) WILL BE PERMITTED IF THE PROPOSAL:

- (i) PROVIDES ACCESS AND PARKING ARRANGEMENTS IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES;

- (ii) INCORPORATES A HIGH STANDARD OF DESIGN;
 - (iii) WOULD NOT GIVE RISE TO NEW, OR EXACERBATE EXISTING, LOCAL PROBLEMS RESULTING FROM TRAFFIC GENERATION, HIGHWAY SAFETY, NOISE, SMELL OR OTHER AMENITY CONSIDERATIONS;
AND
 - (iv) DOES NOT CREATE AN UNACCEPTABLE EFFECT ON THE AMENITIES OF ADJOINING OCCUPIERS OR THE GENERAL PUBLIC.
- **A2 Financial & Professional Services, A3 Food & Drink as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)**

Reason

The proposed modification is made in order to ensure that the policy is grammatically correct.

Page 120

MOD H011

Amend Policy SHOP 7 to read:

PCH008

POLICY SHOP 7 – A2 AND A3 USES IN BARRY

DEVELOPMENTS WITHIN USE CLASSES A2 AND A3 AS DEFINED BY THE TOWN AND COUNTRY PLANNING USE CLASSES ORDER 1987 (AS AMENDED) WILL BE PERMITTED ON THE EAST SIDE OF THOMPSON STREET, BARRY BETWEEN NOS. 9 AND 25, AND IN HOLTON ROAD, BARRY WEST OF THOMPSON STREET IF THE PROPOSAL:

- (i) PROVIDES PARKING AND SERVICING IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES;
- (ii) HAS NO UNACCEPTABLE EFFECT ON THE AMENITIES OF ADJOINING OCCUPIERS AND THE GENERAL PUBLIC;
- (iii) WOULD NOT GIVE RISE TO NEW, OR EXACERBATE EXISTING, LOCAL PROBLEMS ARISING FROM TRAFFIC GENERATION, HIGHWAY SAFETY, NOISE, SMELL OR OTHER AMENITY CONSIDERATIONS;
AND
- (iv) INCORPORATES A HIGH STANDARD OF DESIGN.

Reason The proposed modification is made in order to ensure that the policy is grammatically correct.

Page 121 Amend Policy SHOP 9 to read:

MOD H012 POLICY SHOP 9 – PROTECTION OF RETAIL USES

PCH009 THE RETENTION OF CLASS A1* USES, AS DEFINED BY THE TOWN AND COUNTRY PLANNING USE CLASSES ORDER 1987 (AS AMENDED), IN LOCAL AND NEIGHBOURHOOD CENTRES WILL BE FAVOURED.

*** A1 Shops as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).**

Reason The proposed modification clarifies the application of the policy.

MOD H013 Amend Policy SHOP 10 to read:

REC 7.8 POLICY SHOP 10 – NEW TAKEAWAY OUTLETS

PCH010, PCH011

NEW TAKEAWAY FOOD OUTLETS (CLASS A3* OF THE USE CLASSES ORDER 1987 (AS AMENDED)) WILL BE PERMITTED IF THE PROPOSAL:

- (i) DOES NOT HAVE AN UNACCEPTABLE EFFECT ON RESIDENTIAL AMENITIES BY VIRTUE OF GIVING RISE TO NEW OR EXACERBATE EXISTING LOCAL PROBLEMS RESULTING FROM TRAFFIC GENERATION, HIGHWAY SAFETY, NOISE, SMELL OR OTHER AMENITY CONSIDERATIONS;
- (ii) PROVIDES CAR PARKING AND SERVICING FACILITIES IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES; AND
- (iii) DOES NOT HAVE AN UNACCEPTABLE EFFECT ON ANY CONSERVATION AREA OR LISTED BUILDING.

*** A3 Food and Drink as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)**

Reason The proposed modification clarifies the application of the policy and ensures that the policy is grammatically correct.

MOD H014

Amend Policy SHOP 11 to read:

PCH012

POLICY SHOP 11 – UPPER FLOORS IN TOWN AND DISTRICT SHOPPING CENTRES

WITHIN TOWN AND DISTRICT SHOPPING CENTRES PROPOSALS FOR THE BENEFICIAL USE OF VACANT UPPER FLOORS OF COMMERCIAL PREMISES WILL BE PERMITTED IF THE PROPOSAL:

- (i) HAS NO UNACCEPTABLE EFFECT ON NEIGHBOURING AMENITIES;
- (ii) PROVIDES PARKING AND SERVICING IN ACCORDANCE WITH THE COUNCIL’S APPROVED GUIDELINES; **AND**
- (iii) INCORPORATES A HIGH STANDARD OF DESIGN.

IN RESPECT OF THE RESIDENTIAL USE OF UPPER FLOORS IN DISTRICT SHOPPING CENTRES THE COUNCIL WILL ADOPT A FLEXIBLE APPROACH IN ASSESSING THE NEED FOR AMENITY SPACE AND PARKING SPACES.

Reason

The proposed modification is made in order to ensure that the policy is grammatically correct.

MOD H015

Amend Policy SHOP 12 to read:

REC 7.10

PCH013

Continuity

POLICY SHOP 12 – NEW RETAILING DEVELOPMENT OUTSIDE DISTRICT SHOPPING CENTRES

PROPOSALS FOR NEW RETAIL DEVELOPMENT OUTSIDE EXISTING TOWN AND DISTRICT SHOPPING CENTRES WILL BE PERMITTED IF ALL OF THE FOLLOWING CRITERIA ARE MET:

- (i) THE PROPOSAL EITHER SINGULARLY OR CUMULATIVELY WITH OTHER EXISTING OR APPROVED DEVELOPMENTS WILL NOT UNDERMINE THE VITALITY, ATTRACTIVENESS AND VIABILITY OF THE TOWN AND DISTRICT SHOPPING CENTRES OR THE RETAIL DEVELOPMENTS PROPOSED IN POLICY SHOP 3;

- (ii) THERE ARE NO SUITABLE TOWN, DISTRICT OR EDGE OF CENTRE SITES AND IN THE CASE OF OUT OF TOWN PROPOSALS, THERE ARE NO SUITABLE TOWN, DISTRICT, EDGE OF CENTRE OR OUT OF CENTRE SITES ('THE SEQUENTIAL TEST');
- (iii) THE PROPOSAL WILL NOT HAVE AN UNACCEPTABLE EFFECT ON THE ACHIEVEMENT OF AN ACCEPTABLE SUPPLY OF BUSINESS / INDUSTRIAL LAND AS IDENTIFIED IN **POLICY EMP 1;**
- (iv) THE PROPOSAL IS WELL LOCATED TO PUBLIC TRANSPORT, THE NEEDS OF THE NON-CAR TRAVELLER AND THE MAIN ROAD NETWORK;
- (v) THE HIGHWAY NETWORK IS CAPABLE OF ACCOMMODATING THE TRAFFIC GENERATED BY THE PROPOSAL WITHOUT AN UNACCEPTABLE ADVERSE EFFECT ON TRAFFIC FLOWS AND PATTERNS, SAFETY, ENERGY USE OR OTHER EMISSIONS;
- (vi) CAR PARKING AND SERVICING FACILITIES ARE IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES;
- (vii) ADEQUATE UTILITY SERVICES EXIST, ARE REASONABLY ACCESSIBLE OR CAN BE READILY AND ECONOMICALLY PROVIDED;
- (viii) THE PROPOSAL DOES NOT RESULT IN THE LOSS OF GRADES 1, 2 OR 3A AGRICULTURAL LAND OR HAVE AN UNACCEPTABLE EFFECT ON AREAS OF ECOLOGICAL, GEOLOGICAL, GEOMORPHOLOGICAL, WILDLIFE IMPORTANCE, LANDSCAPE PROTECTION **OR ARCHAEOLOGICAL INTEREST.**

Reason

The proposed modification is made in order to ensure that the Policy provides clear and consistent guidance, with national planning policy.

Page 124

No Change



SPORT & RECREATION

Page 125

MOD I001

Amend Paragraph 8.2.1 to read:

Update Guidance

8.2.1 National planning guidance in respect of sport and recreation is contained in **Chapter 11 of Planning Policy Wales 2002 and supplemented by Technical Advice Note (Wales) 16 Sport and Recreation.**

Reason

The proposed modification updates references to current national planning guidance.

MOD I002

Amend Paragraph 8.2.2 to read:

Update Guidance

8.2.2 **Planning Policy Wales 2002** states that sport and recreation opportunities should, wherever possible, be available for everyone, including elderly people and those with disabilities. The planning system should ensure that adequate land and water resources are allocated for both organised sport and for recreation, taking full account of the need for recreational space, and current levels of provision and deficiencies and the impact on the location.

Reason

The proposed modification updates references to current national planning guidance.

MOD I003

Amend Paragraph 8.2.3 to read:

REC 8.1

8.2.3 The guidance goes on to state that open spaces with significant recreational or amenity value should be protected from development particularly in urban areas. All playing fields should also be protected except where facilities can best be retained and enhanced through the redevelopment of a small part of the site, alternative provision of equivalent community benefit is made available **after public consultation** or there is an excess of such provision in the area.

Reason

The proposed modification provides certainty about the manner in which the Council will identify land suitable for playing fields.

MOD I004

Amend Policy REC 1 to read:

REC 8.2
PCI001

**POLICY REC 1 – PROTECTION OF EXISTING
RECREATIONAL FACILITIES**

**DEVELOPMENT INVOLVING THE LOSS OF EXISTING
RECREATIONAL FACILITIES, WHETHER IN PUBLIC OR
PRIVATE OWNERSHIP, WILL BE PERMITTED IF:**

- (i) **ALTERNATIVE PROVISION OF EQUIVALENT
COMMUNITY BENEFIT IS MADE AVAILABLE OR**
- (ii) **THERE IS AN EXCESS OF SUCH PROVISION IN THE
AREA AND**
- (iii) **THE FACILITIES ARE NOT IMPORTANT TO THE
CHARACTER OF A CONSERVATION AREA OR THE
SETTING OF THE TOWN OR VILLAGE.**

Reason

The proposed modification is made in order to safeguard facilities of importance to conservation areas / townscape and the structure of the urban area.

MOD I005

Amend Paragraph 8.4.1 to read:

Update Guidance

8.4.1 Proposals involving the loss of recreational facilities will rarely be acceptable. This advice is echoed in **Planning Policy Wales 2002**. Circumstances may exist, however, where a recreational facility is redundant or requires relocation. In such circumstances, where replacement facilities can be provided and there is no reduction in the quality of provision, the Council may consider relaxing its policy against development. Proposed replacement playing fields, however, must be suitable for use in terms of levels and drainage particularly in areas where flat land is at a premium and must be easily accessible to the general public. Attention will also be paid to the existing and potential ecological and visual value of open space, especially the setting which it provides for adjoining development. The availability of open space in the locality will also be a consideration.

Reason

The proposed modification updates references to current national planning guidance.

Reason The proposed modification is made in order to ensure clear guidance on the Council's requirements for open space provision within new developments.

Page 127

MOD I006 Amend Policy REC 3 to read:

REC 8.3 POLICY REC 3 – PROVISION OF OPEN SPACE WITHIN NEW RESIDENTIAL DEVELOPMENTS

WITHIN RESIDENTIAL DEVELOPMENT OPEN SPACE AT A STANDARD OF 2.43 HECTARES PER 1000 PROJECTED POPULATION WILL BE SOUGHT IN ACCORDANCE WITH THE COUNCIL'S APPROVED MINIMUM STANDARDS FOR OUTDOOR PLAYING SPACE. SUCH OPEN SPACE WILL BE SOUGHT IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

- CHILDREN'S PLAYING SPACE – 0.6 – 0.8 HECTARES PER 1000 PROJECTED POPULATION
- OUTDOOR SPORT – 1.6 – 1.8 HECTARES PER 1000 PROJECTED POPULATION

IN ASSESSING THE REQUIREMENTS OF INDIVIDUAL DEVELOPMENTS THE OPEN SPACE SOUGHT WILL BE ASSESSED IN THE LIGHT OF EXISTING PROVISION IN THE LOCALITY.

Reason The proposed modification is made in order to ensure clear guidance on the Council's requirements for open space provision within new developments.

MOD I007 Amend Paragraph 8.4.6 to read:

REC 8.3 8.4.6 **The location and quality of the existing open space in a locality will provide the basis for any assessment of provision required in new developments. The anticipated population profile of the new development may also influence open space requirements.**

Reason The proposed modification is made in order to ensure clear guidance on the Council's requirements for open space provision within new developments.

MOD I008 Amend Paragraph 8.4.11 to read:

REC 8.5
PCI002

8.4.11 Playing fields is the generic term for the space required for a number of organised recreation activities such as football, rugby, cricket etc. In considering the existing provision of playing fields within the Vale, the analysis follows the practice of the NPFA by including private facilities which are available to the public by “practice and policy”. Unfortunately, public access to educational facilities and private facilities, which includes the voluntary, industrial and commercial sectors, can vary considerably. Private facilities have been included in the assessment of provision. **School playing fields have also been included in the analysis as all pitches play a part in satisfying need regardless of their ownership.** Table 1 opposite indicates existing and future requirements for playing fields in the Vale using the NPFA’s minimum standard of 1.62 hectares per 1000 population for outdoor sport which has been adopted by the Council.

Reason The proposed modification is made in order to provide further certainty about the manner in which the requirements for additional playing field provision has been derived.

MOD I009 Amend Table 1 to read:

REC 8.5
PCI003

LOCATION	POPULATION	HECTARES			
		NPFA Standard	Existing actively used provision*	School playing field provision	Deficit
Barry	46,810	75.8	34.8 (2.0p)	6.33	34.67
East Vale	36,640	59.4	39.5 (9.0)	2.44	17.46
Cowbridge	6,080	9.8	4.6 (1.6)	2.87	2.33
Llantwit Major	10,040	16.3	10.6 (0)	1.08	4.62
Rural Vale	19,630	31.8	19.3 (2.8)	1.33	11.17

* Aggregate of both public and private (private in brackets)

Reason The proposed modification is made in order to provide further certainty about the manner in which the requirements for additional playing field provision has been derived.

MOD I010

Amend Paragraph 8.4.13 to read:

REC 8.4

8.4.13 Policy REC 5 in allocating land for playing fields will go some way towards reducing the deficit, although an under provision will remain in many areas. **The Council will continue to seek hitherto unidentified sites throughout the Vale during the Plan period in order to further remedy the deficit in playing field requirements.**

Reason

The Plan clearly identifies the existing deficit in playing field provision. For the reasons set out by the inclusion of such an expression of intent to seek new sites is considered appropriate.

MOD I011

Amend Policy REC 6 to read:

REC 8.6
PCI004

POLICY REC 6 – CHILDREN’S PLAYING FACILITIES

CHILDREN’S PLAY FACILITIES WILL BE PROVIDED IN THE FOLLOWING IDENTIFIED AREAS OF NEED:

BARRY, PENARTH, BONVILSTON, COWBRIDGE, LLANDOW, ST NICHOLAS, ST MARY CHURCH, WICK, SOUTHERNDOWN AND ST BRIDES MAJOR;

AND IN NEW DEVELOPMENT AT A STANDARD OF 0.2 – 0.3 HECTARES PER 1000 **PROJECTED** POPULATION. **(THIS PROVISION FALLING WITHIN THE REQUIREMENTS FOR CHILDREN’S PLAYING SPACE 0.6 – 0.8 HECTARES PER 1000 PROJECTED POPULATION AS SET OUT IN POLICY REC 3.)**

Reason

The proposed modifications are made in order to provide greater clarity and definition to the requirements for children’s play facilities.

MOD I012

Amend Paragraph 8.4.15 to read:

REC 8.6
PCI005

8.4.15 In the past the NPFA recommended that play spaces be provided at distances not more than 400 metres from the dwellings they serve with smaller play spaces provided nearer home for children of pre-school age. “Walking time” rather than distance is now prescribed by the NPFA as the best gauge of access to facilities. Five minutes walking time is estimated to correspond to 400 metres along a pedestrian route and fifteen minutes to 1000 metres. The Council’s adopted open space standards so far as they relate to the provision of children’s play areas is 0.6 – 0.8 hectares per 1000 population, **(see Policy REC 3)** and the Council would ideally wish to achieve this. However, the existing deficiencies in the pattern of provision of children’s play equipment cannot always be remedied

by the provision of new facilities because of the absence of suitable land. The above policy, however, aims to assist in improving deficiencies in the existing pattern of play provision.

Reason The proposed modifications are made in order to provide greater clarity and definition to the requirements for children’s play facilities

MOD I013 Insert new paragraph after 8.4.15 to read:

REC 8.6
PCI006 **Essentially, the term “children’s play facilities” refers to children’s outdoor play equipment e.g. adventure playgrounds. However, the term “children’s play space” mentioned in Policy REC 3 has a much broader meaning and includes not only children’s play facilities but also other designated facilities for children which offer specific opportunity for outdoor play space such as casual or informal space within housing areas.**

Subsequent paragraphs renumbered.

Reason The proposed modifications are made in order to provide greater clarity and definition to the requirements for children’s play facilities.

Page 130

MOD I014 Amend Policy REC 7 to read:

REC 8.7
PCI007, PCI008,
PCI009 **POLICY REC 7 – SPORT AND LEISURE FACILITIES**
PROPOSALS FOR NEW SPORT AND LEISURE FACILITIES OUTSIDE EXISTING TOWN AND DISTRICT CENTRES WILL BE PERMITTED IF ALL OF THE FOLLOWING CRITERIA ARE MET:

- (i) THE PROPOSALS EITHER SINGULARLY OR CUMULATIVELY WITH OTHER EXISTING OR APPROVED DEVELOPMENTS DOES NOT UNDERMINE THE VITALITY, VIABILITY AND ATTRACTIVENESS OF TOWN OR DISTRICT CENTRES OR PROPOSED DEVELOPMENTS AT BARRY WATERFRONT;
- (ii) THERE ARE NO SUITABLE TOWN, DISTRICT OR EDGE OF CENTRE SITES AND IN THE CASE OF OUT OF TOWN / DISTRICT PROPOSALS, THERE ARE NO SUITABLE TOWN, DISTRICT, EDGE OF CENTRE OR OUT OF CENTRE SITES (THE SEQUENTIAL TEST);

- (iii) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE EFFECT ON THE ACHIEVEMENT OF AN ACCEPTABLE SUPPLY OF BUSINESS / INDUSTRIAL LAND AS IDENTIFIED IN POLICIES EMP 1 AND 2;
- (iv) THE PROPOSAL IS WELL LOCATED TO PUBLIC TRANSPORT, THE NEEDS OF THE NON CAR TRAVELLER AND THE MAIN ROAD NETWORK;
- (v) THE HIGHWAY NETWORK IS CAPABLE OF ACCOMODATING THE TRAFFIC GENERATED BY THE PROPOSAL WITHOUT AN UNACCEPTABLE EFFECT ON TRAFFIC FLOWS AND PATTERNS, SAFETY, ENERGY USE OR OTHER EMISSIONS;
- (vi) THE PROPOSAL MEETS THE COUNCIL'S APPROVED PARKING GUIDELINES;
- (vii) ADEQUATE UTILITY SERVICES EXIST, ARE REASONABLY ACCESSIBLE OR CAN BE READILY AND ECONOMICALLY PROVIDED;
- (viii) THE PROPOSAL DOES NOT RESULT IN THE LOSS OF GRADES 1, 2 OR 3A AGRICULTURAL LAND OR HAVE AN UNACCEPTABLE EFFECT ON AREAS OF **ARCHAEOLOGICAL**, ECOLOGICAL OR WILDLIFE IMPORTANCE OR LANDSCAPE PROTECTION;
- (ix) **THE PROPOSAL HAS NO UNACCEPTABLE EFFECT ON THE AMENITY AND CHARACTER OF EXISTING OR NEIGHBOURING ENVIRONMENTS BY VIRTUE OF NOISE, TRAFFIC CONGESTION, EXACERBATION OF PARKING PROBLEMS OR VISUAL INTRUSION.**

Reason

The proposed modifications are made in order to ensure that the Plan provides clear and consistent guidance that is in accordance with national planning policy and provides for the protection of the environment.

Page 131

MOD I015

Amend Paragraph 8.4.19 to read:

REC 8.7
PCI010

8.4.19 It is also recognised that there are some recreational activities that are appropriate and in harmony with the countryside and the Council will seek to balance and reconcile the conflicting demands made on these areas. Account will need to be taken of the nature of

any activity proposed, the ability of the land to sustain the proposal in the long term and the management techniques used to control it. **Built development, however, can intrude into the countryside and depending on its exact location may result in the concentration of non-sustainable activities, such as increasing the amount of car borne trips.** Policy ENV 1 governs development in the countryside. Policies ENV 4 and 5 deal with development proposals which fall within the Glamorgan Heritage Coast and the Coastal Zone.

Reason

The proposed modifications are made in order to ensure that the Plan provides clear and consistent guidance that is in accordance with national planning policy and provides for the protection of the environment.

MOD I016

REC 8.8
PCI011, PPCI012

Amend Policy REC 8 to read:

POLICY REC 8 – GOLF COURSES AND GOLF DRIVING RANGES

PROPOSALS FOR GOLF COURSES AND GOLF DRIVING RANGES WILL BE PERMITTED IF ALL OF THE FOLOWING CRITERIA ARE MET:

- (i) THE PROPOSAL RESPECTS THE INDIGENOUS LANDSCAPE PATTERN;
- (ii) THE PROPOSAL DOES NOT ADVERSELY AFFECT THE QUALITY OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A);
- (iii) THE PROPOSAL DOES NOT UNACCEPTABLY AFFECT THE **ARCHAEOLOGICAL**, ECOLOGICAL, GEOLOGICAL AND GEOMORPHOLOGICAL VALUE OF THE AREA;
- (iv) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE EFFECT ON THE CHARACTER OR AMENITY OF NEIGHBOURING AREAS;
- (v) THE TRAFFIC GENERATED BY THE PROPOSED USE CAN BE ACCOMMODATED BY THE ADJOINING ROAD NETWORK IN BOTH PHYSICAL AND ENVIRONMENTAL TERMS;
- (vi) BUILDING DEVELOPMENT IS RESTRICTED TO THOSE FACILITIES ESSENTIAL TO SERVE THE GOLF COURSE, NAMELY, CLUBHOUSE INCLUDING CHANGING ROOMS, OFFICES, REFRESHMENT FACILITIES AND ASSOCIATED MAINTENANCE

BUILDINGS. THE SCALE AND DESIGN OF SUCH FACILITIES SHALL PAY REGARD TO THE LOCATION OF THE SITE AND IT WILL BE NECESSARY TO ENSURE THAT ADEQUATE SERVICES CAN BE PROVIDED WITHOUT DETRIMENT TO THE ENVIRONMENT;

- (vii) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE EFFECT ON PUBLIC RIGHTS OF WAY AND SHALL, WHEREVER POSSIBLE, PROVIDE OPPORTUNITIES FOR ENHANCING PUBLIC ACCESS.

PROPOSALS FOR THE ILLUMINATION OF GOLF FACILITIES WILL BE PERMITTED WHERE THERE IS NO UNACCEPTABLE EFFECT UPON THE ENVIRONMENTAL CHARACTER OF THE SITE, ECOLOGY AND RESIDENTIAL AMENITY.

Reason

The proposed modifications are made in order to ensure that the Plan provides clear and consistent guidance and is in accordance with national planning policy.

Page 132

MOD I017

Amend Paragraph 8.4.24 to read:

REC 8.8
PCI014

8.4.24 The use of potable water supplies for irrigating golf courses is wasteful and can lead to adverse effects on supplies. Other than the provision of purely domestic supplies to buildings, all irrigation water will be required to come from private extraction, not the public distribution system. Developers will be required to demonstrate that the proposed use of private water supplies will not adversely impact upon existing areas of conservation interest, **water features and other users** dependant upon either surface waters or ground water resources. Appropriate conditions will be imposed on any planning consent or through a legal agreement.

Reason

The proposed modifications are made in order to ensure that the Plan provides clear and consistent guidance and is in accordance with national planning policy.

MOD I018

Amend Policy REC 9 to read:

REC 8.9
PCI015

POLICY REC 9 – NEW GOLF RELATED DEVELOPMENT

NEW GOLF RELATED DEVELOPMENTS WILL BE PERMITTED PROVIDING THEY ARE NOT LOCATED WITHIN THE GLAMORGAN HERITAGE COAST AND THEY DO NOT HAVE AN UNACCEPTABLE EFFECT ON:

- (i) SITES OF SCIENTIFIC INTEREST;**
- (ii) DESIGNATED NATURE CONSERVATION SITES;**
- (iii) PARKS, GARDENS AND LANDSCAPES OF HISTORIC IMPORTANCE; AND**
- (iv) DESIGNATED CONSERVATION AREAS AND / OR LISTED BUILDINGS.**

Reason

For the reasons set out by the Inspector, the proposed modification is made in order to ensure clear and consistent policy guidance within the Plan and provide clarification about the application of the Policy.

Page 133

No Change

Page 134

No Change

Page 135

MOD I019

Delete “**AND / OR**” from last sentence and replace reference to “**Nash Point**” to “**the Ogmor River**” from Criterion (vii) of Policy REC 12 and amend Policy to read:

REC 8.12
PCI016, PCI017,
PCI018, PCI019
FPCI006, FPCI007
Officer / Member
Group

POLICY REC 12 – PUBLIC RIGHTS OF WAY AND RECREATIONAL ROUTES

DURING THE PLAN PERIOD, THE COUNCIL WILL MAINTAIN AND IMPROVE THE EXISTING PATTERN OF PUBLIC RIGHTS OF WAY (INCLUDING BRIDLEWAYS). **LAND WILL BE PROTECTED AND PROVISION MADE FOR THE ESTABLISHMENT OF THE FOLLOWING ROUTES AS A FRAMEWORK FOR A NETWORK OF LINKAGES FOR THE ENJOYMENT OF THE COUNTRYSIDE.**

- (i) ALONG THE OGNEY BROOK, LLANTWIT MAJOR;**
- (ii) ALONG THE HODDNANT, LLANTWIT MAJOR;**

- (iii) EXTENSION OF THE PENARTH RAILWAY WALK SOUTH WEST TOWARDS SULLY, INCLUDING THE PROVISION OF A CYCLE ROUTE;
- (iv) COMPLETION OF A TOWN TRAIL IN BARRY;
- (v) DEVELOPMENT OF THE DISUSED RAILWAY LINE BETWEEN ABERTHAW / COWBRIDGE / PONTYCLUN INCLUDING THE PROVISION OF A CYCLE ROUTE;
- (vi) IMPROVEMENT OF ACCESS TO THE COAST AT LAVERNOCK POINT, ST MARY'S WELL BAY, SWANBRIDGE, SULLY, RHOOSE POINT, PLEASANT HARBOUR AND SUMMERHOUSE POINT;
- (vii) DEVELOPMENT OF A SEASCAPE TRAIL LINKING EXISTING FOOTPATHS TO PROVIDE AN UNBROKEN RIGHT OF WAY FROM **THE OGMORE RIVER** TO CARDIFF BAY;
- (viii) CREATION OF NEW ACCESS OPPORTUNITIES AS PART OF DEVELOPMENT PROPOSALS;
- (ix) DEVELOPMENT OF A FOOTPATH AROUND PENARTH HEAD, INCLUDING THE PROVISION OF A CYCLE PATH; **AND**
- (x) **FROM THE CARDIFF BAY BARRAGE THROUGH PENARTH HAVEN AND ADJACENT TO THE RAILWAY LINE, AND ALSO ADJACENT TO THE RIVER ELY.**

WHERE APPROPRIATE THE COUNCIL WILL FAVOUR THE INCORPORATION INTO THESE ROUTES OF BRIDLEWAYS, CYCLEWAYS AND FACILITIES FOR USERS.

Reason The proposed modifications are made in order to clarify the location, purpose, development and legal status of the recreation routes proposed by Policy REC 12 of the Plan.

MOD I020 Amend Paragraph 8.4.42 by deleting the final sentence which reads:

REC 8.12 **“The use of others causes difficulties with farmers especially on**
PCI020 **the urban fringe.”**

Reason The proposed modifications are made in order to clarify the location, purpose, development and legal status of the recreation routes proposed by Policy REC 12 of the Plan.

MOD I021

Amend Paragraph 8.4.44 to read:

REC 8.12
PCI021

8.4.44 Given the legal status of the rights of way network it is the intention of the Council to improve the recreational potential of rights of way by giving priority to those routes relevant to present day recreational needs and identifying new routes. In particular priority will be given to routes between residential areas and recreational facilities, and circular routes from countryside attractions readily accessible by car and public transport (e.g. country parks). **The legal status of all public rights of way will continue to be protected for the future by all means available to the Council.**

Reason

The proposed modifications are made in order to clarify the location, purpose, development and legal status of the recreation routes proposed by Policy REC 12 of the Plan.

MOD I022

Paragraph 8.4.45 is deleted and replaced to read:

REC 8.12
PCI022
FPCI008

8.4.45 It is the intention of the Council to maintain and improve the existing pattern of public rights of way (in consultation with Community Councils and with the assistance of groups such as Valeways) by all means available to it. The Council will also ensure that land is protected and provision made for the establishment and development of recreation routes. Any improvements will attempt to minimise conflict with agricultural use and conservation interests. Equally, it will be necessary to ensure that landowners are aware of and discharge their legal obligations in respect of the footpath network. The potential for the provision of spine routes, off which circular routes can radiate, will also be investigated as part of any improvements. It will also be important to ensure that any impact on existing rights of way due to proposed developments and planned highway construction is fully considered. These routes will not be open to motorised transport. Measures will be provided to ensure that disabled persons can enjoy the routes.

Reason

The proposed modifications are made in order to clarify the location, purpose, development and legal status of the recreation routes proposed by Policy REC 12 of the Plan.

Page 136

MOD I023

Amend Paragraph 8.4.46 to read:

REC 8.12
PCI023

8.4.46 The provision of these footpaths would assist in improving the links between residential areas and recreational facilities, besides

being important recreational facilities in themselves. The link between urban areas and coast would be enhanced by the improvement of the existing footpath system in Llanwit Major. In the south east Vale the completion of the proposed footpath spine route linking Penarth and Sully would facilitate linking access routes to the coast. The completion of the Barry “Town Trail” would link the major green spaces in north and west Barry to the recreational facilities of Barry island and provide the basis of a comprehensive recreational footpath network for the whole of Barry. The proposed “Seascape Trail” is aimed at linking the existing Glamorgan Heritage Coast Path to the Seawall path at Rumney and Peterstone (within Cardiff County and Newport County Borough Councils areas) thereby serving an unbroken right of way along the whole of the Vale’s coastline. **In identifying a route between Jackson’s Bay and the Bendricks due cognisance will be given to the operational needs of ABP. A route will only be agreed after full consultation with ABP.**

Reason

The proposed modifications are made in order to clarify the location, purpose, development and legal status of the recreation routes proposed by Policy REC 12 of the Plan.

MOD I024

Insert a new paragraph after Paragraph 8.4.47 to read:

REC 8.12, REC 8.13
PCI024

The Aberthaw to Pontyclun proposed recreation route is not a right of way. The Council’s approved Cycling Strategy and Sustrans have identified the disused railway line as a potential feeder route for cyclists and walkers into the cross South Wales section of the National Cycle Network. However, the disused railway line is now owned by a number of different landowners. Clearly it will be important for the Council to enter into negotiations with landowners to address their concerns and to illustrate the potential benefits of a link to the National Cycle Network. It is intended that wherever possible the route will follow the line of the disused railway, although it is recognised that local diversions may be necessary due to local circumstances.

The primary limitation for future implementation of cycle routes will be the availability of funding. As funding for cycling schemes is likely to be limited, the promotion, improvement and implementation of existing and new cycling schemes within the Vale of Glamorgan will largely be dependent upon seeking provision within other larger projects or initiatives. The Council feels that the routes identified present realistic opportunities for the future development and the securing of funding, when considered in the context of the National Cycle Network and the Penarth Headland Link. The Council will continue to seek improvements for cyclists and horseriders when opportunities

arise e.g. through the Council's Safe Routes to Schools Schemes and in association with the development of the Vale of Glamorgan Line.

The Council has powers under the Highways Act 1980 and the Wildlife and Countryside Act 1981 to create or reclassify public rights of way. Any request for the reclassification or dedication of routes for bridle or cycle traffic will be considered against the criteria set out in these Acts.

Subsequent Paragraphs renumbered.

Reason The proposed modifications are made in order to clarify the location, purpose, development and legal status of the recreation routes proposed by Policy REC 12 of the Plan and in order to ensure clear and consistent policy guidance within the Plan.

MOD I025 Amend Policy REC 13 to read:

REC 8.14
PCI025

**POLICY REC 13 –SAILING
THE UPGRADING AND IMPROVEMENT OF EXISTING
SAILING FACILITIES WILL BE FAVOURED. PROPOSALS
FOR NEW SAILING FACILITIES WILL BE PERMITTED IF
THERE IS NO UNACCEPTABLE EFFECT ON THE
COUNTRYSIDE, THE GLAMORGAN HERITAGE COAST, THE
COASTAL ZONE AND WATER RESOURCES AND THE
RESIDENTIAL AMENITY OF EXISTING OR
NEIGHBOURING ENVIRONMENTS BY VIRTUE OF NOISE
OR VISUAL INTRUSION.**

Reason The proposed modification is made in order to ensure that the development of sailing facilities does not unacceptably effect residential amenity and to comply with the requirements of TAN (16): Sport and Recreation

Page 137

MOD I026 Amend Paragraph 8.4.61 to read:

Update

8.4.61 The demand for additional indoor bowling facilities has been recognised by the Council. **A private indoor facility has been developed at Sully which has met the majority of this demand.**

Reason The proposed modification represents a factual update to the Plan.

Page 138

No Change



MINERALS

Page 139 No Change

Page 140 No Change

Page 141

MOD J001 Delete existing Paragraph 9.1.17 and replace to read:

Update **DREDGING POLICY**

9.1.17 A study of the marine aggregate resources and constraints in the Bristol Channel, sponsored by the Welsh Assembly Government and the DETR, was completed in 2000. Based on that research, in 2001 the National Assembly for Wales published a draft of “Marine Aggregates Dredging Policy: South Wales”, which when finalised will guide future decisions on dredging licences.

Reason The proposed modification represents a factual update to the Plan.

MOD J002 Amend Paragraph 9.1.18 to read:

Update 9.1.18 Whilst dredging is likely to continue to meet demand in the short term, longer term reliance on marine aggregates as a major feature of regional supplies cannot be guaranteed, and any reduction in dredging supplies would increase pressure on land based aggregate sources. Although there is no history of land-won sand and gravel operations in the Vale, **a recent Welsh Assembly Government sponsored research project (“South Wales Sand and Gravel: Appraisal of Land Based Extraction in South Wales”) has identified areas in the Vale which may contain** potential sand resources. However, evidence of the extent and nature of the deposits is limited, and extensive surveys would be needed to prove the existence of material of commercially exploitable quality and quantity. This Plan must nevertheless allow for the possibility of exploration for, and exploitation of, new minerals in the future.

Reason The proposed modification represents a factual update to the Plan.

Page 142

MOD J003 Delete last sentence of Paragraph 9.1.19 which reads:

Officer / Member Group *“Planning permission is, however, needed for any developments which are not required for the landing of aggregates, such as ancillary concrete batching plants.”*

Reason The proposed modification removes information that is considered superfluous to the Plan.

MOD J004 Insert the following new paragraphs before Paragraph 9.2.1 to read:

Update Guidance **National guidance on mineral working in Wales is contained in “Minerals Planning Policy Wales 2000” (MPPW 2000), published by the National Assembly for Wales in 2001. That policy document covers all minerals extraction (except marine dredged aggregates) in Wales, and supersedes many of the Minerals Planning Guidance Notes previously issued by the former Department of the Environment and the Welsh Office.**

The main document will be supplemented by a series of Minerals Technical Advice Notes (MTANs), currently being prepared. It is intended that the consultation draft of the first MTAN, for aggregates, will be issued in the near future, and further MTANs are to be prepared for topics to include coal (not relevant to the Vale of Glamorgan), restoration and the environmental effects of mineral workings. This Unitary Development Plan has taken into account the main strategic principles set out in MPPW 2000 but has been prepared in advance of publication of the MTANs.

MPPW 2000 aims to address five key principles:

- **The provision of mineral resources to meet society’s needs and to safeguard resources from sterilisation;**
- **Protection of areas of importance to the natural or built heritage;**
- **Limiting the environmental impact of mineral extraction;**
- **The achievement of high standards of restoration and beneficial after-use; and**
- **Encouragement of the efficient and appropriate use of minerals and the re-use and recycling of suitable materials.**

The policies contained within this Chapter of the Plan seek to translate these principles into a local strategy for future mineral working.

Subsequent paragraphs renumbered.

Reason

The proposed modification updates references to national planning guidance.

MOD J005

9.2.1 to read:

Continuity
Amend Paragraph

9.2.1 **General** guidance in respect of minerals in England and Wales is **also** contained in a series of Minerals Planning Guidance Notes (MPGs). Those most relevant to the preparation of this Plan are:

MPG 4: *'The Review of Mineral Working Sites'*;

MPG 6: *'Guidelines for Aggregate Provision in England and Wales'*;

MPG 7: *'Reclamation of Mineral Workings'*;

MPG 10: *'Provision of Raw Material for the Cement Industry'*;

MPG 14: *'Environment Act 1995: Review of Mineral Planning Permissions'*.

Reason

The proposed modification ensures continuity within the Plan.

MOD J006

Amend Paragraph 9.2.2 to read:

REC 9.5
PCJ001

9.2.2 **Revision of MPG 7 in 1996 relates solely to England but the earlier version remains in force in Wales.** The revision of MPG 6 which was published in 1994 **also relates** only to England, although it makes various assumptions regarding continuing supplies of aggregates from Wales. In the absence of similar revised Government guidelines on likely aggregates requirements in Wales the previous version of the MPG remains valid in Wales. To overcome the discrepancies in the two versions of guidance, the South Wales Aggregates Working Party produced a set of 'Guidelines for Aggregates Provision in South Wales' in March 1995.

Reason

The proposed modification clarifies the current situation with regard to Minerals Planning Guidance in England and Wales.

MOD J007

Amend Policy MIN 1 to read:

REC 9.6
PCJ002, PCJ003

POLICY MIN 1 – MINERAL EXPLORATION

PROPOSALS TO CARRY OUT MINERAL EXPLORATION WILL BE PERMITTED UNLESS THERE WOULD BE AN UNACCEPTABLE IMPACT ON ANY OF THE FOLLOWING:

- (i) LANDSCAPE CHARACTER;
- (ii) VISUAL AMENITY;
- (iii) NATURE CONSERVATION;
- (iv) RESIDENTIAL AMENITY;
- (v) THE GLAMORGAN HERITAGE COAST;
- (vi) SURFACE WATER AND GROUND WATER RESOURCES;
- (vii) SCHEDULED ANCIENT MONUMENTS AND HISTORIC LANDSCAPES.**

Reason

The proposed modifications are made in order to provide certainty about the manner in which development proposals in respect of mineral exploration will be assessed.

MOD J008

Amend Policy MIN 2 to read:

REC 9.7
FPCJ001

POLICY MIN 2 – RELEASE OF LIMESTONE RESERVES

THE FOLLOWING LAND IS ALLOCATED FOR THE WINNING AND WORKING OF LIMESTONE:

- (i) LAND TO THE SOUTH OF PANTYFFYNNON QUARRY;
- (ii) LAND TO THE NORTH WEST OF LITHALUN QUARRY;
- (iii) LAND TO THE SOUTH OF CWM SLADE AND WENVOE QUARRY;**

AS IDENTIFIED ON THE PROPOSALS MAP, IN ORDER TO PROVIDE FOR A TOTAL OF 20 YEARS RESERVES AT EACH SITE.

Reason The proposed modification allocates the land south of Cwm Slade & Wenvoe quarry in order to ensure that adequate limestone reserves are protected from development during the Plan period.

MOD J009 Amend Policy MIN 3 to delete criterion (iv) **LAND TO THE SOUTH OF CWM SLADE AND WENVOE QUARRY.**

REC 9.8
FPCJ002

Subsequent criterion renumbered.

Reason The proposed modification accords with the requirements of REC 9.07 in ensuring adequate limestone reserves and ensures continuity within the Plan.

MOD J010 Amend Policy MIN 4 to read:

REC 9.9
PCJ004
FPCJ003, FPCJ004,
FPCJ005, FPCJ006

POLICY MIN 4 – NEW OR EXTENDED MINERAL WORKING SITES

UNLESS THERE IS OVERRIDING NEED FOR MINERALS DEVELOPMENT PROPOSALS FOR THE RELEASE OF NEW MINERAL RESERVES OR THE IDENTIFICATION OF NEW MINERAL RESOURCES, WILL NOT BE PERMITTED ON LAND:

- (i) OF GRADE 1, 2 OR 3A AGRICULTURAL QUALITY;
- (ii) OCCUPIED BY PERMANENT BUILDINGS OTHER THAN NON-RESIDENTIAL FARM BUILDINGS; OR
- (iii) WITH PLANNING PERMISSION FOR AN ALTERNATIVE USE.

SUCH PROPOSALS WITHIN OR ADJACENT TO:

- (iv) **THE GLAMORGAN HERITAGE COAST OR EAST VALE COASTAL ZONE;**
- (v) **AREAS DESIGNATED FOR SPECIAL PROTECTION**

WILL BE SUBJECT TO A RIGOROUS EXAMINATION CONSISTENT WITH THE STATUS OF THEIR DESIGNATION.

Reason The proposed modifications are made in order to ensure certainty about the manner in which applications for new or extended mineral workings will be assessed and are in accordance with national guidance.

MOD J011

Insert new paragraph immediately after Policy MIN 4 to read:

REC 9.3, REC 9.13,
REC 9.16
PCJ008
FPCJ008

In addition, in view of increasing concern on the effect of mineral workings on groundwater resources, proposals for the development of new mineral reserves, or the extension of existing mineral winning activities, that require planning permission and which include or are likely to include working below the water table such that dewatering is required, will only be considered when supported by the following information:

- (i) a water features survey;**
- (ii) identification of the hydrogeological conditions of the site and adjacent areas;**
- (iii) an assessment of the potential impact of dewatering activities;**
- (iv) an agreed monitoring scheme;**
- (v) identification of appropriate mitigating measures that will be adopted, where necessary, should the agreed monitoring scheme demonstrate derogation of either surface or groundwater interests to include abstractions; protected rights; surface water features supported by groundwater; wetlands and springs.

Reason

The proposed modification confirms the supplementary information that will be required in support of applications for new or extended mineral working sites.

MOD J012

Amend Paragraphs 9.4.4 to 9.4.10 to read:

PCJ005
Continuity

9.4.4 Criterion **(ii)** recognises that once built upon, underlying minerals resources will normally be lost for good. This applies both to the main built-up areas and to individual buildings, particularly houses, in rural areas. Barns and other farm buildings can usually be more readily re-sited than houses, and their presence need not act as a permanent inhibition to mineral working and will enable land to continue in productive use in the interim.

9.4.5 Criterion **(iii)** reflects the fact that some land may already have permission for some other use. Such land should be protected from the effects of mineral working.

9.4.6 Criterion **(iv)** respects the special qualities of the Glamorgan Heritage Coast, which is strategically important not just in the Vale

but in a national context. It is the Liassic limestone cliffs that give this coast some of its most attractive and characteristic landscapes. **Mineral working proposals in the East Vale Coastal Zone will be examined in the light of Policy ENV 5 of this Plan in addition to the Minerals Policies of this Plan.**

9.4.7 Criterion (v) embraces all the various statutory designated areas, including Sites of Special Scientific Interest, National and Local Nature Reserves, Conservation Areas, SACs, Ancient Monuments, Listed Buildings and Tree Preservation Orders.

9.4.8 At two sites (Pantyffynnon and Lithalun), permitted reserves will be exhausted within six years at current rates of extraction. Sufficient reserves for up to a total of 20 years production at current levels at each site are therefore identified in policy MIN 2 as suitable for immediate release. These reserves meet the criteria in policy MIN 4, although the effect of an extension to Lithalun Quarry on the Alun Valley Site of Scientific Interest will have to be carefully assessed before planning permission is granted.

9.4.9 At the sites identified in policy MIN 3, the need for further releases is not as urgent. Although the limestone resources adjoining these sites could be worked without unreasonable detriment to the environment, there is no justification for their release at present. The protected area at Forest Wood Quarry includes a dwelling (Fforest Fawr) which is owned by the quarry company: no extension would be permitted in this area whilst that property is inhabited.

9.4.10 Occasionally, small scale extensions may prove possible in order to allow for logical extensions to current sites. These would normally require exceptional circumstances to justify them. For example, a minor extension to Wenvoe Quarry was accepted under previous, similarly restrictive policies, as a result of the operator agreeing to unusual restrictions on blasting practices (blast nets) to overcome the environmental problems of their proposals. Exceptions may also be justified where an extension may be preferable to working sensitive parts of an area already with permission.

Reason

The proposed modification ensures continuity within the Plan.

MOD J013

Amend Policy MIN 5 to read:

REC 9.11
PCJ006

POLICY MIN 5 – PREFERRED ORDER OF RELEASE OF RESERVES

IN ASSESSING THE NEED FOR NEW RELEASES OF MINERALS, THE EXTENSION OF EXISTING SITES WITH PLANNING PERMISSION WILL BE FAVOURED TO THE OPENING OF NEW SITES, AND THE DEEPENING OF EXISTING SITES WITH PLANNING PERMISSION WILL BE FAVOURED TO THE LATERAL EXTENSION OF SUCH SITES, WHERE THE ADOPTION OF SUCH AN APPROACH WOULD NOT CREATE UNACCEPTABLE DETRIMENT TO THE ENVIRONMENT, **SURFACE WATERS OR GROUNDWATER RESOURCES.**

Reason

The proposed modification clarifies the application of the policy in assessing the preferred order of release of mineral reserves and the potential impact of these releases.

Page 146

MOD J014

Amend Paragraph 9.4.11 to read:

REC 9.12
PCJ007

9.4.11 Generally, the continuation of operations at a site already disturbed by mineral workings is preferable to the introduction of such operations to a new area. Although this may mean operations continuing over a longer period, their impact is already well-known and documented. The prospect of an extension also provides an opportunity to introduce better controls over the existing operation. Deepening before extending laterally also helps to minimise the area of land devoted to working, and ensures the optimum use of existing resources. Both ensure that existing investment in infra-structure is used to its fullest extent. In both cases, however, care needs to be taken to avoid environmental problems such as pollution, interruption to water supplies, **derogation of water resources**, or the continued use by heavy traffic of narrow country lanes with no prospect of widening.

Reason

The proposed modification is made in order to provide greater certainty about the application of the policy and to protect water resources from derogation.

MOD J015

Insert new Policy before Paragraph 9.4.12 to read:

REC 9.14

POLICY MIN XXX – ENVIRONMENTAL IMPACT

EVERY OPPORTUNITY WILL BE TAKEN TO IMPROVE THE ENVIRONMENTAL IMPACT OF EXISTING MINERAL WORKING SITES AND MINIMISE THE ENVIRONMENTAL IMPACT OF PROPOSED MINERAL WORKING SITES BY INTRODUCING OR IMPOSING MODERN CONTROLS OVER:

- (i) WORKING METHODS;**
- (ii) HOURS OF OPERATION;**
- (iii) BLASTING METHODS;**
- (iv) VEHICULAR ACCESS ARRANGEMENTS;**
- (v) LANDSCAPING OF THE SITE;**
- (vi) OVERBURDEN STORAGE AND WASTE DISPOSAL ARRANGEMENTS;**
- (vii) MEASURES TO AVOID POLLUTION;**
- (viii) MEASURE TO PROTECT GROUNDWATER RESOURCES;**
- (ix) RESTORATION AND AFTER CARE ARRANGEMENTS WHERE APPROPRIATE;**
- (x) CONTROL OF SECONDARY INDUSTRY AT THE SITE;**
- (xi) PROTECTION OF NATURE CONSERVATION INTERESTS IN THE SITE AND ITS SURROUNDINGS; AND**
- (xii) PROVISION OF A FIVE YEARLY REVIEW OF THE EFFECTIVENESS OF THESE CONTROLS.**

Subsequent Policies renumbered.

Reason

The proposed modification is made in order to provide operators/ developers with a detailed list of information that will be required by the Council prior to its consideration of planning applications in respect of existing and proposed mineral working sites.

MOD J016

9.4.12 to read:

Continuity
Amend Paragraph

9.4.12 The way in which minerals are worked determines their impact on the environment and whether they can be satisfactorily worked in a given area. Some of the issues are common to all or most mineral working sites. Others arise from their particular location. Whilst this Plan is essentially designed to ensure an adequate supply of minerals for the future, it is also appropriate to consider how to resolve problems already being caused by mineral working in the Vale. In some cases such problems may preclude further extension to a site until they are resolved. Examples include unsociable working hours, lack of restrictions on blasting practices, inadequate restoration requirements, poor landscaping and unsuitable access arrangements. **The matters listed in Policy MIN XXX will need to be taken into account in relation to both existing and proposed sites.**

Reason

The proposed modification ensures continuity within the Plan.

MOD J017

Amend Paragraph 9.4.13 to read:

REC 9.15

9.4.13 How some of these control will be applied to existing workings is set out in the area policies and proposals in Supplementary Planning Guidance. The opportunity to implement these policies at such sites will arise in various ways:

- a) *the statutory review of mineral workings required by the Environment Act 1995;*
- b) *the renewal of time-limited planning permissions;*
- c) ***planning obligations or legal agreements negotiated in relation to new proposals nearby.***

Welsh Office Circular 13/97 advises that planning obligations should only be sought where they meet the following tests:

- (i) necessary;**
- (ii) relevant to planning;**
- (iii) directly related to the proposed development;**
- (iv) fairly and reasonably related in scale and kind to the proposed development;**
- (v) reasonable in all other respects.**

Reason Welsh Office Circular 13/97 advises that planning obligations should only be sought where they meet the necessary tests. The proposed modification is made in order to ensure certainty in respect of planning obligations and when they will be reasonably sought.

Page 147

MOD J018 Delete Paragraph 9. 4.15 and 9.4.16. Subsequent Paragraphs renumbered.

REC 9.17
PCJ010, PCJ011

Reason The proposed modification accords with current national policy in that the two paragraphs to be deleted have been superseded by the Environment Act 1995, which introduces periodic 15-year reviews for all Minerals Planning permissions.

Page 148

MOD J019 Amend Policy MIN 6 to read:

REC 9.18
PCJ012

POLICY MIN 6 – BUFFER ZONES

NEITHER RESIDENTIAL AND SIMILARLY SENSITIVE DEVELOPMENT NOR MINERAL WORKING WILL BE PERMITTED WITHIN THE BUFFER ZONES DEFINED AROUND EACH EXISTING QUARRY AND ANY PROTECTED MINERAL RESOURCES ON THE PROPOSALS MAP, **UNLESS IT CAN BE DEMONSTRATED THAT MINERAL WORKING WOULD NOT UNREASONABLE AFFECT SENSITIVE DEVELOPMENT.**

Reason The proposed modification qualifies the criteria for development in areas where mineral resources are protected or in buffer zones around mineral workings.

MOD J020 Amend Policy MIN 7 to read:

REC 9.19

POLICY MIN 7 – RESTORATION AND AFTER CARE

PROPOSALS FOR MINERAL WORKING OR FOR RELATED PLANT AND BUILDINGS WILL BE PERMITTED ONLY WHERE **APPROPRIATE** PROPOSALS ARE INCLUDED FOR REINSTATEMENT OF THE SITE TO A CONDITION FIT FOR AN APPROPRIATE AFTER-USE, SUPPORTED WHERE RELEVANT BY ADEQUATE AFTERCARE PROPOSALS.

Reason The Council concurs with the Inspector’s reasoning in this matter that it is unreasonable to expect “firm” proposals for restoration and aftercare when mineral extraction work is still continuing on site. The insertion of “appropriate” allows for agreement of the broad principles of restoration and aftercare.

MOD J021 Amend Paragraph 9.4.21 to read:

REC 9.20
PCJ013

9.4.21 When new planning permissions are granted or when existing permissions are renewed, conditions will be imposed to ensure restoration of the site when mineral working finishes. Operators will generally be expected to agree the broad aims of the restoration scheme at the outset, **particularly where water courses or water features are affected by the workings**, to keep these aims under regular review throughout working, to prepare detailed proposals within a year of the end of working and to implement the scheme forthwith. Where restoration is to agricultural or amenity use, appropriate aftercare proposals will be needed. Where agriculture is the after-use, it will be expected that the standard of after-use will either reflect the pre-working agricultural quality of the land, or in old permissions, will be the best standard possible taking into account current site circumstances (soil availability, topography and location).

Reason The proposed modification is made in order to provide clarity in the application of the policy.

Page 149 No Change

Page 150

MOD J022 Amend Policy MIN 9 to read:

REC 5.7, REC 9.21
Update

POLICY MIN 9 – DERELICT SITES

THE COUNCIL WILL SEEK TO PREVENT FURTHER MINERAL EXTRACTION AT THE FOLLOWING SITES AND, WHERE APPROPRIATE, WILL SEEK TO SECURE RESTORATION AND LANDSCAPING WORKS;

- (i) BEAUPRE (LONG GROVE) QUARRY, ST HILARY;
- (ii) COSMESTON QUARRY, PENARTH;
- (iii) CNAP TWT QUARRY, CASTLE UPON ALUN;

- (iv) CROSS COMMON QUARRY, DINAS POWYS;
- (v) DOWNSWOOD QUARRY, PENARTH;
- (vi) ELY BRICKWORKS;
- (vii) LAVERNOCK QUARRY;
- (viii) LONGLANDS QUARRY, EWENNY;
- (ix) SOUTHERNDOWN ROAD QUARRY,
CASTLE UPON ALUN;
- (x) GREENWOOD QUARRY, WENVOE;**
- (xi) ARGOED ISHA QUARRY, LLANSANNOR;**
- (xii) ST. ANDREWS QUARRY, ST ANDREWS MAJOR.**

Reason

The proposed modification updates and corrects a factual inaccuracy within the Plan and ensures that no ambiguity exists about the operational status of either Argoed Isha quarry or St. Andrews quarry. The modification also provides clear and consistent policy guidance.

Page 151

MOD J023

Amend Paragraph 9.4.35 to read:

PCJ014

9.4.35 Policies relating to such processes at existing mineral workings are included in the site-specific policies given in supplementary planning guidance. These identify sites which are not suitable for such purposes. Plants would be governed by the same environmental policies as the minerals operations. Plants in general industrial **and port** locations would be considered within the context of the general policies of this Plan and are not considered here.

Reason

The proposed modification clarifies the application of policies within the Plan in respect of other mineral operations.

MOD J024

Delete Policy MIN 11 and Paragraph 9.4.36.

REC 9.22

PCJ015, PCJ016

Reason

The Inspector considers policy MIN 11 and its supporting text superfluous, the objectives of the policy being adequately controlled by other policies within the Plan. REC 9.22 therefore deletes Policy MIN 11 and its supporting text.

Page 152

No Change



WASTE MANAGEMENT

Page 153

MOD K001

Delete Paragraph 10.1.3 and insert the two new paragraphs to read:

REC 10.1
PCK001

At the present time, the disposal of inert materials, such as builders waste occurs at a number of sites in the area. The Council disposes of domestic and commercial waste to landfill sites outside the Vale of Glamorgan with the present contract terminating in 2005. The Council has taken the decision to develop its future waste management strategy around materials recovery, composting and disposal to existing facilities. This disposal strategy attempts to achieve the objectives and advice stemming from European and UK Legislation and its detailed land use implications.

The Waste Management Strategy, approved by the Council in June 1998 identifies three “scenarios” giving rise to estimates of wastes arising in the Vale of Glamorgan over the Plan period.

- **Scenario A, the “Upper Limit” reflects historic trends and envisages a 2% p.a. compound increase;**
- **Scenario B, the “Lower Limit” assumes a 15% decrease over the period 1996 – 2011 and a 1% compound decrease thereafter, reflecting the impact of producer responsibility regulations;**
- **Scenario C which has been accepted as the basis for future planning envisages the wastes arising as (in tonnes):**

1996	2001	2006	2011
45,000	43,967	45,615	47,578

The Council is aware that its area may not produce a sufficiently large annual tonnage of waste to allow it to fund a programme of disposal in isolation from other local authorities. The Council awaits the strategic Waste Management Assessment of the Environment Agency to guide the future Waste Management Strategy and its detailed land use implications.

Reason For the reasons set out by the Inspector, the Proposed Modification is made to inform the Plan of the conclusions of the Council's Waste Management Strategy (June 1998). The additional change recommended by the Inspector makes clear the important land use considerations associated with waste management.

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MOD K002 Amend Paragraph 10.2.1 to read:

Update Guidance 10.2.1 **Planning Policy Wales 2002** emphasises that Government's general policy towards waste management is based on the hierarchy of reduction; re-use; recovery (including material recycling, energy recovery and composting); and safe disposal. It also states that waste disposal (or management) should take place as close to the point of generation as possible (the "proximity principle") (para. 14.1).

Reason The proposed modification updates references to national planning guidance.

MOD K003 Amend Paragraph 10.2.2 to read:

Update Guidance 10.2.2 The Guidance reminds planning authorities that in determining applications, they are obliged by the EC Directives, to ensure that waste is recovered or disposed of without:

- *harming the environment;*
- *endangering human health or causing a nuisance through noise;*
- *adversely affecting the countryside or places of special interest,*

and to establish an adequate network of waste disposal installations (para. 14.2).

Reason The proposed modification updates references to national planning guidance.

MOD K004 Amend Paragraph 10.2.3 to read:

REC 10.2, REC 10.3
PCK002
FPCK001
Update Guidance 10.2.3 **Planning Policy Wales 2002** draws attention to the wider legislative context of waste management and the Government's strategy "Making Waste Work" (**now superseded by the Waste Strategy 2000**) when preparing development plans. **In consideration of this Government Strategy, regard should be given to the Waste**

Hierarchy and disposal. Disposal by landfill will only be considered if supported by an Environmental Assessment which discounts all other means of disposal. It is also the responsibility of the Environment Agency Wales to prepare a Strategic Waste Management Assessment within which it is expected that regional self sufficiency will be defined. The Welsh Assembly Government is preparing guidance for regional groupings of waste planning authorities with a view to achieving regional self-sufficiency in the treatment and disposal of waste. When these are finalised an early review of this chapter is likely to be required in order to ensure that the Vale plays its part in the region. In the meantime household waste is disposed of outside the Vale under a contract lasting until 2005.

Reason

The modifications are made in order to ensure clear and consistent policy guidance within the Plan and to clearly outline the requirements of national planning policy and to provide certainty about interim arrangements for waste disposal in the Vale of Glamorgan. The modification is also made to illustrate the Council's intention to review the Waste chapter of the Plan.

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MOD K005

Amend Policy WAST 1 to read:

REC 10.4
PCK003

WAST 1 – WASTE MANAGEMENT FACILITIES

PROPOSALS FOR WASTE MANAGEMENT FACILITIES INCLUDING **TREATMENT / DISPOSAL FACILITIES**, LANDFILL SITES, TRANSFER STATIONS, HOUSEHOLD WASTE SITES, **SPECIAL WASTE TREATMENT / DISPOSAL FACILITIES**, CIVIC AMENITY AND RECYCLING SITES, FORESHORE OR DERELICT LAND RECLAMATION WILL BE PERMITTED IF THE PROPOSAL:

- (i) **CONFORMS WITH THE PRINCIPLE OF THE WASTE HIERARCHY (REDUCTION, RE-USE, RECOVERY AND SAFE DISPOSAL); THE “PROXIMITY PRINCIPLE”; THE PRINCIPLE OF REGIONAL SELF SUFFICIENCY; THE OBJECTIVE OF WASTE AVOIDANCE, REDUCTION AND DISPOSAL; THE SETTING OF TARGETS FOR REDUCTION AND MODES OF DISPOSAL;**
- (ii) **DOES NOT UNACCEPTABLY AFFECT RESIDENTIAL AMENITY OR POSE A THREAT TO PUBLIC HEALTH;**

- (iii) DOES NOT UNACCEPTABLY AFFECT THE QUALITY OR QUANTITY OF WATER RESOURCES (BOTH SURFACE AND GROUNDWATER);
- (iv) HAS REGARD TO THE ADEQUACY OF THE HIGHWAY NETWORK AND THE NEED TO MINIMISE THE DEMAND ON THE TRANSPORT NETWORK;
- (v) DOES NOT UNACCEPTABLY CONFLICT WITH THE INTERESTS OF AGRICULTURE, NATURE CONSERVATION, AREAS OF ECOLOGICAL, WILDLIFE OR ARCHAEOLOGICAL IMPORTANCE OR FEATURES OF GEOLOGICAL OR GEOMORPHOLOGICAL IMPORTANCE OR LANDSCAPE PROTECTION POLICIES;
- (vi) HAS A HIGH STANDARD OF LAYOUT, LANDSCAPING AND DESIGN;
- (vii) PROVIDES ARRANGEMENTS FOR THE AFTER TREATMENT AND FUTURE USE OF THE SITE WHICH ARE TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY; **AND**
- (viii) IS NOT AT AN UNACCEPTABLE RISK OF FLOODING, INCLUDING TIDAL INUNDATION, OR DOES NOT INCREASE THE RISK OF FLOODING ELSEWHERE.

Reason

The proposed modification is made in order to provide certainty in respect of the application of the policy and to accord with national planning guidance.

MOD K006

Delete Paragraph 10.4.3. Renumber subsequent paragraphs.

PCK004

Reason

The proposed modification is made in order to provide continuity within the Plan.

Page 156

MOD K007

Insert new Paragraph after 10.4.4 to read:

PCK005

Where material of a toxic or hazardous nature is discovered on a potential development site adequate measures shall be taken to deal with the material safely as part of the development proposals. In certain cases on-site containment may be

appropriate subject to regulatory control. The Council will have regard for the Environment Agency’s policy guidance in respect of such sites, particularly the “Policy and Practice (for the Protection of Groundwater)”.

Reason The proposed modification is made in order to provide continuity within the Plan and to provide clarity in respect of the Council’s requirements with regard to toxic or hazardous substances found on a potential development site.

MOD K008 Delete Policy WAST 3.

REC 10.5
PCK006 Renumber subsequent Policies.

Reason The proposed modification is made in order to accord with the requirements of the proximity principle and national planning policy

MOD K009 10.4.5 to read:

PCK007
Amend Paragraph 10.4.5 Special waste is that which can give rise to a public health risk by virtue of its toxicity or hazardous nature. Certain specified wastes are also classed as being “dangerous or difficult to dispose of”. There are a number of sites outside the Vale which can deal with this type of waste safely. Other than those sites which are currently licensed in the Vale to handle asbestos waste, it is not proposed that such a site should be identified in the Vale of Glamorgan. **The incineration of clinical waste currently takes place at Sully Hospital.** In addition there is an incinerator plant at Llandow Trading Estate which deals with animal carcasses (chiefly domestic pets), and clinical waste. It is important that special attention is given to the safe transport of such wastes within the Vale.

Reason The proposed modification is made to ensure the factual accuracy of the Plan.

Page 157

MOD K010 Amend Policy WAST 4 to read:

REC 10.6
PCK008 POLICY WAST 4 – WASTE DISPOSAL ON AGRICULTURAL LAND

THE DEPOSIT OF WASTE ON GOOD QUALITY AGRICULTURAL LAND (GRADES 1, 2 AND 3A) WILL NOT BE PERMITTED. **PROPOSALS FOR THE IMPROVEMENT OF LOWER GRADED AGRICULTURAL LAND BY THE DEPOSIT OF IMPORTED WASTE WILL BE PERMITTED IF:**

- (i) THE IMPROVEMENT SOUGHT IS NECESSARY FOR THE PURPOSE OF AGRICULTURE WITHIN THE HOLDING: AND**
- (ii) THE VOLUME OF WASTE TO BE DEPOSITED IS THE MINIMUM NECESSARY TO ACHIEVE THE IMPROVEMENT SOUGHT.**

Reason The proposed modification is made in order to provide certainty about the application of the Policy.

MOD K011 Include new Paragraph after 10.4.7 to read:

REC 10.6 **10.4.7 Proposals that change the profile of agricultural land through landfilling or landraising operations may result in unnatural landforms. In these cases special regard must be given to the landscape impact of any such proposals, especially with Special Landscape Areas, and any such proposals will considered against the criteria under the general waste policy WAST 1.**

Reason The proposed modification is made in order to provide certainty about the application of the Policy.



COMMUNITY & UTILITY SERVICES

Page 159

MOD L001

Amend Paragraph 11.2.1 to read:

Update Guidance

11.2.1 National Planning Guidance in respect of renewable energy is contained within **Chapter 12 of Planning Policy Wales 2002**, supplemented by Technical Advice Note (Wales) 8 (1996). Planning Guidance Wales states that Local Planning Authorities should include detailed policies in development plans for developing sources and should identify broad locations, or specific sites, suitable for various types of renewable energy installation. Local authorities are advised to consider the contribution that their area can make to meeting future energy needs on a local, regional and national basis and to consider the impact of renewable energy projects on the local environment as well as their wider contribution in reducing emission of greenhouse gas. Technical Advice **Note** (Wales) 8: Renewable Energy (1996) highlights the environmental implications of renewable energy and suggests criteria against which applications for Wind Farms should be assessed.

Reason

The proposed modification updates references to national planning guidance.

MOD L002

Amend Paragraph 11.2.2 to read:

Update Guidance

11.2.2 **Planning Policy Wales 2002** provides national guidance on utility services. This guidance advises Local Planning Authorities that in the preparation of plans, they should take account of the capacity of existing infrastructure including services such as education and health facilities, roads, water supply and sewers, electricity, gas and telecommunications and the need for additional facilities. Local Planning Authorities are also advised that they should consider both the siting requirements of the utilities to enable them to meet demands that will be placed upon them, and the environmental effects of such additional uses. Development may need to be phased to allow time to ensure that the provision of

utilities can be managed in a way consistent with general policies for the environment.

Reason The proposed modification updates references to national planning guidance.

Page 160

MOD L003 Amend Paragraph 11.2.3 to read:

Update Guidance 11.2.3 Guidance contained within **Chapter 12 of Planning Policy Wales 2002** recognises the importance of the growth of the communications services and the implications that network expansion will have on the development of land. The planning system should not be seen to hinder development in this field. However, Government guidance stresses that the environment should not be allowed to suffer damage in the process of community and utility services development.

Reason The proposed modification updates references to national planning guidance.

MOD L004 Amend Paragraph 11.4.1 to read:

Update Information 11.4.1 Responsibility for the provision of social services currently lie with the Vale of Glamorgan Council. The Council's strategic policies for the Vale of Glamorgan are contained within the **Social Care Plan 2000/01 – 2002/03 and the Children's Service Plan 1999/02**. The following services are currently available or are planned:

Reason The proposed modification represents a factual update of the Plan.

MOD L005 Amend Paragraph 11.4.2 to read:

Update Information **11.4.2 A family centre has been established in the former Maes y Coed school building. The centre provides a wide range of family services through partnerships to be developed with voluntary organisations. A joint project with Llandaff Diocese has also been implemented to provide family services in the Rural Vale. The project is based in Llantwit Major with the aim of co-ordinating various groups in the Rural Vale to ensure they have access to the services offered by the Statutory Agencies and Voluntary Organisations.**

Reason The proposed modification represents a factual update of the Plan.

MOD L006 Amend Paragraph 11.4.3

Update Information 11.4.3 The Rondel House Resource Centre for the Elderly is located at Maes y Cwm Street Barry. **Additional day care provision is available at the Penarth Resource Centre for Elderly People and Southways Home for the Elderly in Cowbridge.**

Reason The proposed modification represents a factual update of the Plan.

Page 161

MOD L007 Amend Policy COMM 2 to read:

PCL001
Officer / Member
Group
POLICY COMM 2 – REUSE **AND REDEVELOPMENT** OF REDUNDANT HOSPITALS

PROPOSALS FOR THE REUSE AND REDEVELOPMENT OF REDUNDANT HOSPITALS WILL BE PERMITTED IF ALL OF THE FOLLOWING CRITERIA ARE MET:

- (1) THE PROPOSAL DOES NOT UNACCEPTABLY EFFECT THE LOCAL ENVIRONMENT OR CHARACTER OF THE AREA;
- (2) THE PROVISION OF CAR PARKING, SERVICING AND AMENITY SPACE IS IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES;
- (3) ACCESS ARRANGEMENTS ARE TO THE COUNCIL'S SATISFACTION;
- (4) THE PROPOSAL DOES NOT INVOLVE ANY SIGNIFICANT EXTENSION TO THE EXISTING BUILDINGS;
- (5) IN THE CASE OF A LISTED BUILDING THE PROPOSAL DOES NOT UNACCEPTABLY AFFECT ITS CHARACTER AS A BUILDING OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST.

IN APPROPRIATE CASES, DEVELOPMENT PROPOSALS FOR SUCH SITES WILL BE GUIDED BY THE PREPARATION OF A DEVELOPMENT BRIEF.

Reason The proposed modification is made in order to provide certainty in respect of the application of the Policy.

MOD L008

11.4.7 to read:

REC 11.3
PCL002
FPCL001
Amend Paragraph

11.4.7 It is envisaged that during the plan period Hensol, like Sully Hospital, will cease to be used for health purposes. The Council recognises that these existing hospitals are suitable for redevelopment and reuse including prestigious employment uses such as research and development, conference facilities / hotel or educational / recreational use. A piecemeal approach to development will not be permitted. Proposals for the development of land within the curtilage of these hospitals will be considered in accordance with Policies ENV 1 and ENV 5 of the Plan.

Reason

The proposed modifications are made in order to provide greater clarity and certainty about the future use of Sully and Hensol Hospitals and the manner in which resultant planning applications will be assessed

Page 162

MOD L009

Amend Policy COMM 3 to read:

REC 11.5
PCL003

POLICY COMM 3 – PROVISION OF SCHOOLS

LAND IS RESERVED FOR THE DEVELOPMENT OF SCHOOLS AT:

- (1) NORTHEAST BARRY (1.2 HECTARES);**
- (2) COGAN HALL FARM (0.95 HECTARES);**
- (3) THE WATERFRONT, BARRY (1 HECTARE).**

Reason

The proposed modification is made in order to ensure clear and consistent policy guidance within the Plan.

MOD L010

Insert new policy and supporting text to read:

REC 11.4
Officer / Member
Group

POLICY COMM XXX – THE REUSE AND REDEVELOPMENT OF BARRY COLLEGE ANNEX

PROPOSALS FOR THE REUSE AND REDEVELOPMENT OF BARRY COLLEGE ANNEX WILL BE PERMITTED IF ALL OF THE FOLLOWING CRITERIA ARE MET:

- (1) THE PROPOSAL DOES NOT UNACCEPTABLY AFFECT THE LOCAL ENVIRONMENT OR SURROUNDING COUNTRYSIDE;**

- (2) THE PROPOSAL DOES NOT INVOLVE ANY EXTENSION TO THE EXISTING BUILDINGS;**
- (3) PROPOSALS FOR THE REPLACEMENT OF THE EXISTING TIMBER FRAMED BUILDINGS DO NOT RESULT IN A SIGNIFICANT INCREASE IN THE ORIGINAL VOLUME OF THE BUILDINGS;**
- (4) ANY PROPOSALS FOR EMPLOYMENT USE FALL WITHIN BUSINESS CLASS B1;**
- (5) THE PROVISION OF CAR PARKING, SERVICING AND AMENITY SPACE IS IN ACCORDANCE WITH THE APPROVED GUIDELINES;**
- (6) HIGHWAY AND PEDESTRIAN ACCESS ARE IMPROVED TO THE APPROPRIATE STANDARD; AND**
- (7) THE SITE IS TO BE LANDSCAPED IN ACCORDANCE WITH AN APPROVED PLAN.**

DEVELOPMENT PROPOSALS FOR THE SITE WILL BE GUIDED BY THE PREPARATION OF A DEVELOPMENT BRIEF.

B1 use – Business as defined by the Town and Country Planning (Use Classes) Order 1987, as amended.

It is envisaged that during the Plan period the Annex of Barry College, which is located off Five Mile Lane, will cease to be required by the current owners for educational purposes. The College Annex is situated in the attractive Waycock Valley. The existing campus comprises a number of early 20th Century buildings which were part of the isolation hospital which originally occupied the site, four timber framed buildings erected for educational purposes and a caretakers dwelling.

The Council recognises that the existing campus buildings are suitable for sensitive redevelopment and reuse for other uses which are compatible with the countryside location. These could include B1 employment use under the terms of Policy EMP 3, hotel / non residential tourism uses under the terms of Policy TOUR 1, TOUR 4 and TOUR 5, educational purposes, medical facilities, community use, horsiculture under the terms of Policy ENV 8 and sports and recreation under the terms of Policy REC 7. In the Council's opinion reuse and redevelopment of the site for residential purposes is inappropriate and contrary to policies contained in the Environment and Housing chapters of the Plan.

The Council accepts that reconstruction of the existing timber framed buildings may be necessary. However, this should be undertaken in a sensitive manner ensuring that replacement structures occupy the same footprint. Whilst reconstruction of the existing timber framed buildings will be permitted the Council will seek to ensure that no other additional construction takes place within the campus.

In order to ensure continued highway safety along Five Mile Lane the Council will require improvements to the existing vehicular / pedestrian access. These improvements will require the upgrading of the existing vehicular access and the creation of a safe public footpath linkages. All vehicular and pedestrian access improvements must be undertaken in a manner which respects the sensitivity of the location.

In order to protect the attractive setting of the Waycock Valley a piecemeal approach to development will not be permitted. Proposals for the development of land within the curtilage of the campus will be considered in accordance with Policy ENV 1 of the Plan.

Subsequent Policies and paragraphs to be renumbered.

Reason

The proposed modification is made in order to provide certainty about the potential future use of the Barry College Annex site

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MOD L011

Insert new Policy and supporting text to read:

REC 4.1, REC 11.7
PCL004

POLICY COMM XXX – RETENTION OF COMMUNITY FACILITIES

THE RETENTION OF COMMUNITY FACILITIES IN RURAL SETTLEMENTS AND VILLAGES WILL BE FAVOURED.

For the purposes of this Policy community facilities are defined as services which seek to primarily meet the needs of the rural communities. Facilities such as Village Shops, Post Offices, Churches, Community Halls and Public Houses provide an important service in rural areas and help engender a sense of community.

Development proposals for the conversion of existing community facilities to alternative uses will be assessed in the light of all material considerations including the availability and

accessibility of alternative services. Proposals for the conversion of retail uses in local and neighbourhood centres to alternative uses will be assessed in conjunction with Policy SHOP 9.

Subsequent Policies and paragraphs to be renumbered.

Reason

The proposed modifications are made in order to ensure the retention of important community facilities within the rural settlements of the Vale of Glamorgan and to ensure the factual accuracy of the Plan.

MOD L012

REC 11.8
PCL005

Amend Paragraph 11.4.16 to read:

11.4.16 The Council will seek to minimise the effects of the provision of utility services on the environment through consultation with statutory undertakers. In particular, new utility services in conservation areas, areas of attractive landscape and sites of wildlife importance should where feasible be placed underground or diverted so as to minimise their impact. Where services are placed underground, adequate measures should be taken to restore the land to harmonise with its surroundings. Where services are placed underground sites of nature conservation interest **and archaeological importance** should be avoided. The Council wished to encourage the rationalisation of service provision so as to reduce adverse impact.

Reason

The proposed modifications are made in order to provide certainty about the operational requirements and areas of improvement needed in the electricity distribution system in the Vale of Glamorgan during the Plan period and also to conform with national planning policy

MOD L013

REC 11.8
FPCL002

Insert new paragraph after 11.4.16 to read:

The National Grid Company plc (NGC) operate and maintain a network of high voltage powerlines (275kv and above) that enables the transmission of electricity. NGC currently has several lines connecting with the power station at Aberthaw. In light of the high cost and other associated difficulties it is acknowledged by the Council that the undergrounding of high voltage powerlines will only be carried out in appropriate circumstances.

Subsequent paragraphs to be renumbered.

Reason The proposed modifications are made in order to provide certainty about the operational requirements and areas of improvement needed in the electricity distribution system in the Vale of Glamorgan during the Plan period and also to conform with national planning policy.

MOD L014 Amend Paragraph 11.4.17 to read:

REC 11.8
PCL006 11.4.17 **SWALEC has confirmed that a new grid substation will be required to service the north east Barry and Cogan Hall Farm housing development areas for which a site will need to be identified.**

Reason The proposed modifications are made in order to provide certainty about the operational requirements and areas of improvement needed in the electricity distribution system in the Vale of Glamorgan during the Plan period and also to conform with national planning policy.

MOD L015 Amend Paragraph 11.4.18 to read:

REC 11.8
PCL007 11.4.18 The proposed housing development at Rhoose identified in Policy HOUS 1 will be supplied from the East Aberthaw Grid Sub Station. This, however, is an interim measure, **and** any new development may require the construction of a new 132kv sub station in the area. The actual timing of the new grid sub station will depend on the development in and around the village of Rhoose **and Cardiff International Airport.**

Reason The proposed modifications are made in order to provide certainty about the operational requirements and areas of improvement needed in the electricity distribution system in the Vale of Glamorgan during the Plan period and also to conform with national planning policy.

MOD L016 Amend Paragraph 11.4.19 to read:

REC 11.8
PCL008 SWALEC will require reinforcement of the electricity distribution system during the Plan period, and will include a new 132kv circuit to link Cardiff Bay **via Sully, Barry and Penarth with Aberthaw.**

Reason The proposed modifications are made in order to provide certainty about the operational requirements and areas of improvement needed in the electricity distribution system in the Vale of Glamorgan during the Plan period and also to conform with national planning policy.

MOD L017

Insert new paragraph after 11.4.29

REC 11.1, REC 11.9
FPCL003

Where the existing foul sewerage system cannot serve new developments, improvements to the system must be carried out prior to the development becoming operational. However, where connection to the mains is not feasible, consideration may be given to the use of private sewage treatment facilities provided that ground conditions are satisfactory and the plot of land is of sufficient size for an adequate sub soil drainage system. Small private sewage treatment plants within sewered areas will not be considered to be acceptable.

Renumber subsequent paragraphs.

Reason

For reasons set out by the inspector the proposed modification is made in order to provide certainty about the operational requirements for sewerage provision within areas of new development.

MOD L018

Amend Paragraph 11.4.31 to read:

REC 11.10
PCL009
Update Guidance

11.4.31 Government policy seeks to facilitate the growth of telecommunications, including cellular radio and cable television, together with new forms of broadcasting. **Planning Policy Wales 2002 recognises the need for access to modern, high speed telecommunications services throughout Wales** and the provision of sites for such installations, whilst taking full account of the effect upon the environmental amenity of neighbouring areas. **The Guidance also specifies that when considering telecommunications development proposals, local planning authorities should take account of the limitations imposed by the nature of the network and the technology.** The Guidance requires that local planning authorities identify criteria intended to guide telecommunications developments in order to minimise the impact on amenity consistent with operational requirements. In light of these aims the following policy is put forward:

Reason

The proposed modifications are made in order to ensure that the Plan provides clear and consistent guidance and accords with national planning policy in respect of telecommunications.

MOD L019

Amend Policy COMM 4 to read:

REC 11.10
PCL010

POLICY COMM 4 – TELECOMMUNICATION

THE DEVELOPMENT OF TELECOMMUNICATION SYSTEMS BY TELECOMMUNICATIONS OPERATORS WILL BE PERMITTED IF:

- (i) **THERE ARE NO SUITABLE EXISTING FACILITIES SUCH AS EXISTING RADIO MASTS AND TOWERS OR EXISTING BUILDINGS THAT CAN BE UTILISED;**
- (ii) **SUFFICIENT MEASURES ARE TAKEN TO MINIMISE THE VISUAL IMPACT OF THE DEVELOPMENT SUCH AS SITING TO TAKE ADVANTAGE OF TREE SCREENING, INCORPORATION OF APPROPRIATE LANDSCAPING AND APPROPRIATE COLOURING OF APPARATUS INCLUDING MASTS AND ANTENNAS; AND**
- (iii) **THE DEVELOPMENT DOES NOT HAVE AN UNACCEPTABLE EFFECT ON THE INTERESTS OF AGRICULTURE, CONSERVATION, AREAS OF ECOLOGICAL INTEREST, ARCHAEOLOGICAL SITES, WILDLIFE AND LANDSCAPE IMPORTANCE, OR ON FEATURES OF GEOLOGICAL OR GEOMORPHOLOGICAL IMPORTANCE.**

Reason

The proposed modifications are made in order to ensure that the Plan provides clear and consistent guidance and accords with national planning policy in respect of telecommunications.

MOD L020

Amend Policy COMM 5 to read:

REC 11.11
PCL011

POLICY COMM 5 – WIND GENERATORS AND FARMS

PROPOSALS FOR INDIVIDUAL WIND GENERATORS AND WIND FARMS WILL BE PERMITTED IF:

- (i) **THE PROPOSAL HAS NO UNACCEPTABLE EFFECT UPON THE LANDSCAPE, PARTICULARLY WHEN VIEWED FROM PUBLIC ROADS, PUBLIC RIGHTS OF WAY AND OTHER LAND USED BY THE GENERAL PUBLIC. PROPOSALS WHICH FALL WITHIN THE GLAMORGAN HERITAGE COAST AND AREAS OF HIGH LANDSCAPE IMPORTANCE, OR LIE OUTSIDE**

SUCH AREAS BUT HAVE AN UNACCEPTABLE ADVERSE VISUAL EFFECT UPON THEM WILL NOT BE PERMITTED;

- (ii) THE PROPOSAL HAS NO UNACCEPTABLE EFFECT UPON SITES OF CONSERVATION, ARCHAEOLOGICAL, HISTORICAL, ECOLOGICAL AND WILDLIFE IMPORTANCE;
- (iii) ALL POSSIBLE STEPS ARE TAKEN BY THE DEVELOPERS TO MINIMISE NOISE DISTURBANCE AND SHADOW FLICKER FROM THE TURBINES FOR LOCAL RESIDENTS. DEVELOPERS WILL BE REQUIRED TO AMELIORATE PROBLEMS BY THE USE OF APPROPRIATE LEGAL AGREEMENTS AND / OR CONDITIONS ATTACHED TO THE GRANTING OF PLANNING CONSENT;
- (iv) ALL POWER LINES CONNECTING THE TURBINES TO THE NATIONAL GRID SHOULD RESULT IN NO UNACCEPTABLE VISUAL EFFECT UPON THE LANDSCAPE OF THE VALE OF GLAMORGAN;
- (v) THE NUMBERS OF ANCILLARY BUILDINGS ARE LIMITED AND ARE DESIGNED AND SITED TO MINIMISE THEIR IMPACT ON THE LANDSCAPE;
- (vi) THE CUMULATIVE EFFECTS OF DEVELOPMENT DO NOT HAVE AN UNACCEPTABLE IMPACT UPON THE LANDSCAPE;
- (vii) ACCESS FOR CONSTRUCTION TRAFFIC CAN BE PROVIDED WITHOUT DANGER TO HIGHWAY SAFETY AND SHOULD BE CONSTRUCTED IN LOCALLY SYMPATHETIC MATERIALS (I.E. ROAD BASED MATERIALS TOP DRESSED WITH LOCAL SOIL TO REGENERATION OF VEGETATION);
- (viii) THE PROPOSAL DOES NOT CREATE SIGNIFICANT OR IRREMIABLE RADIO INTERFERENCE;
- (ix) THE PROPOSAL DOES NOT UNACCEPTABLY EFFECT OPERATIONS UNDER THE CONTROL OF THE CIVIL AVIATION AUTHORITY OR THE MINISTRY OF DEFENCE;
- (x) WITHIN 24 MONTHS OF PART OR THE WHOLE OF THE SITE BECOMING PERMANENTLY INOPERATIVE THE STRUCTURES SHALL BE REMOVED, AND THE SITE RESTORED TO ITS FORMER USE.

(PERMANENTLY INOPERATIVE IS CONSIDERED TO BE WHEN A TURBINE HAS NOT BEEN IN OPERATION FOR THE PURPOSE OF ELECTRICITY PRODUCTION FOR A PERIOD EXCEEDING 6 MONTHS).

Reason The proposed modification is made to provide certainty to the need to protect areas of high quality landscape and to accord with national policy.

Page 167

MOD L021 Amend Policy COMM 6 to read:

REC 11.11 POLICY COMM 6 – OTHER RENEWABLE ENERGY SCHEMES
PCL012

PROPOSALS FOR OTHER RENEWABLE ENERGY SCHEMES WILL BE PERMITTED IF ALL OF THE FOLLOWING CRITERIA ARE MET:

- (i) THE PROPSAL HAS NO UNACCEPTABLE EFFECT ON THE IMMEDIATE AND SURROUNDING COUNTRYSIDE;
- (ii) THE PROPOSAL HAS NO UNACCEPTABLE EFFECT UPON THE SITES OF CONSERVATION, ARCHAEOLOGICAL, HISTORICAL, ECOLOGICAL AND WILDLIFE IMPORTANCE;
- (iii) ADEQUATE MEASURES ARE TAKEN, BOTH DURING AND AFTER CONSTRUCTION, TO MINIMISE THE IMPACT OF THE DEVELOPMENT ON LOCAL LAND USE AND RESIDENTIAL AMENITY.

Reason The proposed modification is made in order to provide certainty about the manner in which the Policy will be implemented.

MOD L022 Delete existing Paragraph 11.4.39 and insert a new Policy and supporting text to read:

REC 11.1, REC 11.12
PCL013

POLICY COMM XXX – ADDITIONAL BURIAL LAND

PROPOSALS FOR ADDITIONAL BURIAL LAND IN THE FOLLOWING IDENTIFIED AREAS OF NEED: BARRY, PENARTH, LLANTWIT MAJOR, WILL BE PERMITTED IF:

- (i) **PARKING AND SERVICING ARE PROVIDED IN ACCORDANCE WITH THE COUNCIL’S APPROVED GUIDELINES;**

- (ii) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE EFFECT ON RESIDENTIAL AMENITIES BY VIRTUE OF GIVING RISE TO NEW OR EXACERBATE EXISTING LOCAL PROBLEMS RESULTING FROM TRAFFIC GENERATION, HIGHWAY SAFETY, NOISE, SMELL OR OTHER AMENITY CONSIDERATIONS; AND**
- (iii) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE IMPACT ON GOOD QUALITY AGRICULTURAL LAND (GRADES 1, 2 AND 3A), ON AREAS OF ATTRACTIVE LANDSCAPE OR HIGH QUALITY TOWNSCAPE OR ON AREAS OF HISTORICAL, ARCHAEOLOGICAL OR ECOLOGICAL IMPORTANCE.**

The Council has been advise that during the Plan period there will be a requirement for additional burial space to be provided within the Barry, Penarth and Llantwit Major areas, because existing cemeteries are reaching capacity. Land for the development of new burial space will be made available as part of the Cogan Hall Farm development.

Whilst the Council has no statutory obligation in this mater it will in conjunction with Barry and Llantwit Major Town Councils seek to identify suitable land for burial purposes. Consideration will be given to proposals for all burial methods including traditional cemeteries, crematoriums and alternative green burials.

Reason

The proposed modification is made in recognition of the need for additional burial land in the Llantwit Major, Penarth and Barry areas. The modification provides certainty about the manner in which an application would be assessed.



APPENDICES

Page 169

MOD M001

Amend Contents to read:

REC 1.3, REC 4.9

APPENDIX 1: Environmental Appraisal

PCM001

APPENDIX 2: Designated and Defined Sites

APPENDIX 3: Conservation Areas

APPENDIX 4: Residential Land Availability

APPENDIX 5: Land Use & Appropriate Transport Facilities

APPENDIX 6: Car Parking Guidelines

APPENDIX 7: Primary Shopping Areas

APPENDIX 8: Supplementary Planning Guidance

APPENDIX 9: Important Archaeological Sites

Reason

The proposed modification is made to reflect the non-statutory nature of Supplementary Planning Guidance.

Page 170

No Change

Page 171

No Change

Page 172

No Change

Page 173

No Change

Page 174

No Change

Page 175

No Change

Page 176

No Change

Page 177 No Change
Page 178 No Change
Page 179 No Change
Page 180 No Change

Page 181 /182

MOD M002

Appendix 2

e

REC 3.36, REC 3.37,
REC 3.38, REC 3.40
PCM002

1. INTERNATIONAL DESIGNATIONS

- Severn Estuary (part), pSAC, SPA, Ramsar Site **ST 189 681**
- **Dunraven Bay, cSAC** **SS 866 755 / SS 897 717**

2. SITES OF SPECIAL SCIENTIFIC INTEREST

- Barry Islands **ST 110 662 / ST 110 661**
- Clemenstone Meadows, **Wick** **SS 920 739**
- Cliff Wood / Golden Stairs, Porthkerry **ST 091 670**
- Cnap Twt, St Brides **SS 911 753**
- Coed y Bwl, St Brides **SS 909 752**
- **Cog Moors** **ST 158 694**
- Cosmeston **Lakes, Lower Penarth** **ST 173 693**
- Cwm Cydfin, **Leckwith** **ST 165 739**
- East Aberthaw Coast **ST 042 658**
- Ely Valley (part) **ST 061 789 / ST 097 767**
- **Ewenny and Pant Quarries** **SS 895 760 / SS 902 768**
- Hayes **Point** – Bendricks Rock, Barry **ST 138 671**
- Monknash **Coast** **SS 903 705 / SS 934 676**
- Nant Whitton Woods, Llancarfan **ST 062 715**
- Nash Lighthouse Meadows **SS 920 680**
- Old Castle Down, **St Brides** **SS 805 758**
- Penarth Coast **ST 189 681**
- Pysgodlyn Mawr, Welsh St Donats **ST 168 669**
- Severn Estuary (part) **ST 189 681**
- Southerndown **Coast** **SS 866 755 / SS 897 717**
- Sully Island **ST 167 676**
- Taff – Ely Estuary **ST 185 735**

3. LOCAL NATURE RESERVES

- Cliff Wood, Porthkerry **ST 091 670**
- Cwm Talwg, Barry **ST 103 684**

4. GLAMORGAN WILDLIFE TRUST MANAGED SITES

- Coed y Bwl, Castle upon Alun SS 909 751
- Aberthaw Saltmarsh ST 043 659
- Coed Garnllwyd, Llancarfan ST 058 713
- Cwm Colhuw, Llantwit Major SS 606 674
- Lavernock Point ST 182 680
- Gwern Rhyd, St Georges ST 097 768
- Coed Llwyn Rhyddid, Hensol ST 040 779

5. PARKS & GARDENS OF SPECIAL HISTORIC INTEREST IN WALES

- **Cold Knap Park, Barry** ST 101 663
- **Romilly Park, Barry** ST 102 669
- Coedarhydyglyn, St Nicholas ST 104 751
- Cwrt-yr-Ala, Michaelston-le-Pit ST 143 732
- **Dunraven Park, Southerndown** SS 888 728
- Dyffryn, St Nicholas ST 095 723
- **Ewenny Priory** SS 912 778
- Fonmon Castle ST 047 680
- Hensol **Castle** ST 047 789
- Plas Llanmihangel SS 981 719
- Llantrithyd Place ST 043 727
- Old Beaupre Castle, St Hilary ST 009 720
- Alexandra Park, Penarth ST 187 715
- Italian Gardens, Penarth ST 188 712
- Windsor Gardens, Penarth ST 187 712
- **Pwll-y-wrach, Colwinston** SS 953 754
- St Donat's Castle SS 934 680
- Wenvoe Castle ST 121 713

6. LANDSCAPES OF OUTSTANDING INTEREST IN WALES

- Llancarfan ST 050 070
- Merthyr Mawr (**part**) SS 870 760

Reason

The proposed modification provides further factual information to the Plan.

Page 183

No Change

Page 184

No Change

MOD M003

Update

**RESIDENTIAL LAND AVAILABLE AS AT 1st APRIL 2001
From Joint Land Availability Study (WDA, 2002)**

Sites with Planning Consent over 10 units

BARRY PRIVATE SECTOR

Reference	Location	Units Available (inc. units under construction but not sold)	Type of Planning Consent
B24d/g	Gibbondown IV, Barry	4	FULL
B95	Lakin Drive, Barry	1	OUTLINE
B125	Barry Waterfront	798	OUTLINE
B257	Cwm Barri Way, Barry	33	PART FULL
B241	Woodfield Heights, Barry	7	FULL
B296	YMCA, Woodlands Road, Barry	11	FULL
B295	Former Holiday Camp, Barry Island	193	FULL
B25	Pencoedtre, North East Barry	665	FULL
TOTAL		1712	

PENARTH AND EAST VALE PRIVATE SECTOR

Reference	Location	Units Available (inc. units under construction but not sold)	Type of Planning Consent
EV213	Penarth Haven, Penarth	216	OUTLINE, PART FULL
EV262	Cogan Hall Farm, Penarth	400	OUTLINE
	48 Elmgrove, Dinas Powys	11	FULL
TOTAL		627	

RURAL VALE
(INCLUDING COWBRIDGE AND LLANTWIT MAJOR)
PRIVATE SECTOR

Reference	Location	Units Available (inc. units under construction but not sold)	Type of Planning Consent
LM84	The Coalyard, Llantwit Major	10	FULL
RV460	Mayflower Site, Rhoose	0	FULL
RV458a	Lower Farm, Rhoose (Westbury)	2	FULL
RV451	Rhoose Point	510	FULL
	St. Michael's Church	10	
RV400	The Sawmill Site, Ystradowen (Barratts)	0	FULL
RV453	Cowbridge Road, Ystradowen, (Persimmon)	0	FULL
WC1	Land off Marine Drive, Ogmore-by-Sea	1	FULL
	Williams Garage, Llantwit Major	2	FULL
TOTAL		535	

VALE OF GLAMORGAN HOUSING ASSOCIATION /
PUBLIC OVER 10 UNITS

Reference	Location	Units Available (inc. units under construction but not sold)	Type of Planning Consent
B225	Land r/o Daniel Street, Barry	15	FULL
	Penarth House, Penarth	11	FULL
B54	Harbour Road, Barry (Hafod)	0	FULL
B39/ B213	Winston Sq./ Coleridge Crescent, Barry	46	
TOTAL		72	

Reason The proposed modification updates factual information within the Plan.

Page 190 No Change

Page 191 No Change

Page 192 No Change

Page 193 No Change

Page 194 No Change

Page 195 No Change

MOD M004 Amend Appendix 6 to include new Table 6 to read:

PCM002 (Page 63)

TYPE OF DEVELOPMENT	REQUIREMENT
Shopping developments / supermarkets	Staff and operation parking at 1 space per 500 sq.m. (up to 4000 sq.m. gross floor area)
Recreational and Community Use	Cycle parking required to cater for the maximum expected usage of the facility assuming that 5% of all people using the facility will travel by bicycle
Offices	1 space 400 sq.m. gross floor area
Industrial	1 space per 500 sq.m. floor area
Further educational facilities	1 stand per 10 students if car parking allowed and 1 stand per 5 students if car parking is not allowed

Reason The proposed modification provides further factual information to the Plan.

Page 197 No Change

Page 198 No Change

Page 199 No Change

Page 200 No Change

Page 201 No Change

Page 202 No Change

MOD M005

Include a new Appendix 8 to read:

REC 1.3

Appendix 8 - Supplementary Planning Guidance

Supplementary Planning Guidance (SPG) is non statutory guidance, which supports the Policies and Proposals contained in this Plan. Guidance contained in paragraphs 2.12 to 2.16 of Unitary Development Plans Wales (2001) is clear that guidance contained in SPG is a material consideration in the determination of planning applications. The weight to be attached to the guidance contained in the SPG is dependent upon the extent to which the guidance has undergone public consultation.

SPG on the following topics has been prepared by the Council and were placed on deposit during April - May 1998 to allow for full public consultation. Consideration has been given to the comments made in respect of each document, and where appropriate amendments have been made:

**Barry Garden Suburb;
Penarth Conservation Area;
Golf Related Development;
Minerals Local Area Policies;
Trees and Development;
The Conversion of Rural Buildings;
Conservation Areas in the Rural Vale;
Amenity Standards;
Barry Development Guidelines.**

In addition to the aforementioned topics the Council intends to prepare further SPG in respect of the following topics:

**Access for Disabled People;
Shopfront and Advertisement Design;
Sustainable Development;
Special Landscape Areas;
Design Guidance;
Nature Conservation.**

The Council will ensure that the draft versions of the above SPGs are subject to public consultation, and that due consideration will be given to any comments before the guidance becomes Council Policy.

Reason

The proposed modification is made to reflect the non-statutory nature of Supplementary Planning Guidance and provides updated factual information to the Plan.

MOD M006

Include new Appendix 9 to read:

REC 4.9

Appendix 9 - Important Archaeological Sites

Barry

Grid Reference

St Barruch's Chapel	ST 119 667
Barry Castle	ST 101 672
Highlight Medieval House	ST 100 697
Site Round Barrow 612m N of Bendricks Rock	ST 131 674
Highlight Church, remains of	ST 097 699
Westward Corner Round Barrow	ST 091 669
Knap Roman Site	ST 099 665
Site of Medieval Mill & Mill Leat Cliffwood	ST 086 668

Cowbridge with Llanblethian

St Quentin's Castle	SS 989 742
Caer Dynnaf	SS 983 743
Round Barrows N of Breach Farm	SS 970 738
South Gate	SS 993 745
Llanquian Wood Camp	ST 021 745
Llanquian Castle	ST 019 744
Stalling Down Round Barrow	ST 012 749
Round Barrow, 800m SE of Malborough Grange	SS 979 730

Dinas Powys

Dinas Powys Castle	ST 153 716
Romano-British Farmstead, Dinas Powys Common	ST 150 709

Ewenny

Ewenny Priory	SS 912 778
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Llancarfan

Castle Ditches	ST 059 700
Llancarfan Monastery (site of)	ST 051 700
Walterston Earthworks	ST 068 712
Moulton Roman Site	ST 073 696
Llantrithyd Camp	ST 038 731
Medieval House Site, Dyffryn	ST 045 727
Llanvithyn Camp	ST 054 718
Castell Moel	ST 054 734
Horseland Moated Site	ST 040 724

Llandough

Pillar Cross in Llandough Churchyard **ST 168 732**

Llandow

Mynydd Bychan **SS 963 755**

Nash Manor Round Barrow **SS 963 728**

Round Barrows W of Cant-Erw **SS 935 713**
(also recorded under St. Donats)

Llanfair

Old Beaupre Castle **ST 009 720**

Llandough Castle, Remains of Hall **SS 995 730**

Llangan

Medieval Cross in Churchyard **SS 957 778**

Llangan Celtic Cross **SS 957 778**

Cross in Mary's Churchyard **SS 958 793**

Ringwork & Bailey at Gelligarn **SS 960 787**

Llanmaes

Domen Fawr Round Barrows **SS 985 710**

Llantwit Major

Castle Ditches Camp **SS 960 674**

Caermead Roman Site **SS 958 699**

Summerhouse Camp **SS 994 665**

Bedford Castle **SS 980 693**

Llantwit Major Castle **SS 966 690**

Llantwit Major Dovecot **SS 965 686**

Llantwit Major Gatehouse **SS 965 686**

Llantwit Major Monastic Settlement (Site of) **SS 965 686**

Morfa House Round Barrow **SS 959 701**

Boverton Place **SS 983 684**

The Chantry House **SS 966 687**

Michaelston

Leckwith Bridge **ST 159 752**

Caerau Camp **ST 134 750**

Cwm George Camp **ST 148 722**

Tyn y Coed Earthwork **ST 149 720**

Penarth

Penarth Churchyard Cross ST 181 713
(Now in Penarth Church)

Pendoylan

Two Cooking Mounds E of Ty'n-y-Pwll ST 071 756 / ST 070 756
Felin Isaf Castle Mound ST 060 792

Penllyn

Ystradowen Castle Mound ST 011 776

Peterston-super-Ely

Remains of Peterston Castle ST 084 764

Rhose

The Bulwarks Camp ST 081 663
Penmark Castle ST 059 689
Early Cement Works, Aberthaw ST 038 661

St. Athan

East Orchard Manor House ST 029 680
West Orchard Manor House ST 007 681
West Aberthaw Medieval Site ST 024 667
Flemingston Deserted Village ST 025 698
Deserted Medieval Village NE of Rock Farm ST 020 681

St Bride's Major

Ogmore Castle SS 882 775
St Bride's Major Churchyard Cross SS 894 750
Ogmore Stepping Stones SS 882 769
Stepsau Duon SS 909 757
Heol y Mynydd Round Barrow SS 884 751
Croes Antoni SS 893 752
Dunraven Castle Hillfort SS 887 727
Promontory Fort on Fleming's Down SS 889 768

St Donats

Nash Point Camp	SS 915 684
Round Barrows South of Monkton	SS 932 706
Round Barrows W of Cant-Erw	SS 935 713
(also recorded under Llandow)	
Nash Point Round Barrows	SS 914 692 / SS 914 693
Tithe Barn, Dovecot	SS 918 707
& Remains of Other Buildings	
Croes Heol y Splott Round Barrow	SS 947 706
Round Barrow NE of Church Farm	SS 922 707
St Donat's Churchyard Cross	SS 933 680
Area of Shrunk Medieval Village	SS 926 694

St Georges-super-Ely

St-y-Nyll Round Barrow	ST 101 783
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St Nicholas and Bonvilston

Tinkinswood Burial Chamber	ST 092 733
Doghill Moated Site, Dyffryn	ST 092 719
Y Gaer	ST 063 747
Cottrell Ringwork	ST 084 747
Coed-y-Cwm Chambered Cairn	ST 081 738
Coed y Cwm Ringwork	ST 083 737
Cottrell Castle Mound	ST 081 745

Sully

Sully Island "Danish" Fort	ST 169 670
Middleton Moated Sites	ST 150 686
Anti-aircraft Battery West of Lavernock Point	ST 180 679

Welsh St Donats

Maes-y-Hwyaid Round Barrow	ST 036 750
Two Round Barrows, 300m North of Tair Onnen	ST 041 749 / ST 042 749
Castell Tal-y-Fan	ST 021 772

Wenvoe

St Lythan's Burial Chamber	ST 100 722
Greave Round Barrow	ST 125 732 / ST 125 733
Roman Site,	ST 081 713
340m SE of Whitton Crossroads	

Wick

Buarth-Mawr Barn	SS 922 722
Rhyle Round Barrow	SS 916 726
Cwm Bach Camps	SS 897 716

Reason

The proposed modification provides further factual information to the Plan.



PROPOSALS MAP MODIFICATION

MOD N001

REC 3.27

Reason The proposed modification is made in order to ensure clear and consistent policy guidance within the Plan, to accord with national planning guidance and for the reasons set out by the Inspector.

MOD N002

REC 4.18

Reason In the context of the Council's acceptance of the Inspector's REC 1.8, the Council has reviewed the Inspector's deliberations with regard to this matter and accepts his reasoning. It is considered that the allocation of the land at the South Quay Area of Dock No.1 will assist in satisfying the housing requirements during the Plan period.

MOD N003

REC 4.18

Reason The proposed modification is made in order to ensure continuity within the Plan.

MOD N004

REC 4.22

Reason For the reasons set out by the Inspector the proposed modifications are made in order to provide certainty about constraints to development and to ensure clear and consistent guidance within the Plan.

MOD N005A / N005B

REC 4.29

Reason

In the context of the Council's acceptance of the Inspector's REC 1.8, the Council has reviewed the Inspector's deliberations with regard to this matter and accepts his reasoning. It is considered that the allocation of the land at the White Farm site will assist in satisfying the housing requirements during the Plan period. MOD N005A refers to housing and MOD N005B refers to informal open space

MOD N006

REC 4.32

Reason

For the reasons set out by the Inspector the Council has decided to modify the Plan by amending the residential settlement boundary of Barry in accordance with the Inspector's recommendations.

MOD N007

REC 4.33

Reason

For the reasons set out by the Inspector the Council has decided to modify the Plan by amending the residential settlement boundary of Barry in accordance with the Inspector's recommendations.

MOD N008

REC 4.35

Reason

In the context of the Council's acceptance of the Inspector's REC 1.8, the Council has reviewed the Inspector's deliberations with regard to this matter and accepts his reasoning. It is considered that the allocation of the land at Palmersvale Business Centre will assist in satisfying the housing requirements during the Plan period.

MOD N009

REC 4.51

Reason

For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of Dinas Powys in accordance with the Inspector's recommendation.

MOD N010

REC 4.55

Reason

For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of Dinas Powys in accordance with the Inspector's recommendation.

MOD N011

REC 5.10

Reason

In the context of the Council's acceptance of the Inspector's REC 1.8, the Council has reviewed the Inspector's deliberations with regard to this matter and accepts his reasoning. It is considered that the allocation of the land at Pencoedre will assist in satisfying the housing requirements during the Plan period. In view of the potential woodland/conservation value of the site, the Council considers that prior to a final decision being taken on the exact amount of housing/employment land this site can contribute, a detailed woodland management plan must be prepared.

MOD N012

REC 5.14 / PCN 007

Reason

The proposed modification is made to ensure clear and consistent policy guidance within the Plan and for the reasons set out by the Inspector.

MOD N013

REC 6.3 / PCN 005

Reason

The proposed modification is made to display factual information in respect of the Wenvoe section of the Airport Access Road that assists in the clarification of policy TRAN 1 and for the reasons set out by the Inspector.

MOD N014

REC 6.13 / PCN 002 /
FPCN 002

Reason

The proposed modifications are made to confirm the Council's commitment and priorities in developing a range of routes and facilities for cycling and for the reasons set out by the Inspector. The modification accords with the aspirations and objectives of the Vale of Glamorgan Cycling Strategy.

MOD N015

REC 6.13 / REC
8.12 / PCI 018 / PCN
008 / FPCN 001

Reason

The proposed modifications are made to confirm the Council's commitment and priorities in developing a range of routes and facilities for cycling and for the reasons set out by the Inspector. The modification accords with the aspirations and objectives of the Vale of Glamorgan Cycling Strategy.

MOD N016

PCN 001

Reason

The proposed modification is made in order to ensure continuity within the Plan.

MOD N017

PCN 006

Reason

The proposed modification is made in order to ensure continuity within the Plan.

MOD N018

REC 9.21 / PCN 018

Reason

The proposed modification is made in order to ensure clear and consistent policy guidance within the Plan and to ensure that no ambiguity exists about the operational status of either Argoed Isha quarry or St.Andrews quarry and for the reasons set out by the Inspector.

MOD N019

REC 3.6 / PCN 009

Reason

For the reasons set out by the Inspector the Council has decided to modify the Plan by amending the residential settlement boundary of St.Nicholas in accordance with the Inspector's recommendations.

MOD N020

REC 4.63

Reason

In the context of the Council's acceptance of the Inspector's REC 1.8, the Council has reviewed the Inspector's deliberations with regard to this matter and accepts his reasoning. It is considered that the allocation of the land at Llandough Fields site will assist in satisfying the housing requirements during the Plan period.

MOD N021

REC 5.7

Reason

The proposed modification corrects a factual inaccuracy within the Plan.

MOD N022

REC 9.7 / FPCJ 001

Reason

The proposed modification allocates the land south of Cwm Slade & Wenvoe quarry in order to ensure that adequate limestone reserves are protected from development during the Plan period and for the reasons set out by the Inspector.

MOD N023

PCN 010

Reason

The proposed modification is made in order to ensure that the sensitive nature of the site in the landscape is maintained and to prevent urban coalescence between Culverhouse Cross, Twyn Yr Odyn,, The Downs and Wenvoe. This modification is accordance with current guidance contained within Planning Policy Wales 2002.

MOD N024

PCN 011

Reason

The Council agrees with the Inspector's assessment that the site is no longer required for media or general employment use and that, having regard to the sensitive nature of the site in the landscape and the overriding need to protect the openness of the area, its allocation is not justified.

MOD N025

REC 3.24

Reason

In the light of the Inspector's recommendations the Council has undertaken a further assessment of the Barry, Rhose and St.Athan areas and concluded that in order to protect the open nature of the land and avoid coalescence the designation of the Green Wedge is required. This approach accords with guidance contained within Planning Policy Wales 2002.

MOD N026

REC 4.28

Reason

The Council concurs with the reasoning and the views expressed by the Inspector in his assessment of this site. Development of this site would result in the loss of countryside and be subject to uncertainty due to the sewage / drainage problems.

MOD N027

REC 4.56

Reason

For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of East Aberthaw in accordance with the Inspector's recommendation.

MOD N028

REC 4.58

Reason

For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of Llanbethery in accordance with the Inspector's recommendation.

MOD N029

REC 4.66 / REC
4.67 / REC 4.68

Reason

In the light of the Inspector's comments in respect of Llanmaes, the Council has reviewed its assessment of the village and considers it capable of assimilating small-scale development. It should therefore be included as a HOUS 2 settlement.

MOD N030

REC 4.70A

Reason

For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of Boverton in accordance with the Inspector's recommendation.

MOD N031

REC 4.78 / PCN 012

Reason

The proposed modification is made in order to ensure the factual accuracy of the Plan.

MOD N032

REC 4.79

Reason

In the context of the Council's acceptance of the Inspector's REC 1.8, the Council has reviewed the Inspector's deliberations with regard to this matter and accepts his reasoning. It is considered that the allocation of the land to the north of the railway line will assist in satisfying the housing requirements during the Plan period.

MOD N033

Officer / Member
Group

Reason

The proposed modification is made in order to accord with the existing outline consent.

MOD N034

REC 4.87

Reason

For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of Eglwys Brewis in accordance with the Inspector's recommendation.

MOD N035

REC 4.88

Reason

For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of St.Athan in accordance with the Inspector's recommendation.

MOD N036

PCN 013

Reason

The proposed modification is made in order to accord with an existing planning consent.

MOD N037

PCN 014

Reason

The proposed modification corrects a factual inaccuracy within the Plan.

MOD N038

PCN 015

Reason

The proposed modification is made to ensure the factual accuracy of the Plan and to correct an omission.

MOD N039

REC 4.47

Reason

For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of Llanblethian in accordance with the Inspector's recommendation.

MOD N040

REC 5.12

Reason

The proposed modification ensures clear and consistent policy guidance within the Plan and for the reasons set out by the Inspector.

MOD N041

REC 5.2 / PCN 016 /
PCF 001

Reason The Council accepts the Inspector's reasoning with regard to REC 5.2 and the proposed modification is made in order to ensure continuity within the Plan.

MOD N042

REC 9.8 / FPCJ 002

Reason The proposed modification is made in order to accord with the requirements of REC 9.07 in ensuring adequate limestone reserves. The modification is also made to ensure continuity within the Plan and for the reasons set out by the Inspector.

MOD N043

REC 9.21

Reason The proposed modification is made in order to ensure clear and consistent policy guidance within the Plan and to ensure that no ambiguity exists about the operational status of either Argoed Isha quarry or St.Andrews quarry and for the reasons set out by the Inspector.

MOD N044

REC 4.41

Reason For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of Broughton in accordance with the Inspector's recommendation.

MOD N045

REC 4.110

Reason For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of Wick in accordance with the Inspector's recommendation.

MOD N046

REC 4.43

Reason

For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of Corntown in accordance with the Inspector's recommendation.

MOD N047

REC 4.64

Reason

In the light of the Inspector's comments in respect of Llandow, the Council has reviewed its assessment of the village and considers it capable of assimilating small-scale development. It should therefore be included as a HOUS 2 settlement.

MOD N048

REC 4.84

Reason

For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of Southerndown in accordance with the Inspector's recommendation.

MOD N049

REC 4.85

Reason

For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of Southerndown in accordance with the Inspector's recommendation.

MOD N050

REC 4.90

Reason

For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of St. Brides Major in accordance with the Inspector's recommendation.

MOD N051

REC 4.91

Reason

For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of St. Brides Major in accordance with the Inspector's recommendation.

MOD N052

REC 4.100

Reason

For the reasons set out by the Inspector and the Council's acceptance of the Inspector's REC 3.10 the Council has decided to modify the Plan by amending the residential settlement boundary of Treoes in accordance with the Inspector's recommendation.

MOD N053

REC 9.2 / PCN 017

Reason

The proposed modification clarifies the operational status of Ewenny quarry resulting from REC 9.1 / REC 9.2 and identifies an appropriate minerals buffer zone for inclusion within the Plan.

MOD N054

REC 4.38

Reason

The proposed modification is made in order to ensure clear and consistent policy guidance within the Plan and for the reasons set out by the Inspector.

MOD N055

REC 4.7

Reason

The proposed modification is made in order to ensure the clarity and consistency of policy guidance within the Plan and for the reasons set out by the Inspector.

MOD N056

REC 9.21

Reason The proposed modification is made in order to ensure clear and consistent policy guidance within the Plan and to ensure that no ambiguity exists about the operational status of either Argoed Isha quarry or St. Andrews quarry and for the reasons set out by the Inspector.

MOD N057 - N110

REC 3.10

Reason In accordance with the Inspector's recommendation the Council has undertaken an assessment of all the settlements identified in the Inspector's modified HOUS2 (REC 3.7 refers) and proposes to amend the defined residential settlement boundaries to include the curtilages of the residential buildings within them.

MOD N111

REC 3.17

Reason The proposed modification is made as the Council has the benefit of a comprehensive Landscape Study utilising the LANDMAP methodology of landscape assessment enabling Special Landscape Areas to be defined and designated and for the reasons set out by the Inspector.

MOD N112

Update

Reason The proposed modification is made to provide a factual update to the Plan.

MOD N113

REC 4.63

Reason Consequential Amendment

MOD N114

REC 4.79

Reason Consequential Amendment

MOD N115

REC 4.44

Reason Consequential Amendment

MOD N116

REC 4.48

Reason In the context of the Council's acceptance of the inspector's REC 1.8, the Council has reviewed the Inspector's deliberations with regard to this matter and accepts his reasoning particularly with regard to the relationship of the site to the existing settlement of Cowbridge. It is considered that the development of land to the north of the Town Hall, Cowbridge will assist in satisfying the housing requirement during the Plan period. However, having undertaken a search sequence and re-calculated the housing supply for the Plan, the Council considers there is no need to specifically allocate any additional land for housing in Cowbridge over and above the sites at River Walk and The Limes. However, as stated above the Council supports the Inspector's conclusions in respect of the inclusion of this land within the settlement boundary as it would provide a more logical settlement boundary for the town of Cowbridge. In addition the potential future development/management of the site could count as contributing to windfall development during the Plan period.

MODN117

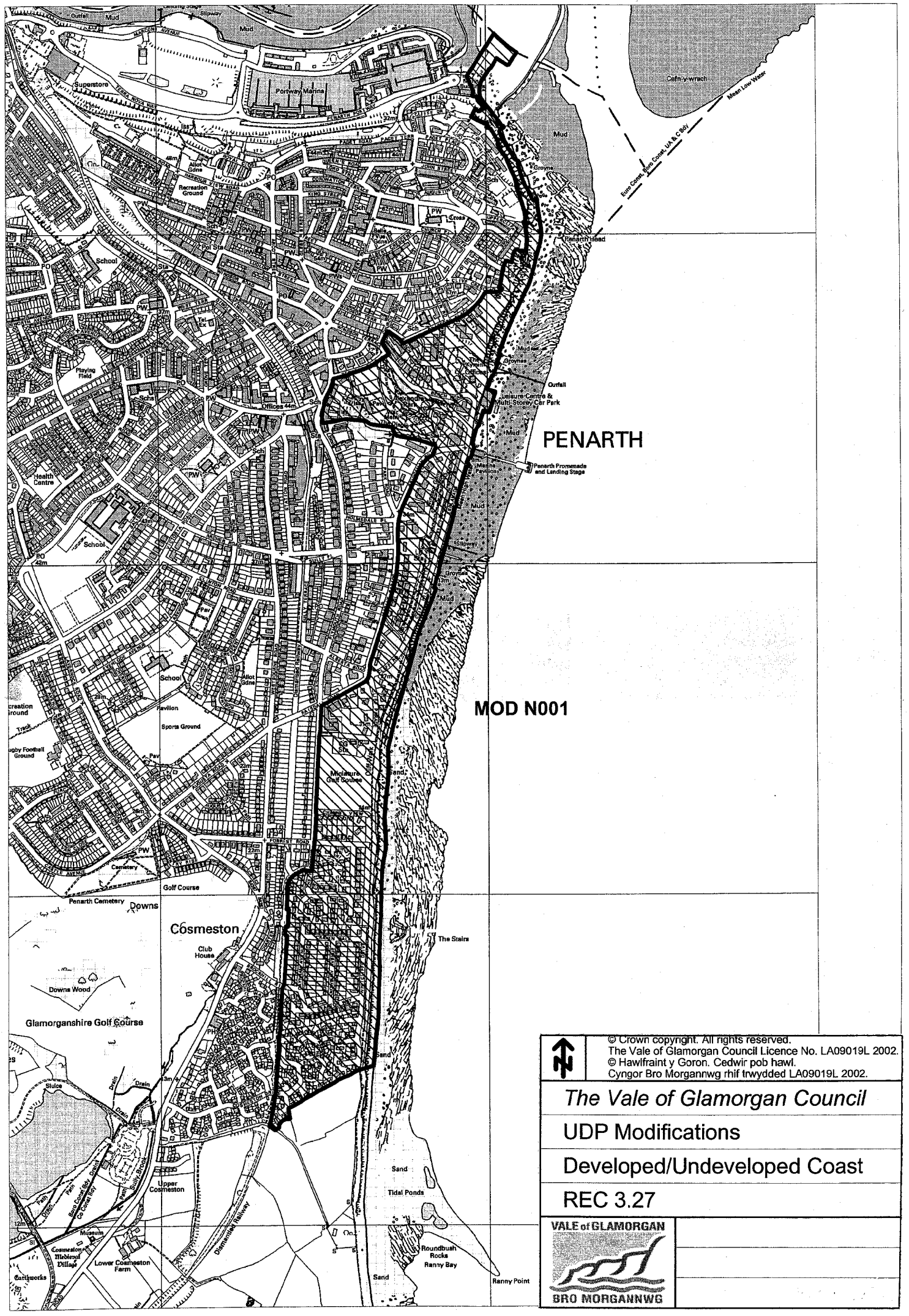
Update

Reason The proposed modification is made to provide a factual update to the Plan.

MOD N118

Update


Reason The proposed modification is made to provide a factual update to the Plan.



PENARTH

MOD N001

Cosmeston


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UDP Modifications

Developed/Undeveloped Coast

REC 3.27



RHOOSE C

Bullhouse Well Issues

Issues

Lower Porthkerry Farm

Upper Porthkerry Farm

Lower Porthkerry Farm

Fire Station

Sports Ground

Allot Gdns

64m

64m

MOD N001

Rhoose (Y Rhws)

Porthkerry Caravan Park

Quarry (disused)

The Dams

Dams Bay

Rhoose Point



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UDP Modifications

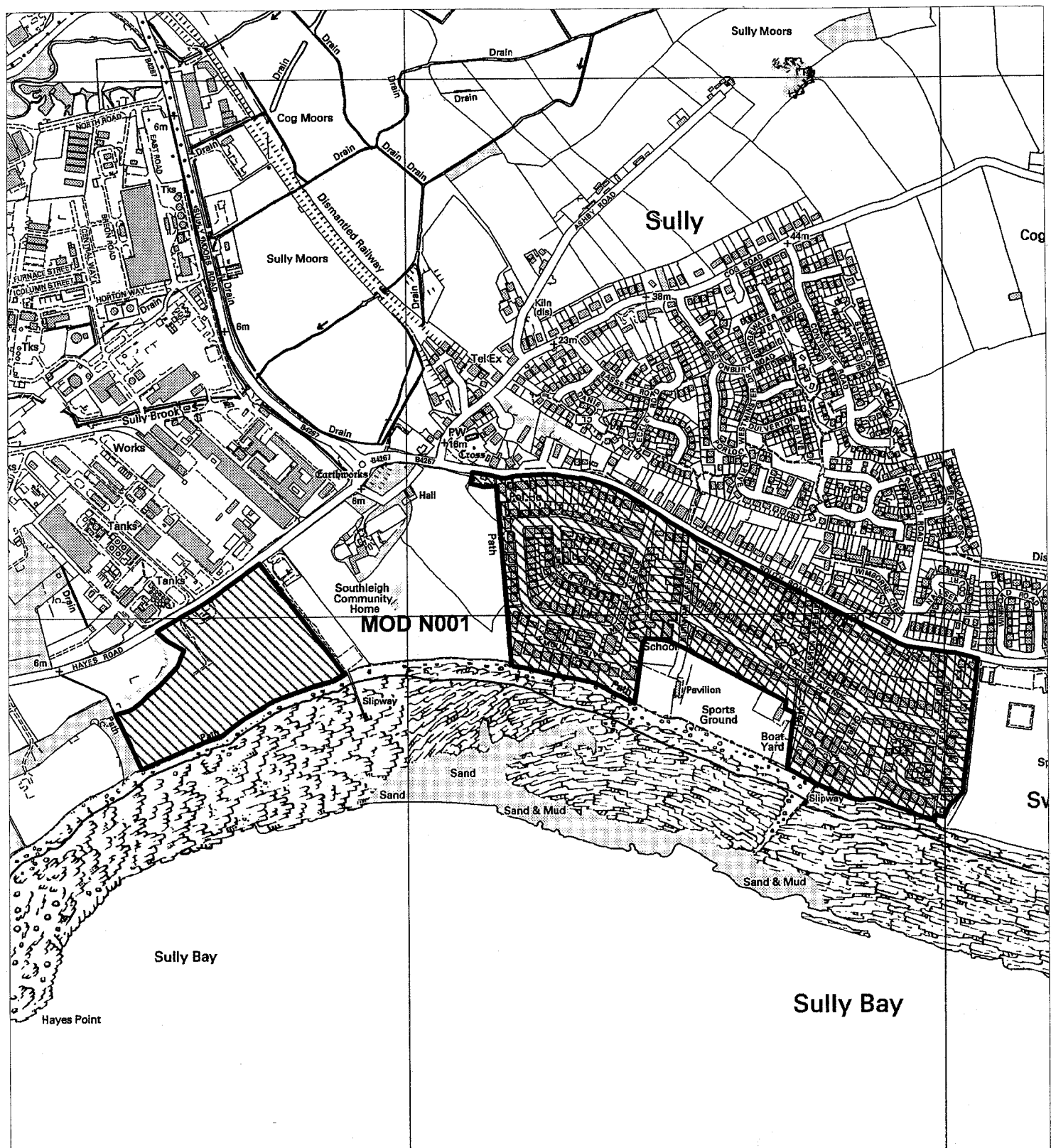
Developed/Undeveloped Coast

REC 3.27 / REC 4.81

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BRO MORGANNWG



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UDP Modifications

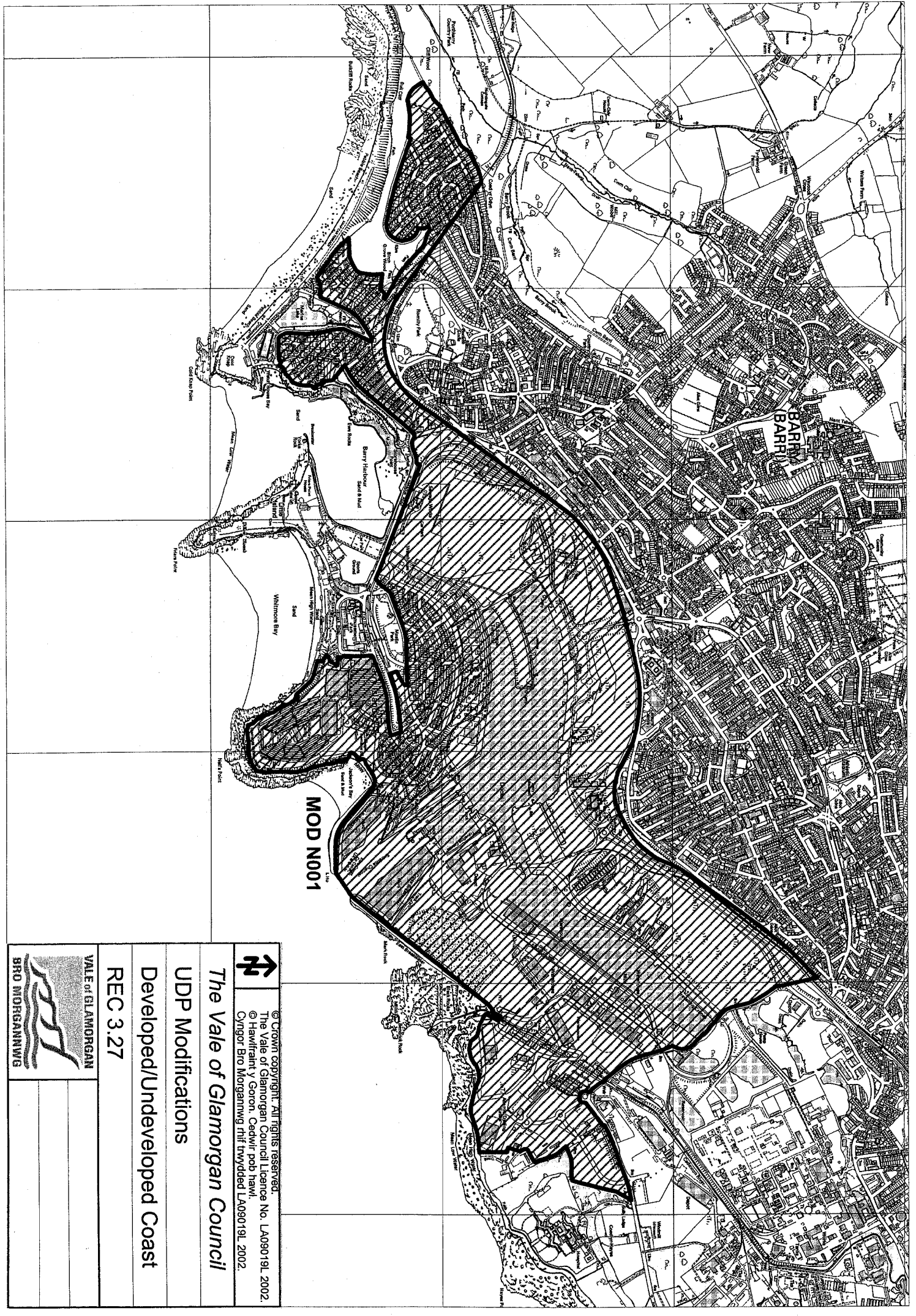
Developed / Undeveloped Coast

REC 3.27

VALE of GLAMORGAN



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UDP Modifications

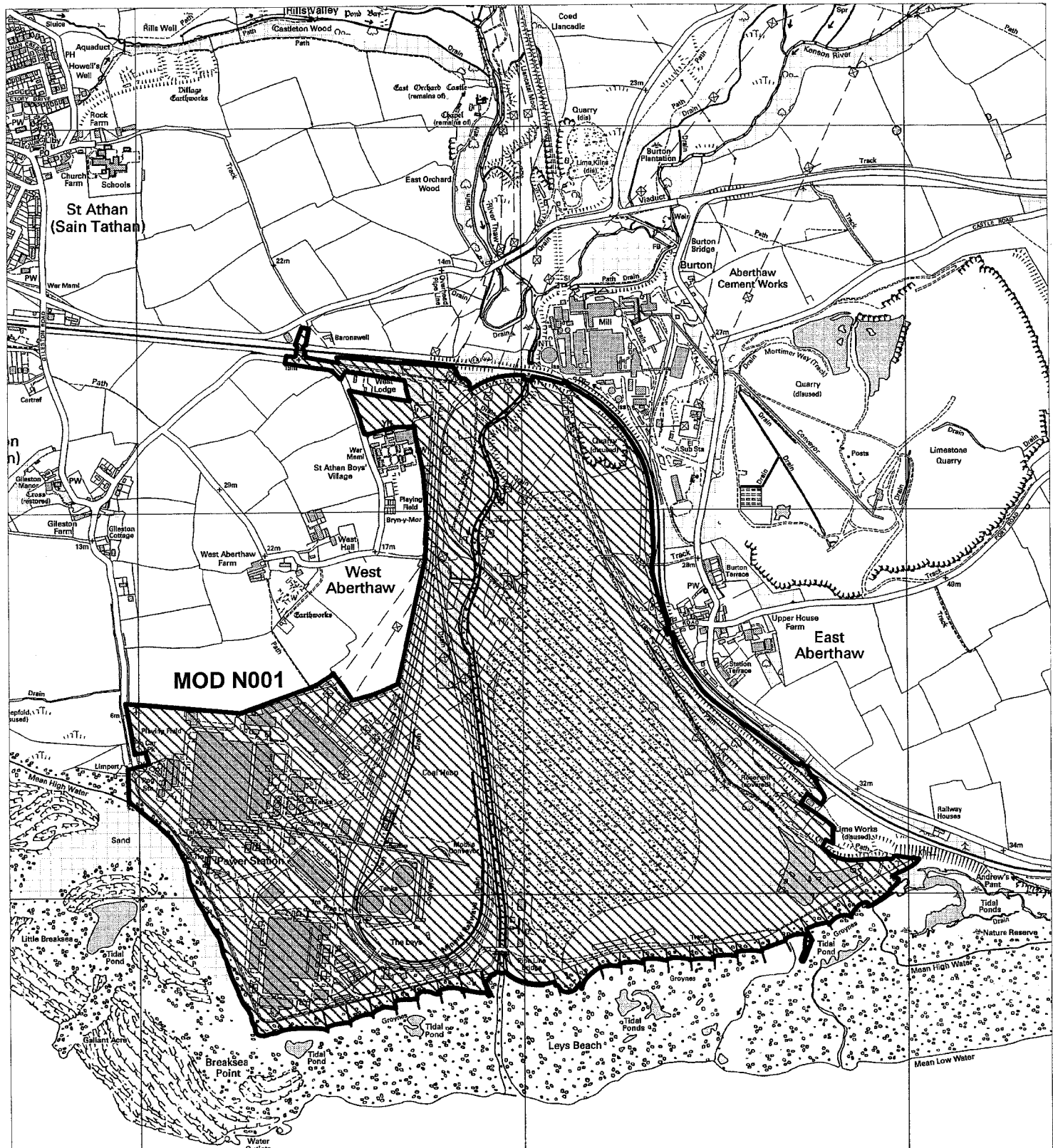
Developed/Undeveloped Coast

REC 3.27


VALE OF GLAMORGAN



BRO MORGANNWG



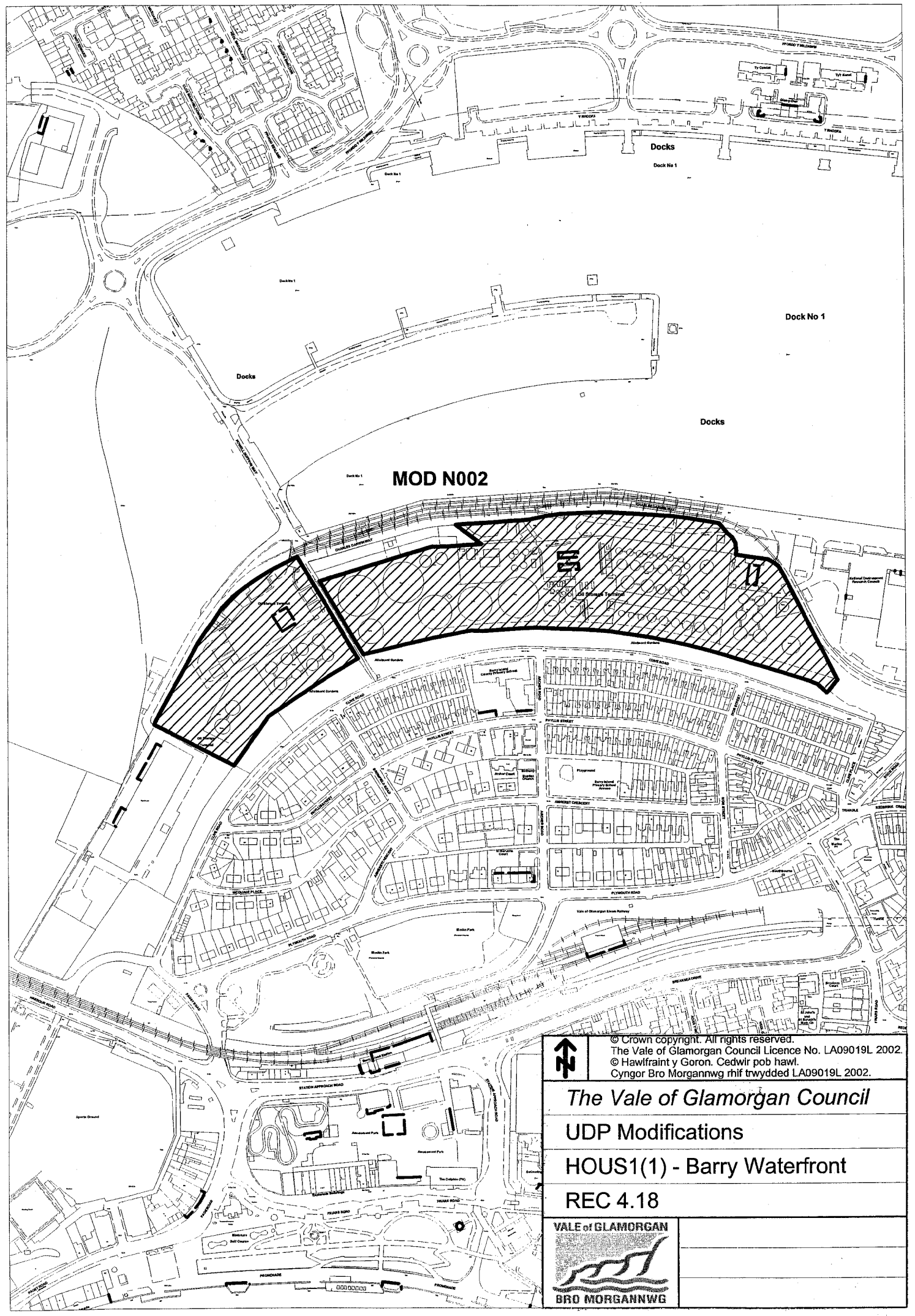
MOD N001


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The Vale of Glamorgan Council
UDP Modifications
Developed/Undeveloped Coast
REC 3.27



Calsson



MOD N002



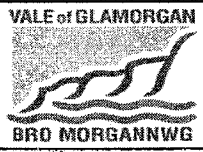
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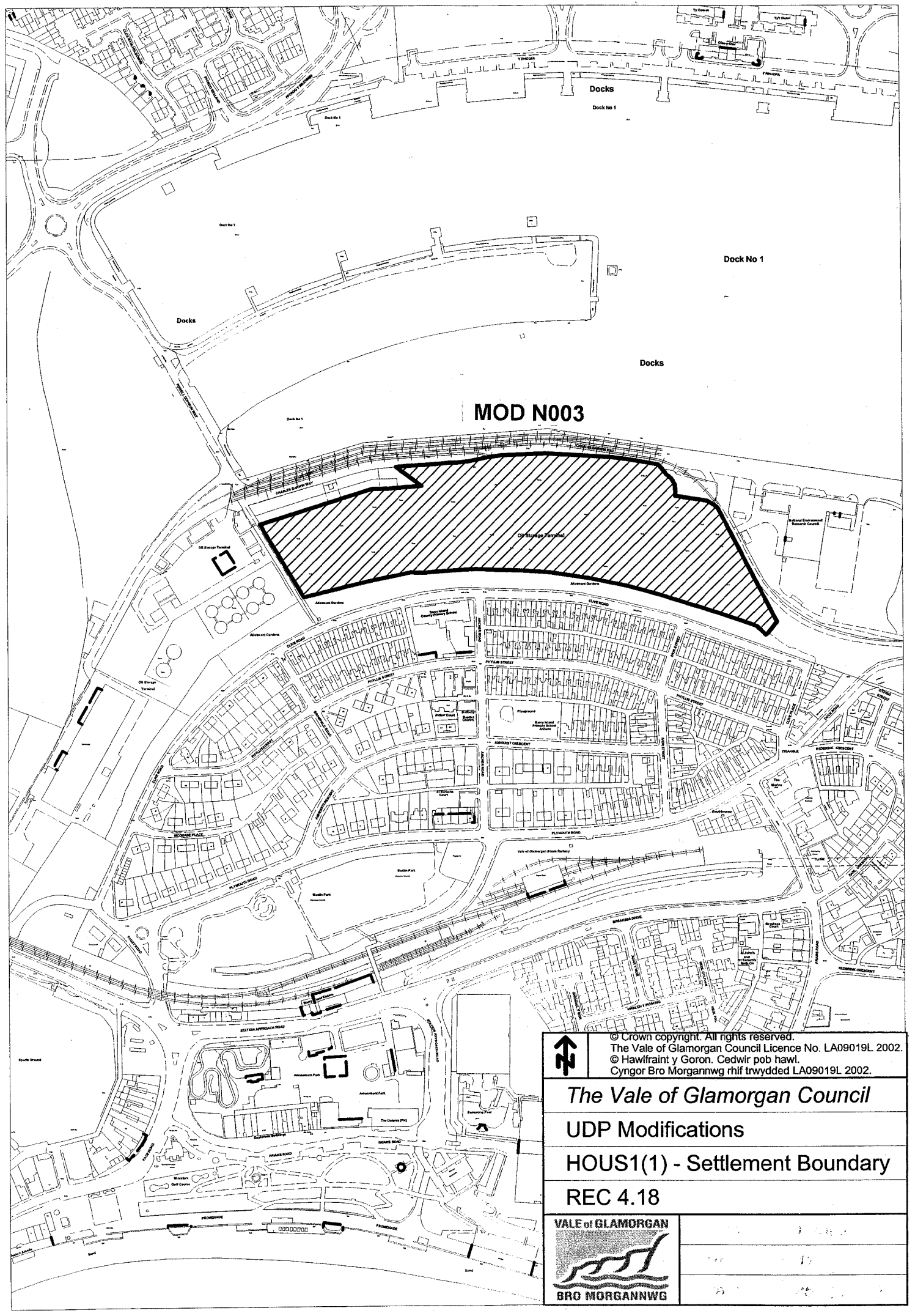
The Vale of Glamorgan Council

UDP Modifications


HOUS1(1) - Barry Waterfront

REC 4.18





MOD N003

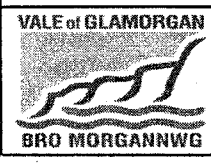

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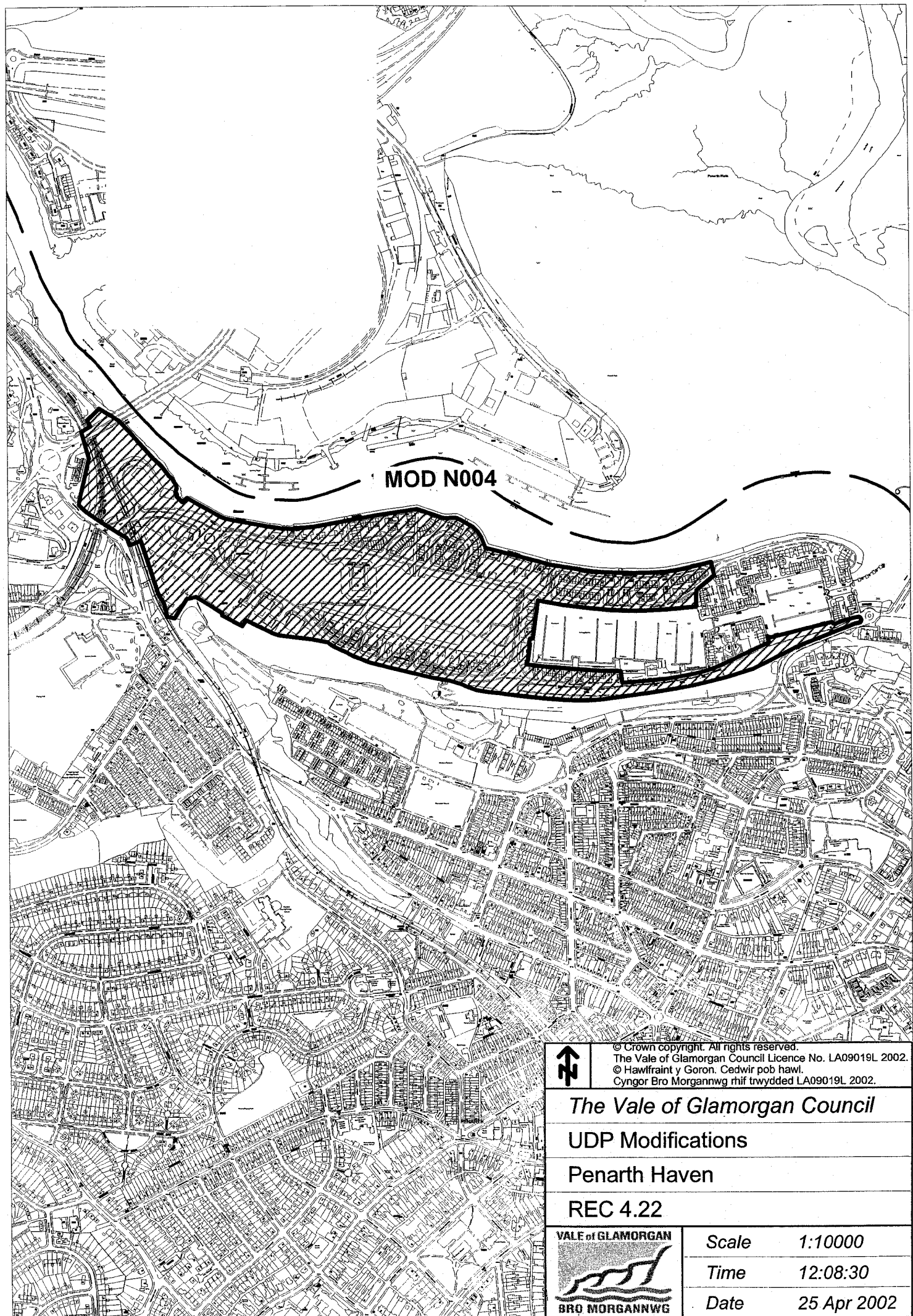
The Vale of Glamorgan Council

UDP Modifications

HOUS1(1) - Settlement Boundary

REC 4.18





MOD N004



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UDP Modifications

Penarth Haven

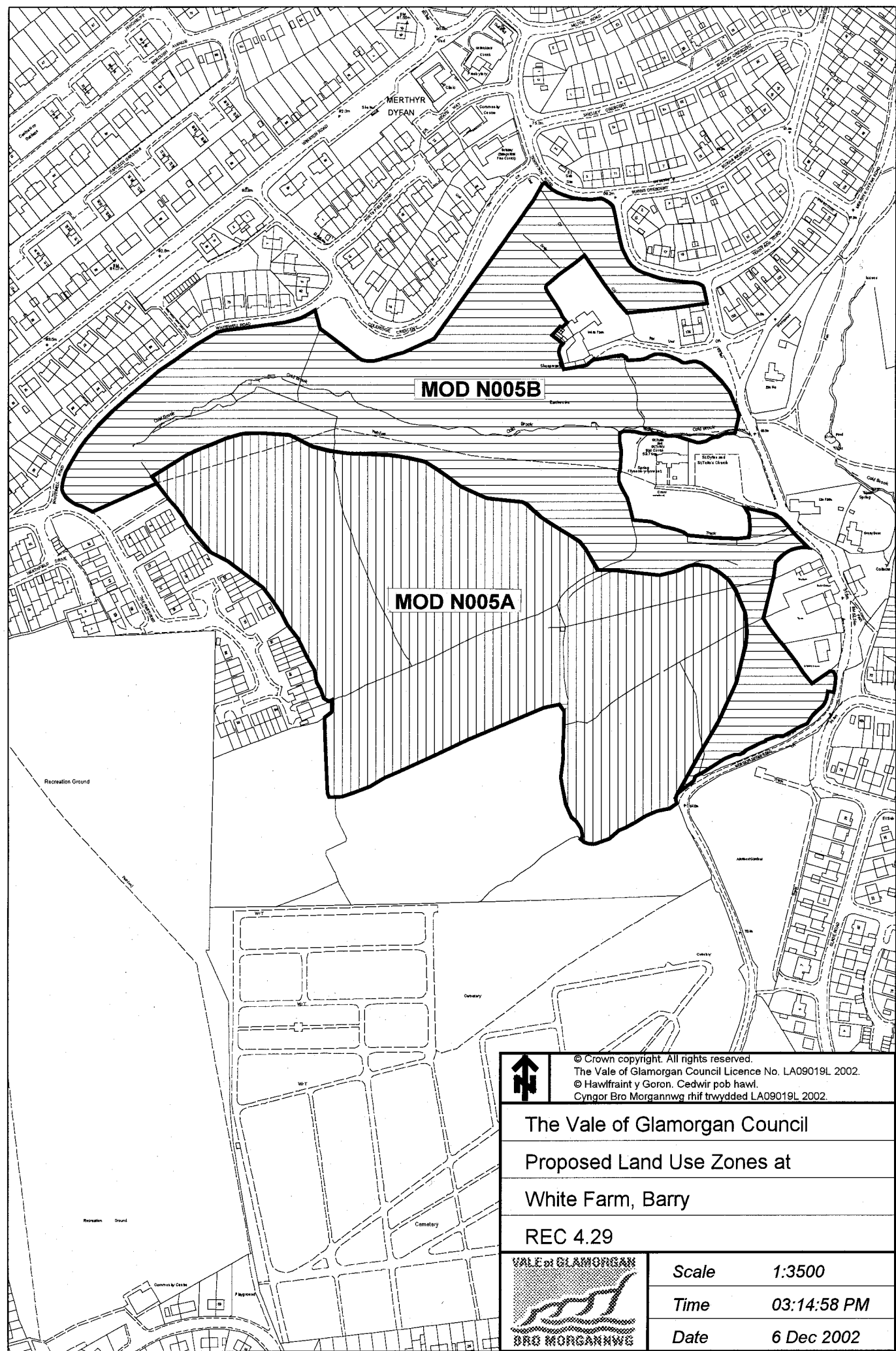
REC 4.22



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Time 12:08:30

Date 25 Apr 2002



MOD N005B

MOD N005A



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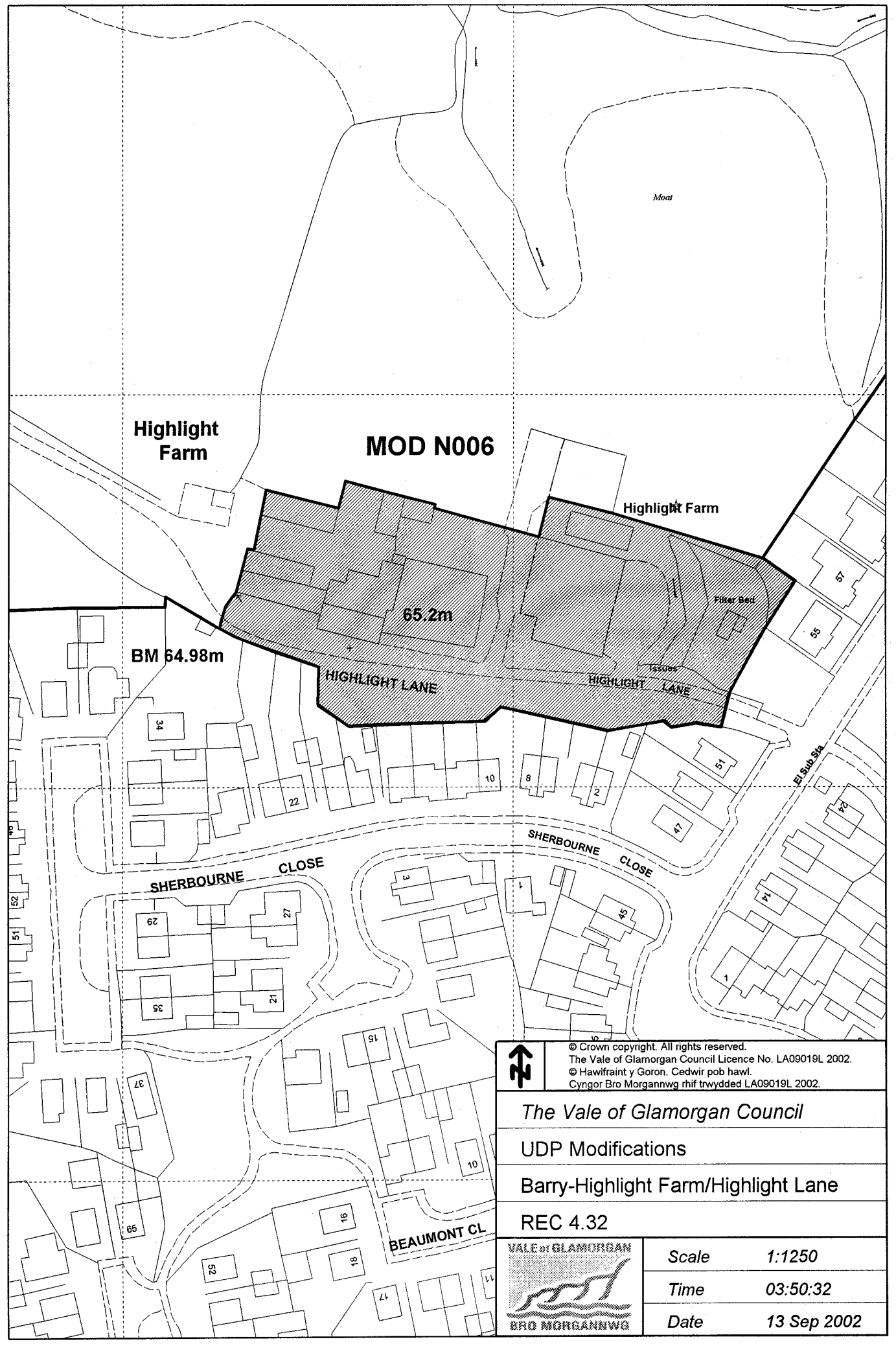
Proposed Land Use Zones at


White Farm, Barry

REC 4.29




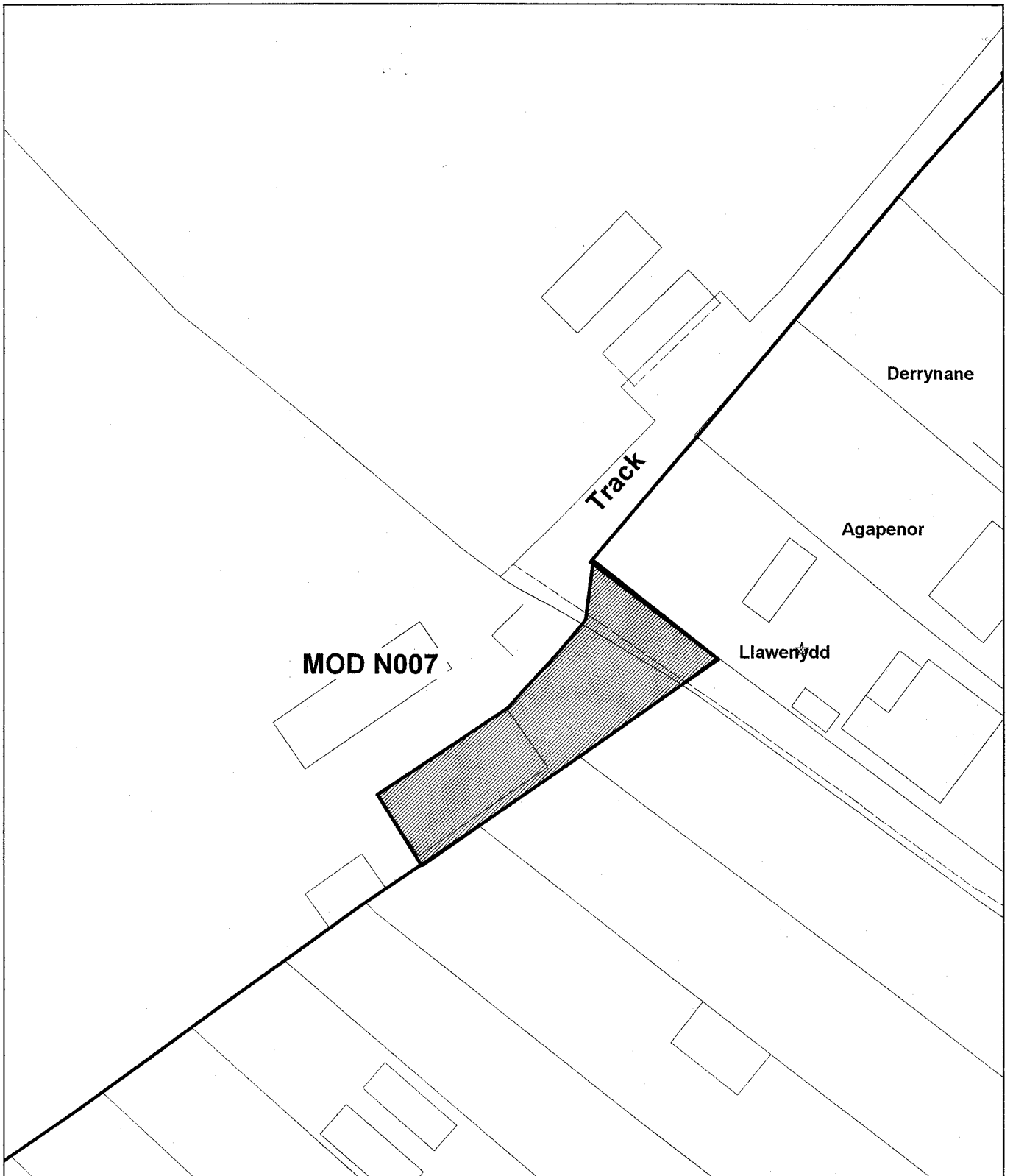
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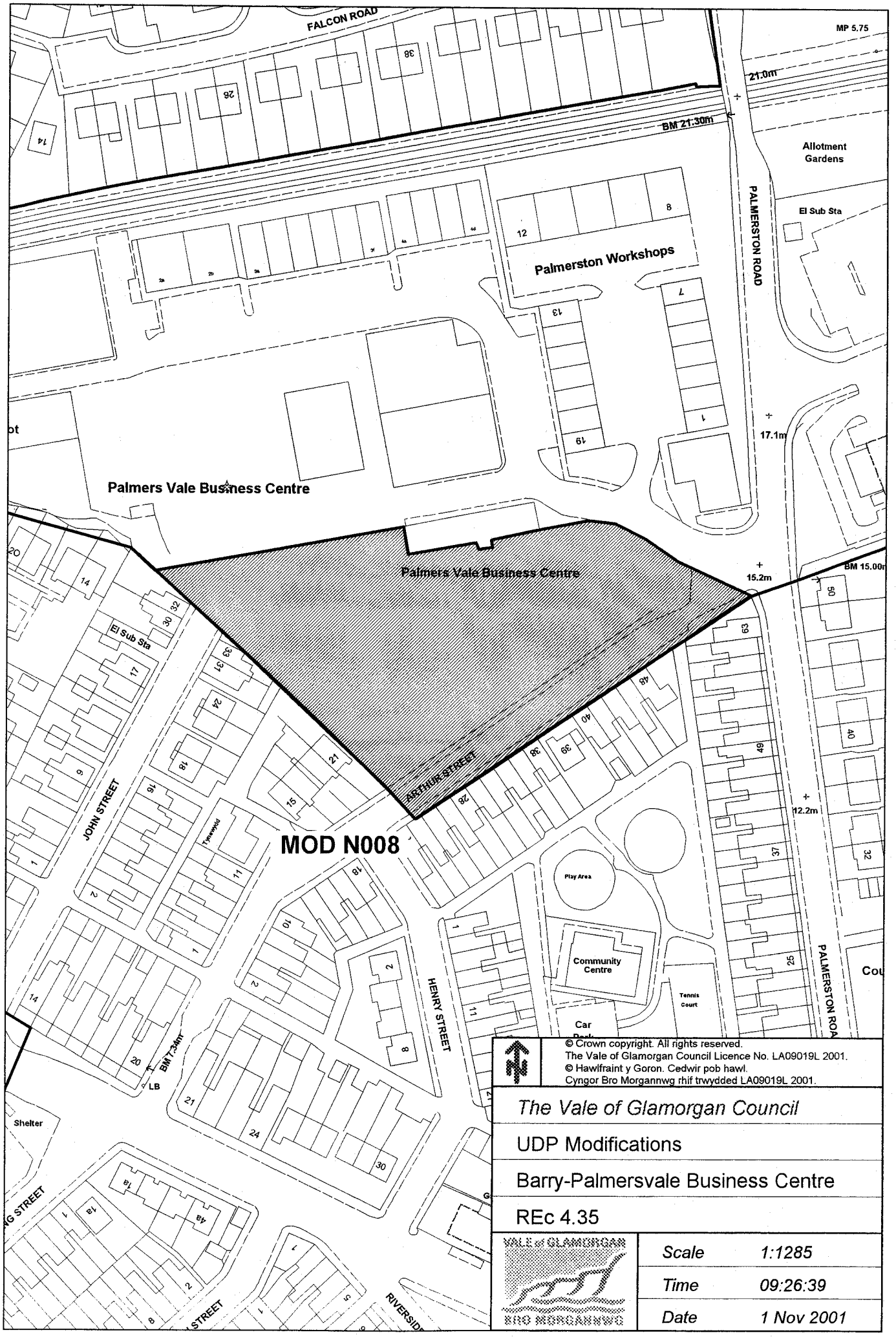

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The Vale of Glamorgan Council
 UDP Modifications
 Barry-Highlight Farm/Highlight Lane
 REC 4.32

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	Date	13 Sep 2002

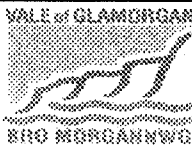


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	<i>The Vale of Glamorgan Council</i>	
	UDP Modifications	
	Barry - North of Pleasant View	
REC 4.33		
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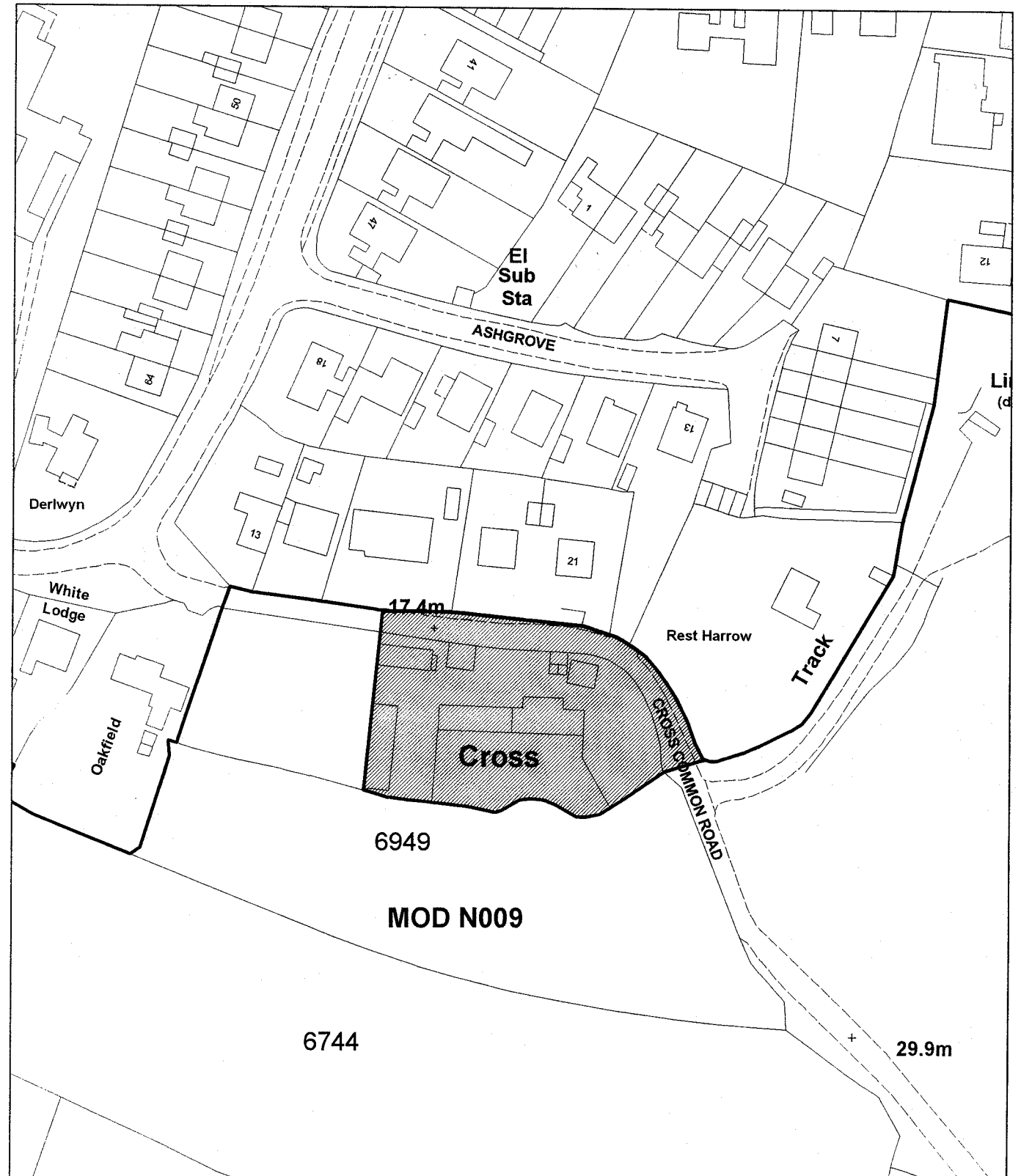


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The Vale of Glamorgan Council
 UDP Modifications
 Barry-Palmersvale Business Centre
 REc 4.35

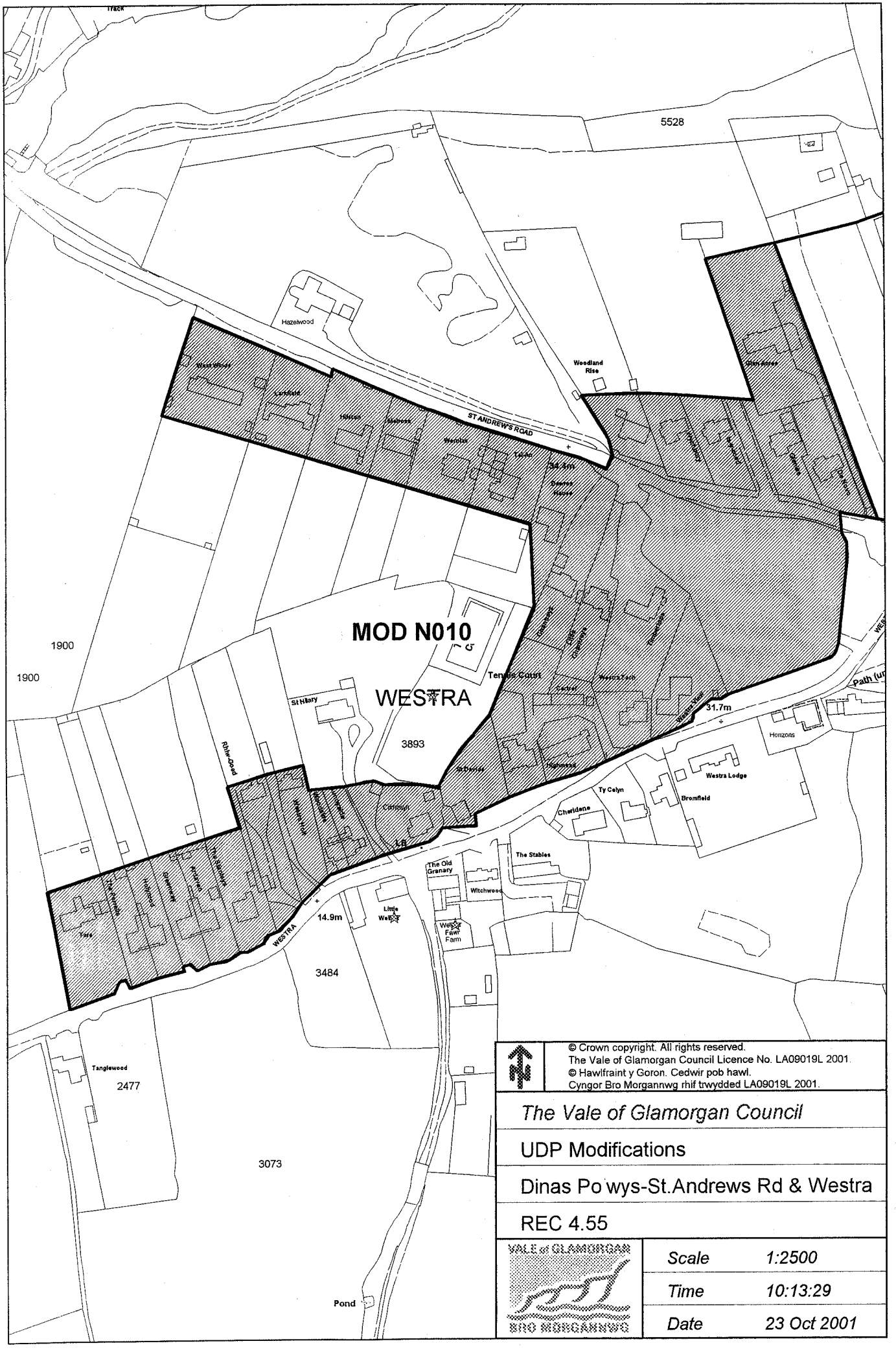


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Date	1 Nov 2001



Shortlands Wood

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	<i>The Vale of Glamorgan Council</i>	
UDP Modifications		
Dinas Powys - Cross Common		
REC 4.51		
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MOD N010

WESTRA



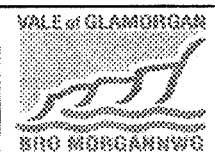
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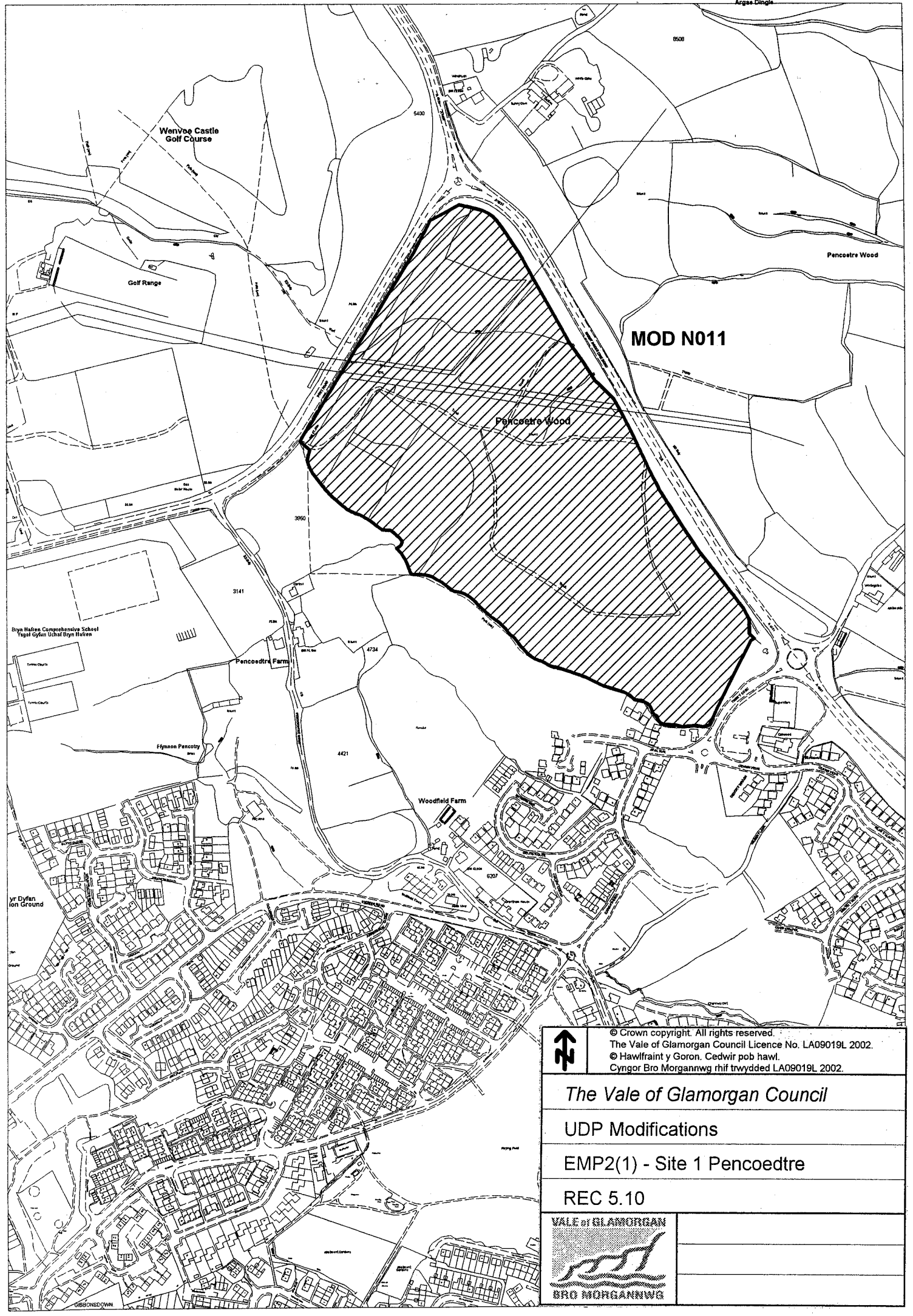
UDP Modifications

Dinas Po wys-St.Andrews Rd & Westra

REC 4.55



Scale	1:2500
Time	10:13:29
Date	23 Oct 2001



MOD N011

Pencoedre Wood

Pencoedre Farm

Woodfield Farm

Bryn Hafren Comprehensive School
Ysgol Gyfun Uchaf Bryn Hafren

Yr Dyfan
Ion Ground



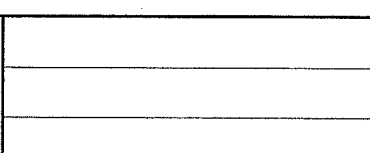
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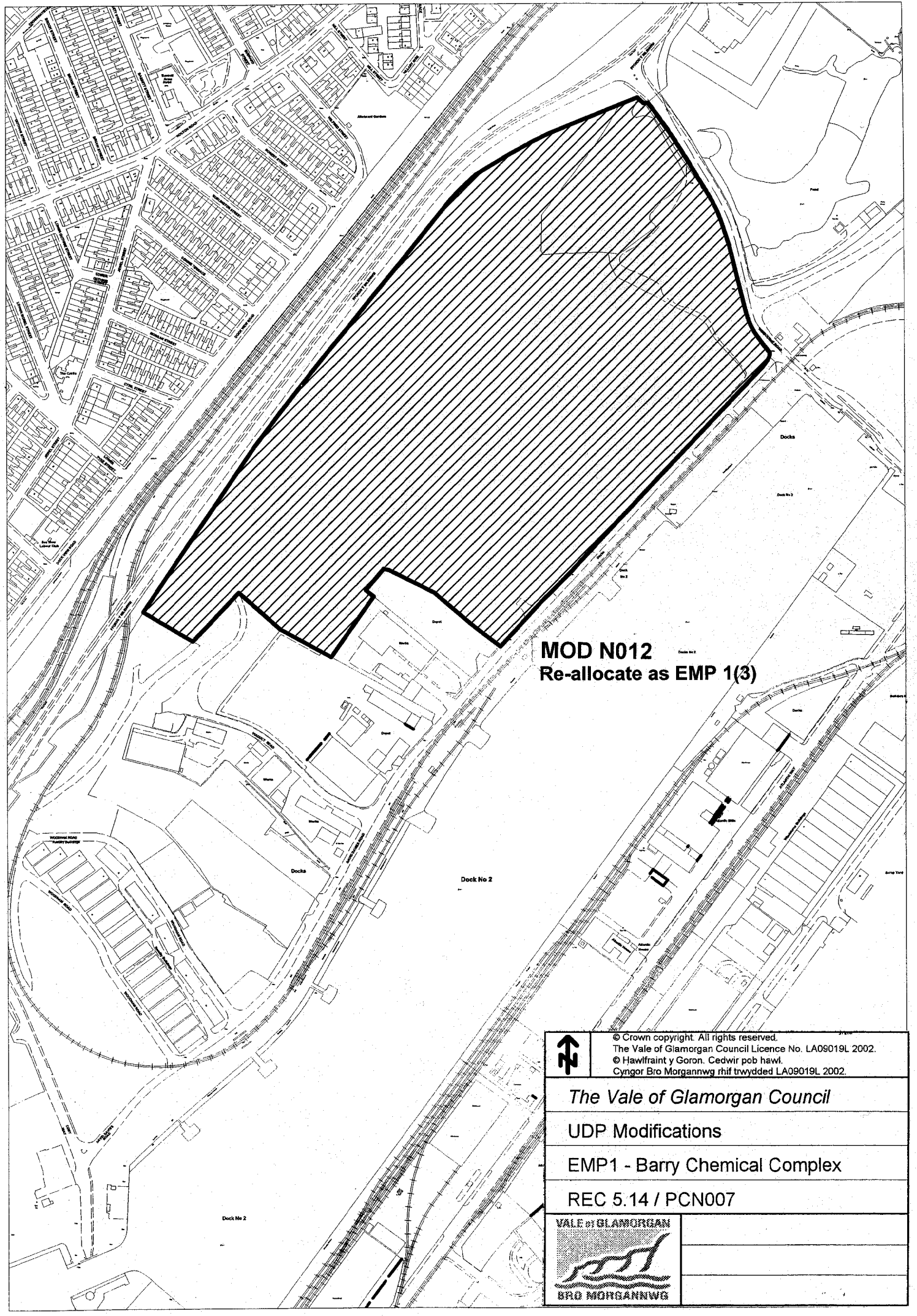
The Vale of Glamorgan Council

UDP Modifications

EMP2(1) - Site 1 Pencoedre

REC 5.10





MOD N012
Re-allocate as EMP 1(3)



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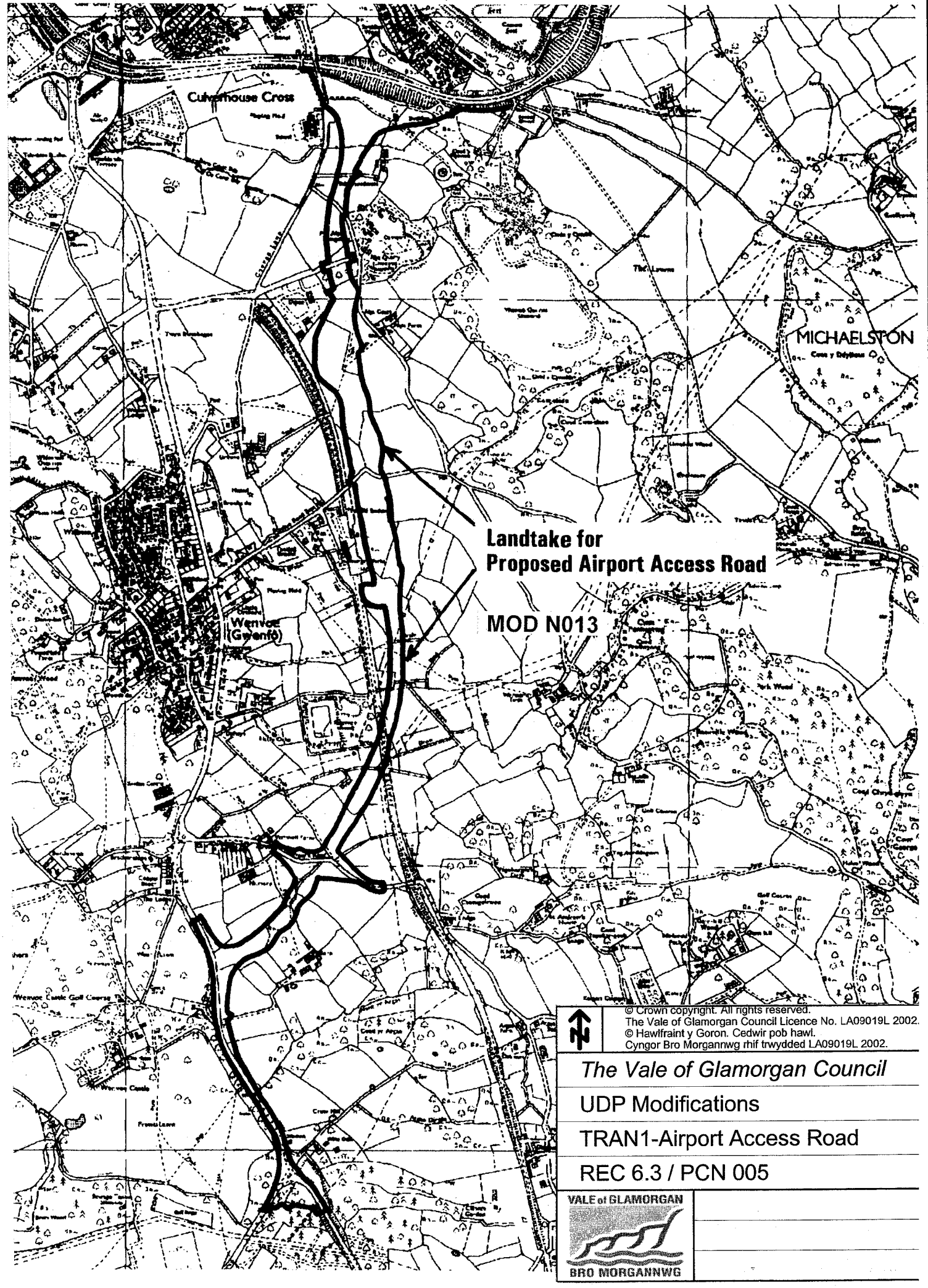
The Vale of Glamorgan Council

UDP Modifications

EMP1 - Barry Chemical Complex

REC 5.14 / PCN007





**Landtake for
Proposed Airport Access Road**

MOD N013



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UDP Modifications

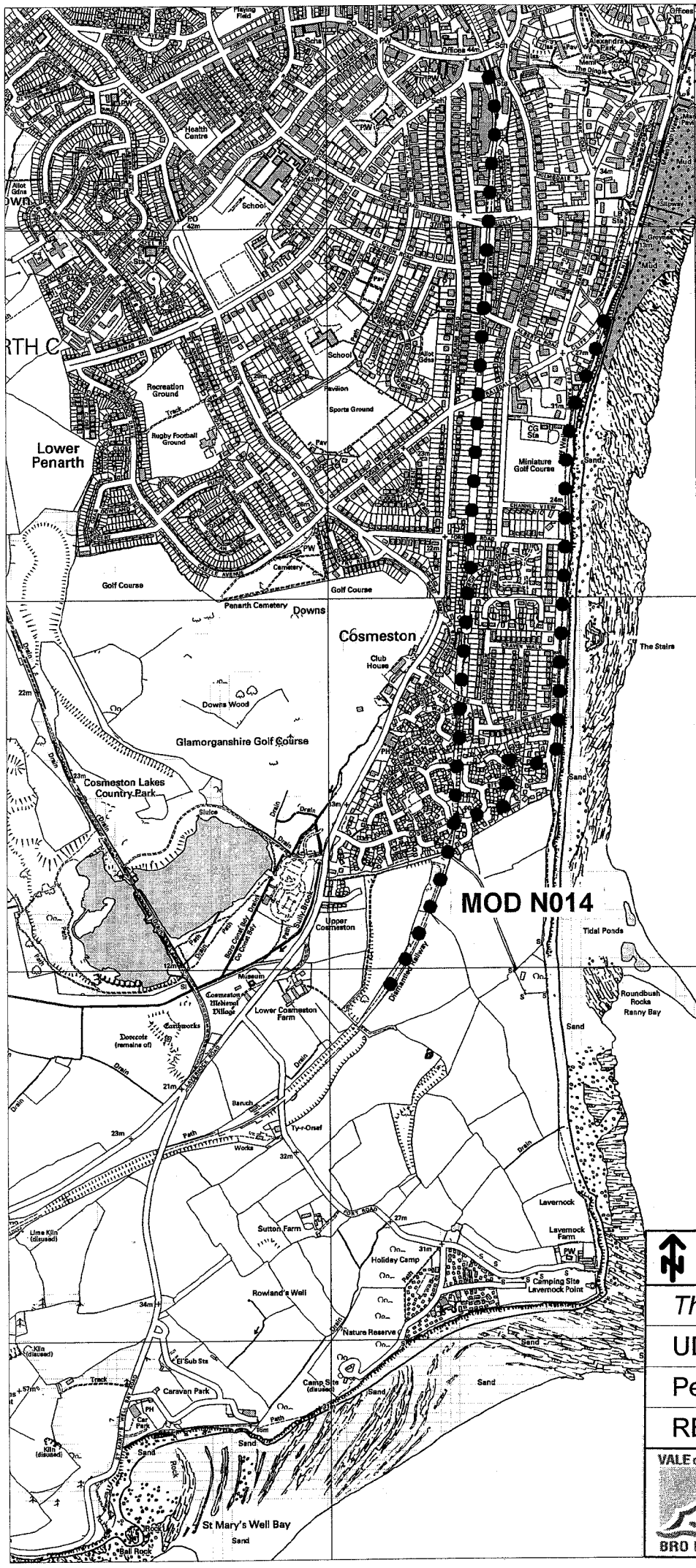
TRAN1-Airport Access Road

REC 6.3 / PCN 005

VALE of GLAMORGAN



BRO MORGANNWG



PENARTH

Outfall
Embarkment Centre & Youth Store/Car Park

Penarth Promenade and Landing Stage

Lower Penarth

Recreation Ground

Rugby Football Ground

Golf Course

Penarth Cemetery

Downs

Glamorganshire Golf Course

Cosmeston Lakes Country Park

Cosmeston

Club House

The Stairs

MOD N014

Tidal Ponds

Roundbush Rocks Ranny Bay

Ranny Point


Lavernock

Lavernock Farm

Rowland's Wall

Nature Reserve

St Mary's Well Bay

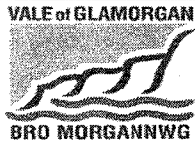

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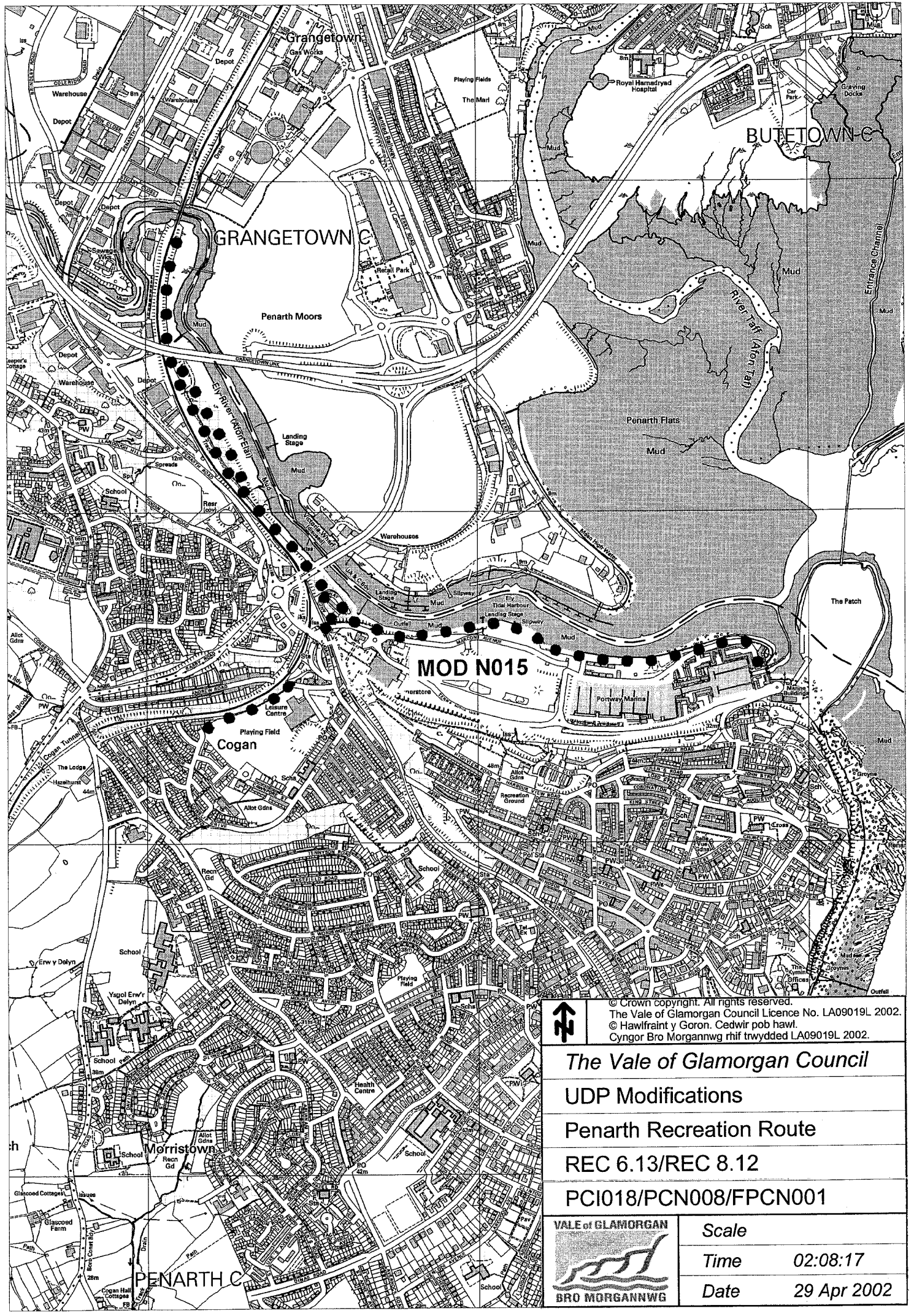
The Vale of Glamorgan Council

UDP Modifications

Penarth/Sully Recreation Route

REC 6.13/PCN002/FPCN002


VALE of GLAMORGAN
BRO MORGANNWG



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The Vale of Glamorgan Council
UDP Modifications
Penarth Recreation Route
REC 6.13/REC 8.12
PCI018/PCN008/FPCN001



Scale	
Time	02:08:17
Date	29 Apr 2002

UDP MODIFICATIONS

PROPOSED CHANGE PCN 001

TRAN 1(ii) is to be inserted on the Waterfront, Barry mixed use panel.

MOD N016

PROPOSALS MAP 1

Insert TRAN 1(ii) on the Waterfront, Barry, mixed use panel.

UDP MODIFICATIONS

PROPOSED CHANGE PCN 006

Policy ENV 23 is referenced on the Proposals Map at Waterfront, Barry and Penarth Haven.

MOD N017

PROPOSALS MAP 1

Reference ENV 23 on the proposals Map at Waterfront, Barry and at Penarth Haven.

UDP MODIFICATIONS

INSPECTOR'S RECOMMENDATION 9.21 PROPOSED CHANGE PCN 018

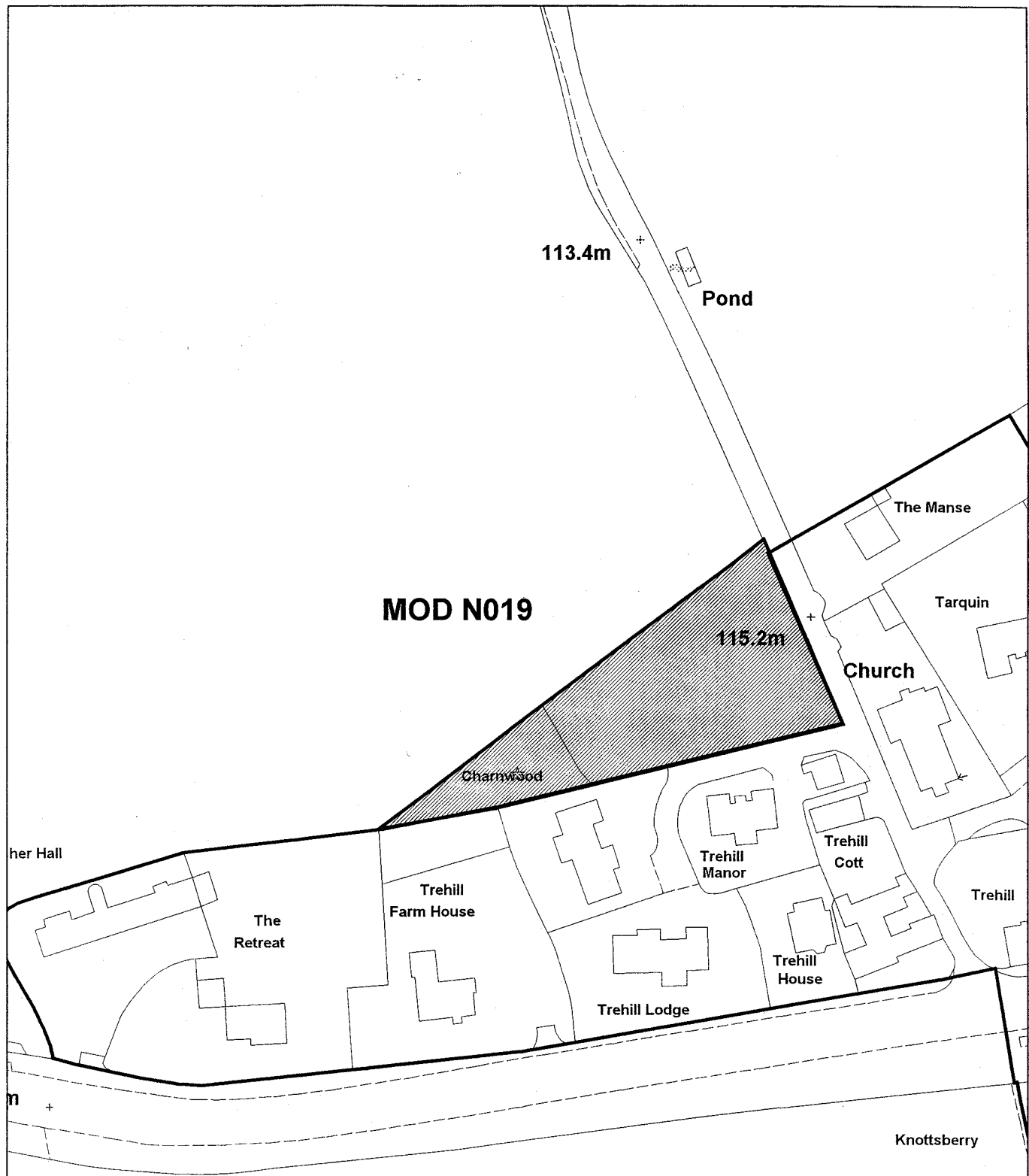
I recommend that the Plan be modified by the insertion of Argoed Isha and St. Andrews quarries in Policy MIN 9 and the inclusion of PCN 018.



MOD N018

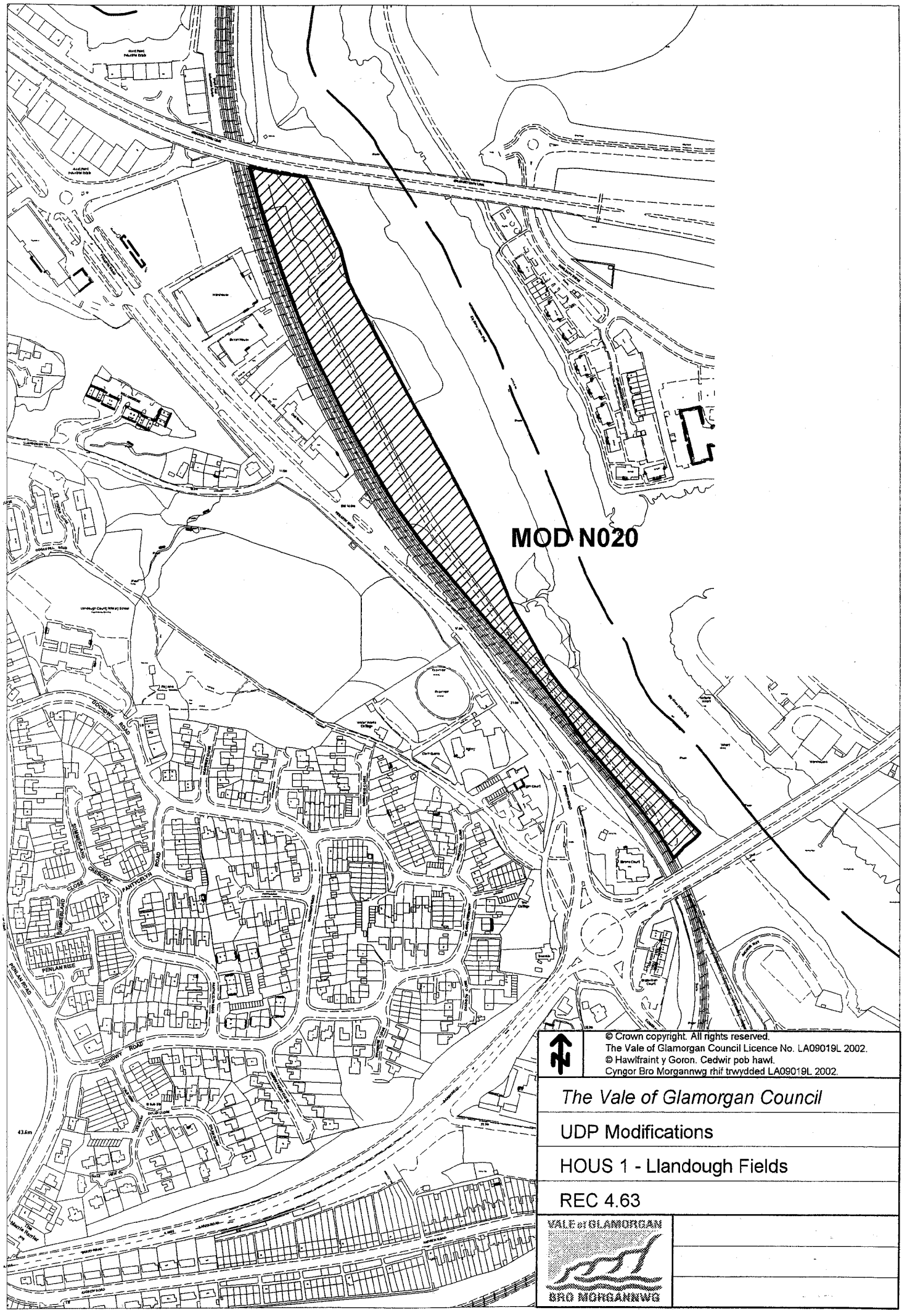
ALL PROPOSALS MAPS

Policy MIN 9 on the key legend is revised to read as follows:

MIN 9 — Mineral Resources Proposed for Closure.



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	<i>The Vale of Glamorgan Council</i>	
UDP Modifications		
St.Nicholas Proposed Change		
REC 3.6 / PCN009		
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	Date	25 Oct 2001



MOD N020



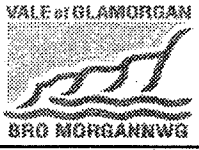
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UDP Modifications

HOUS 1 - Llandough Fields

REC 4.63



UDP MODIFICATIONS

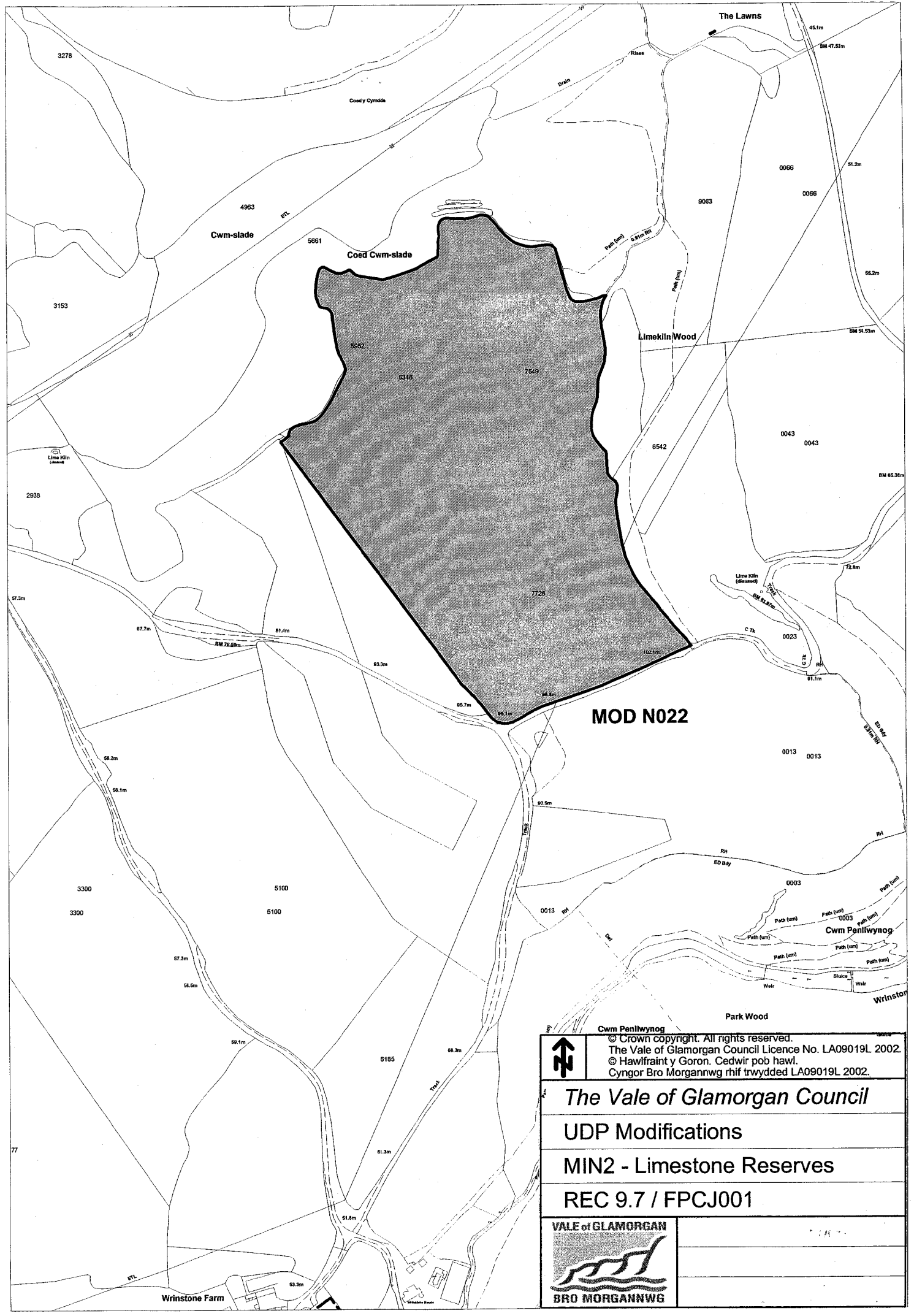
INSPECTOR'S RECOMMENDATION 5.7

I recommend that the Plan be modified by the insertion of Greenwood Quarry in Policy MIN 9.

MOD N021

PROPOSALS MAP 2

Include Greenwood Quarry in Policy MIN 9 and amend shading on Proposals Map 1 accordingly.



MOD N022



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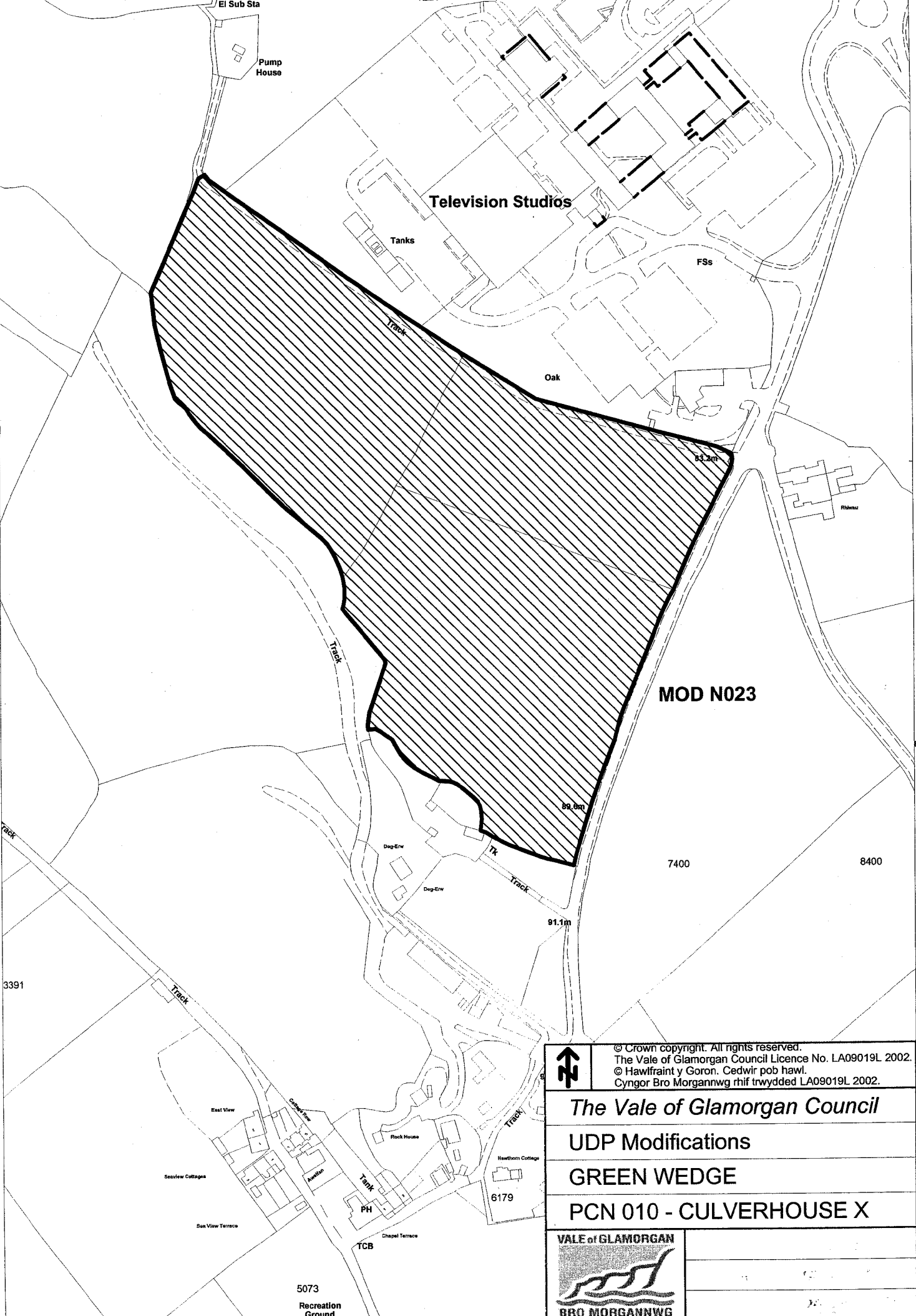
The Vale of Glamorgan Council

UDP Modifications

MIN2 - Limestone Reserves

REC 9.7 / FPCJ001





Television Studios

MOD N023



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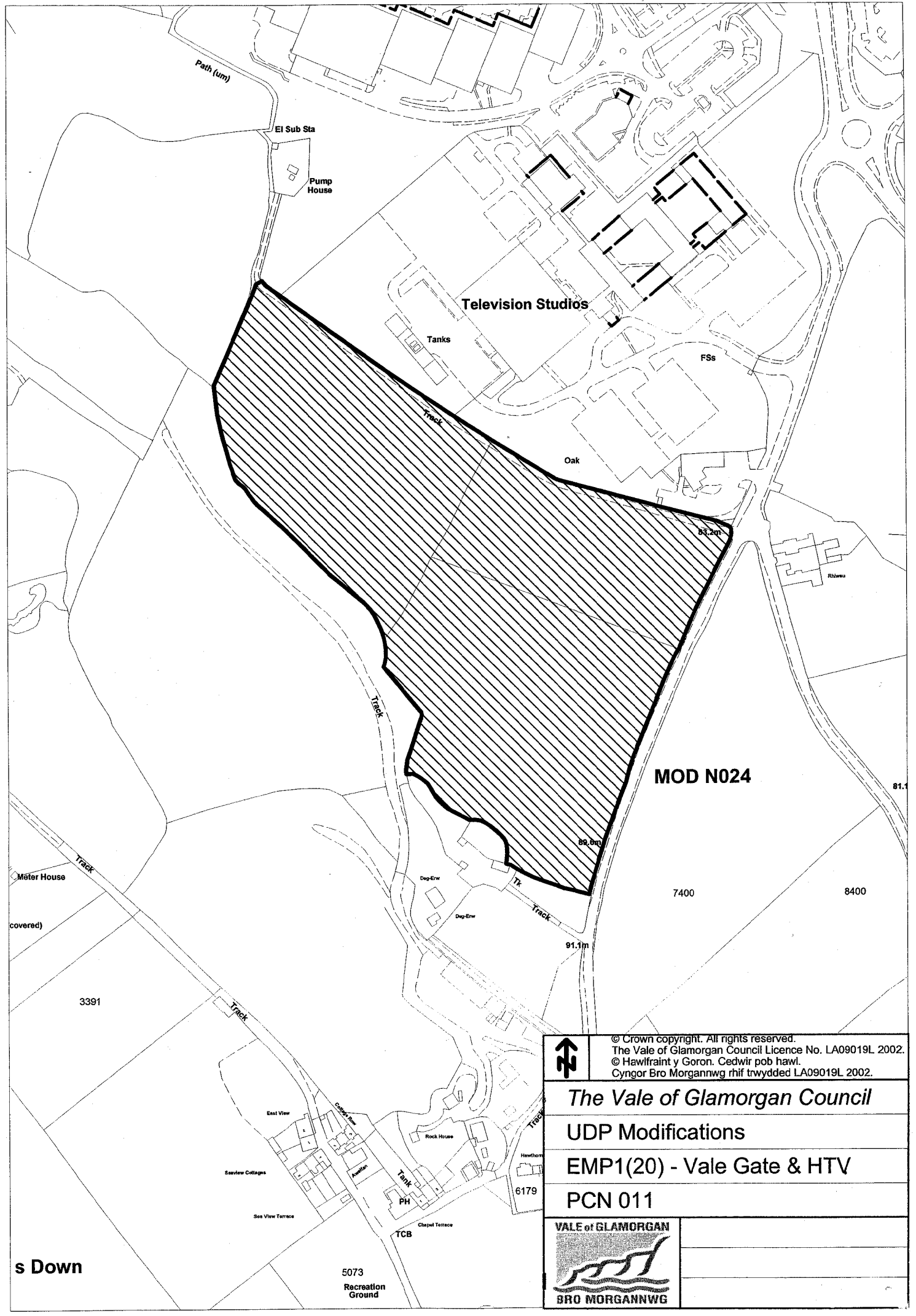
UDP Modifications

GREEN WEDGE

PCN 010 - CULVERHOUSE X



5073
 Recreation
 Ground



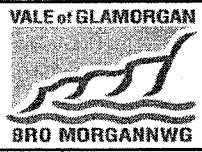
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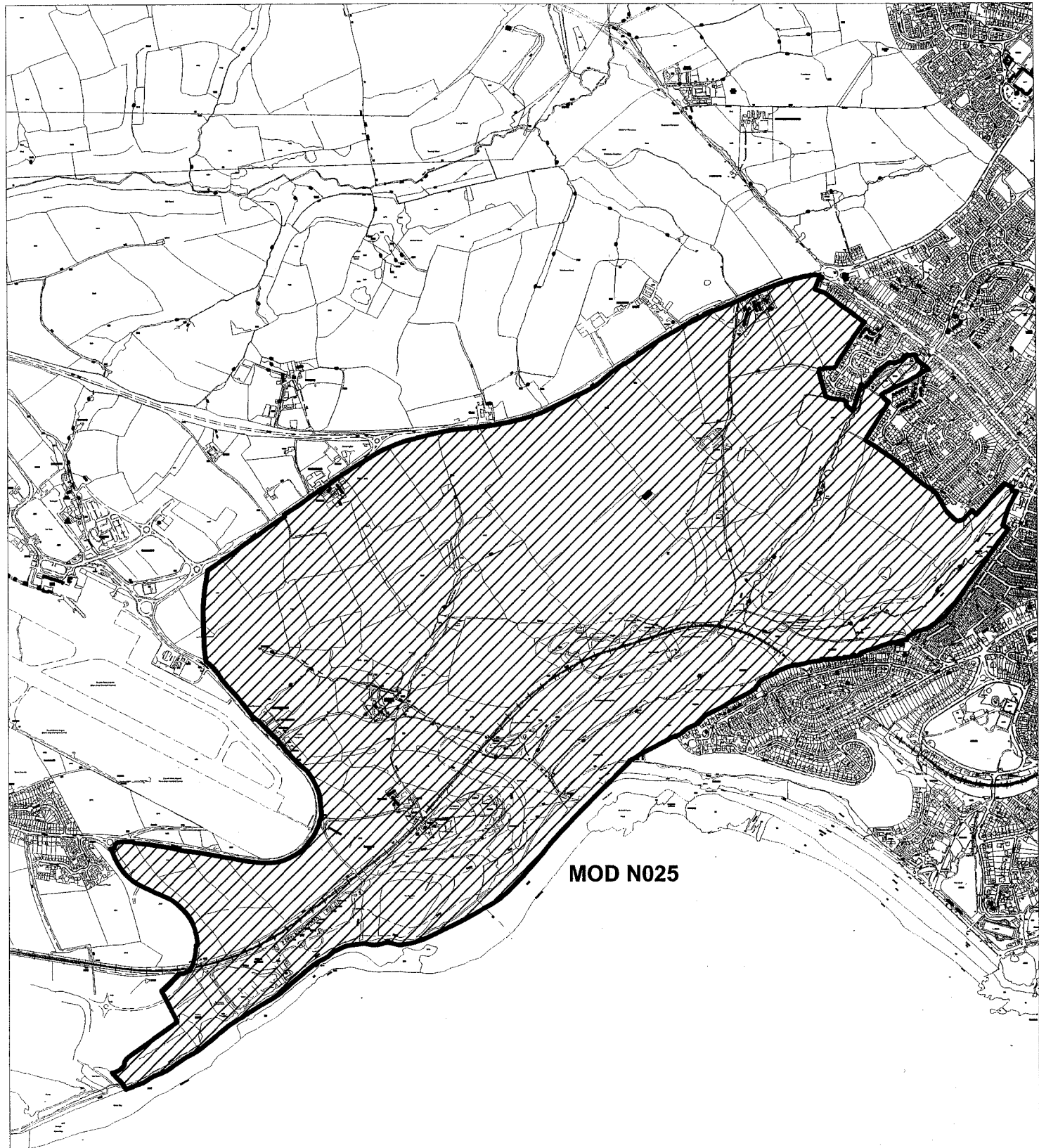
UDP Modifications

EMP1(20) - Vale Gate & HTV



PCN 011

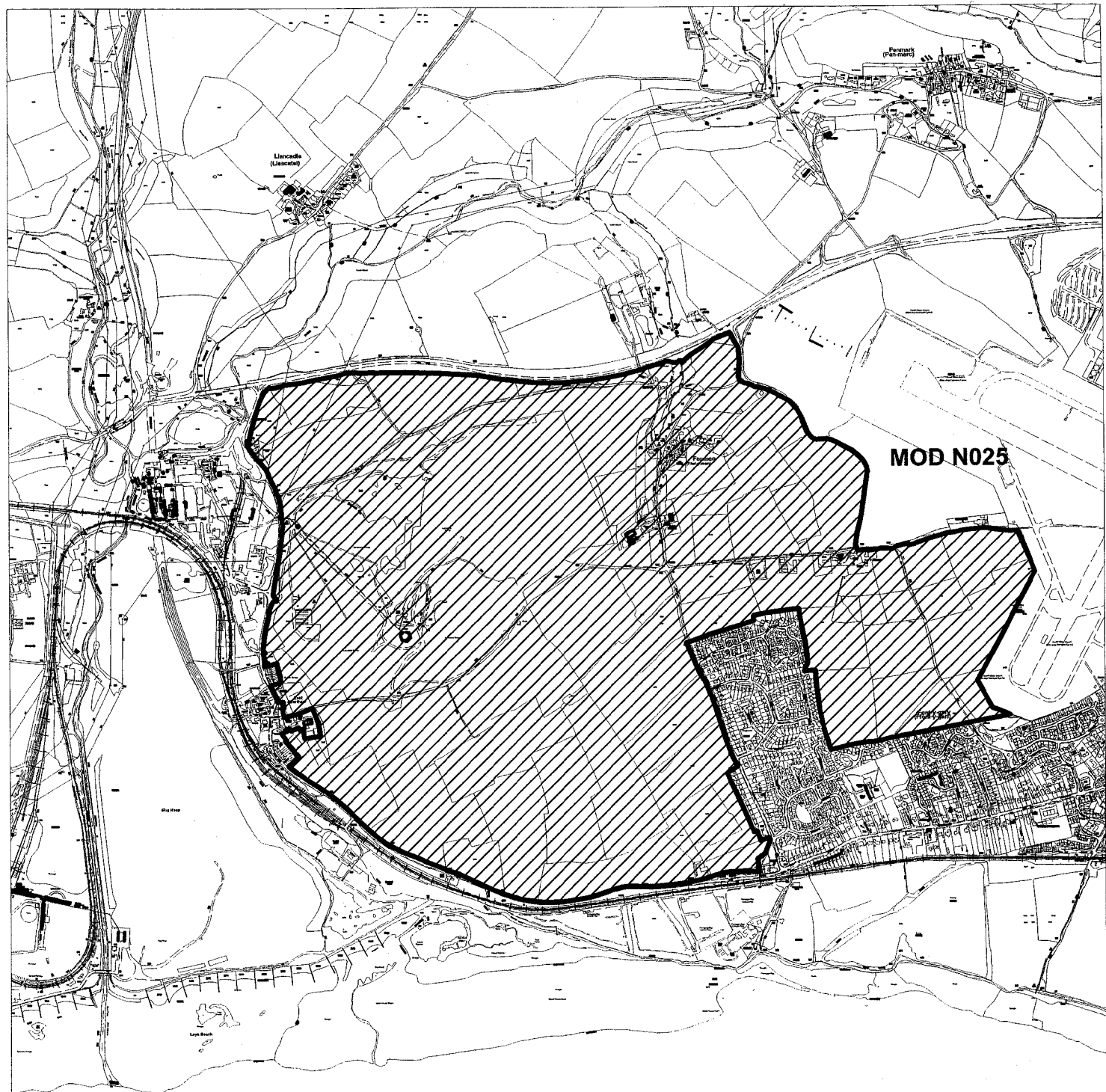


s Down



MOD N025

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<p><i>The Vale of Glamorgan Council</i></p>	
<p>UDP Modifications</p>	
<p>Green Wedge</p>	
<p>REC 3.24</p>	
	



MOD N025



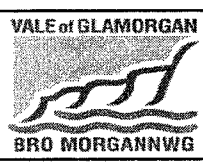
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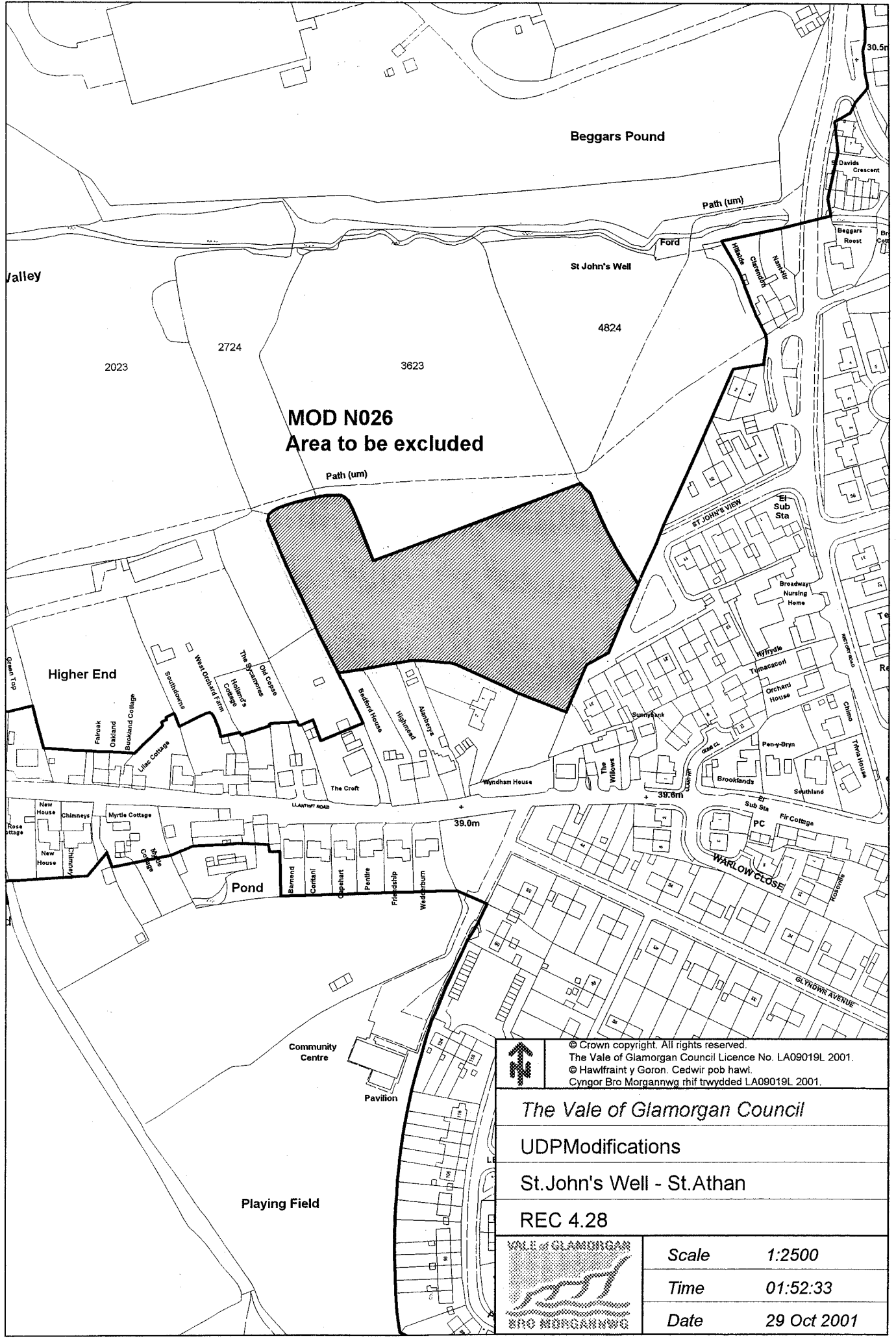
The Vale of Glamorgan Council

UDP Modifications

Green Wedge

REC 3.24





**MOD N026
Area to be excluded**



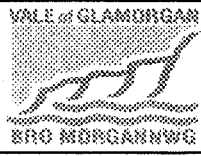
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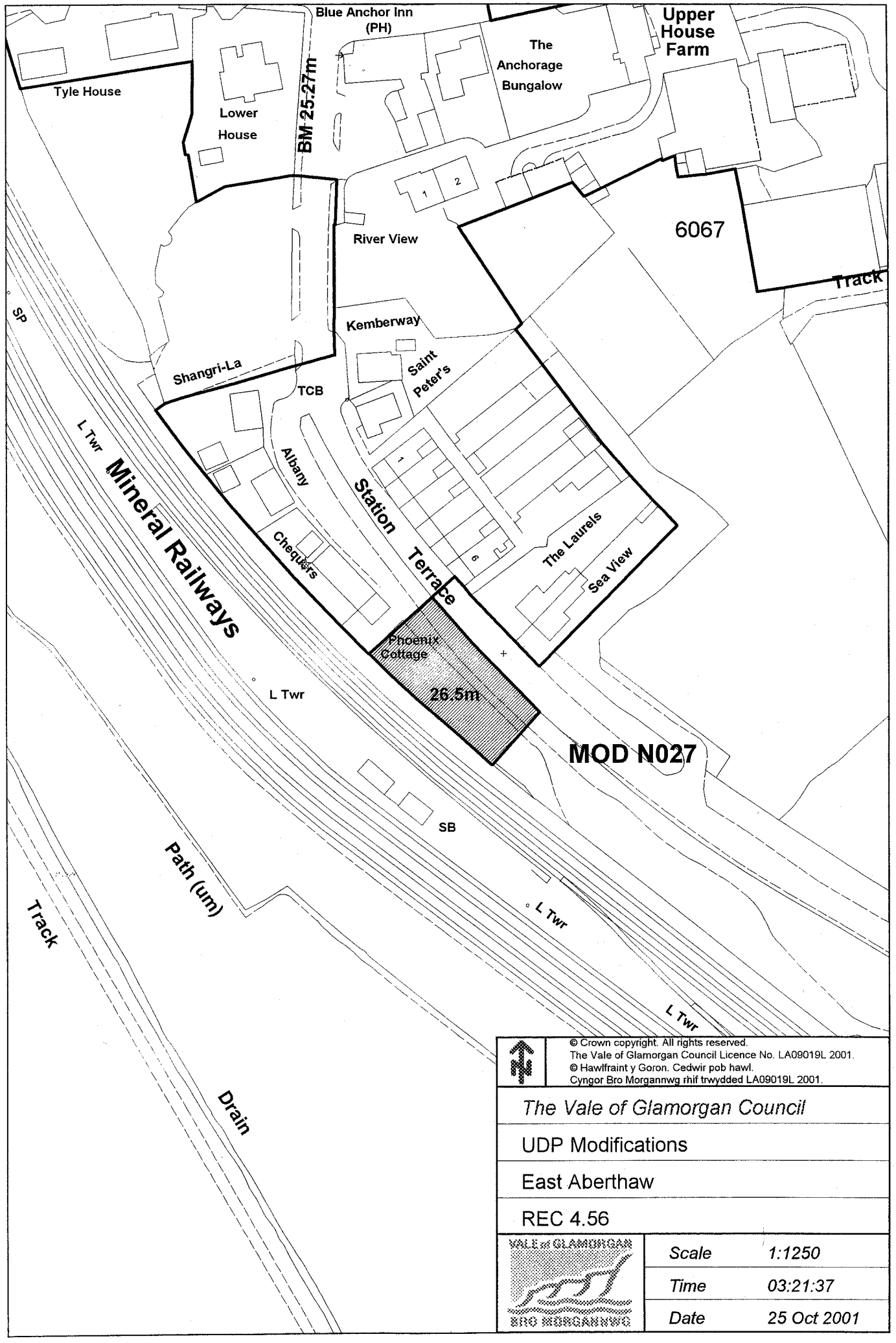
UDPModifications


St. John's Well - St. Athan


REC 4.28



Scale	1:2500
Time	01:52:33
Date	29 Oct 2001




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The Vale of Glamorgan Council	
UDP Modifications	
East Aberthaw	
REC 4.56	
	Scale 1:1250
	Time 03:21:37
	Date 25 Oct 2001

7182

Pond

Pant-y-Coed

Tudor Cottage

6075

The Wild Goose
(PH)

49.4m

The Vines

MOD N028

Limekiln Cottage

Westwinds

Court House

Track



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UDP Modifications

Llanbethery - The Wild Goose

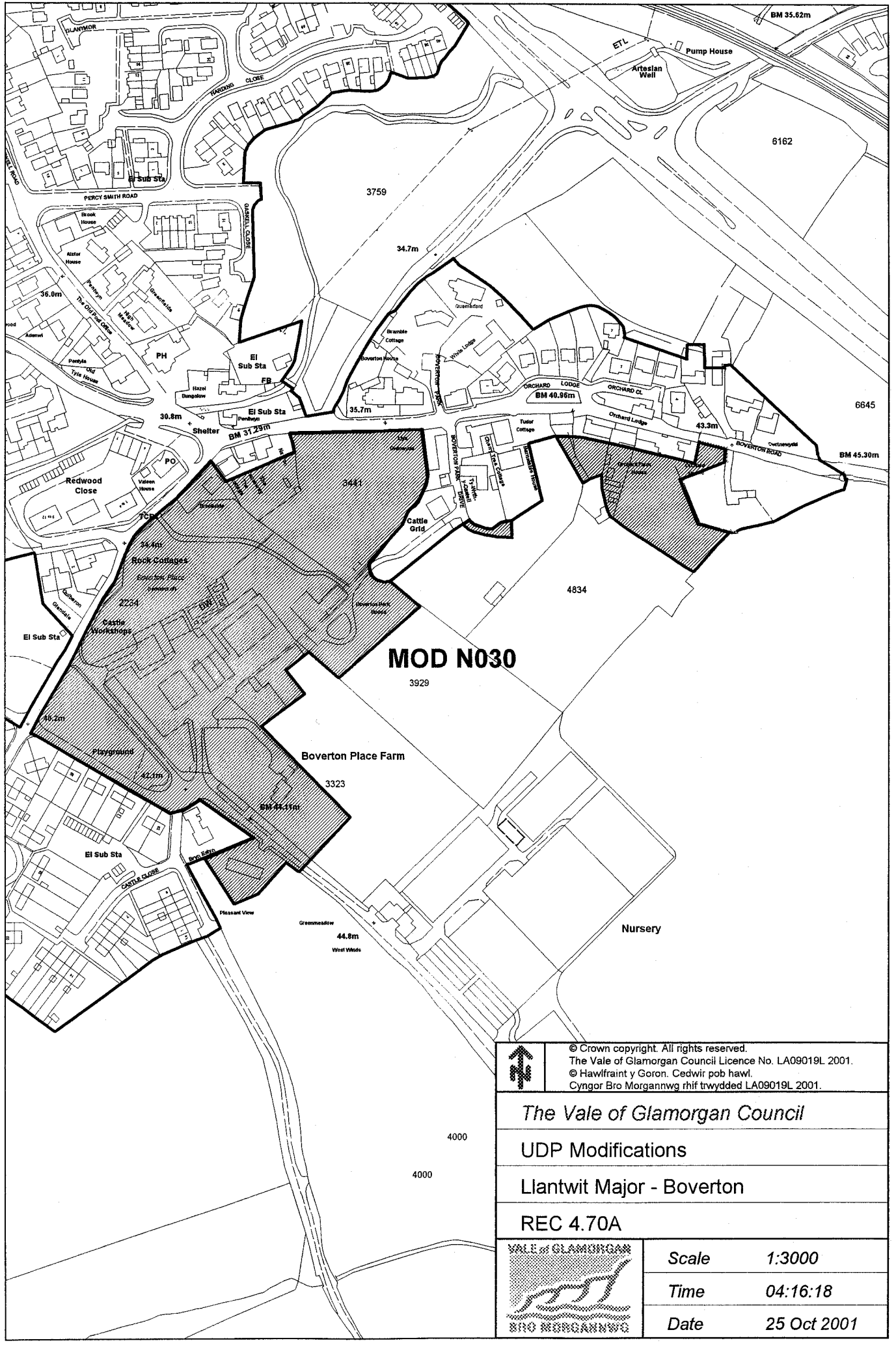
REC 4.58




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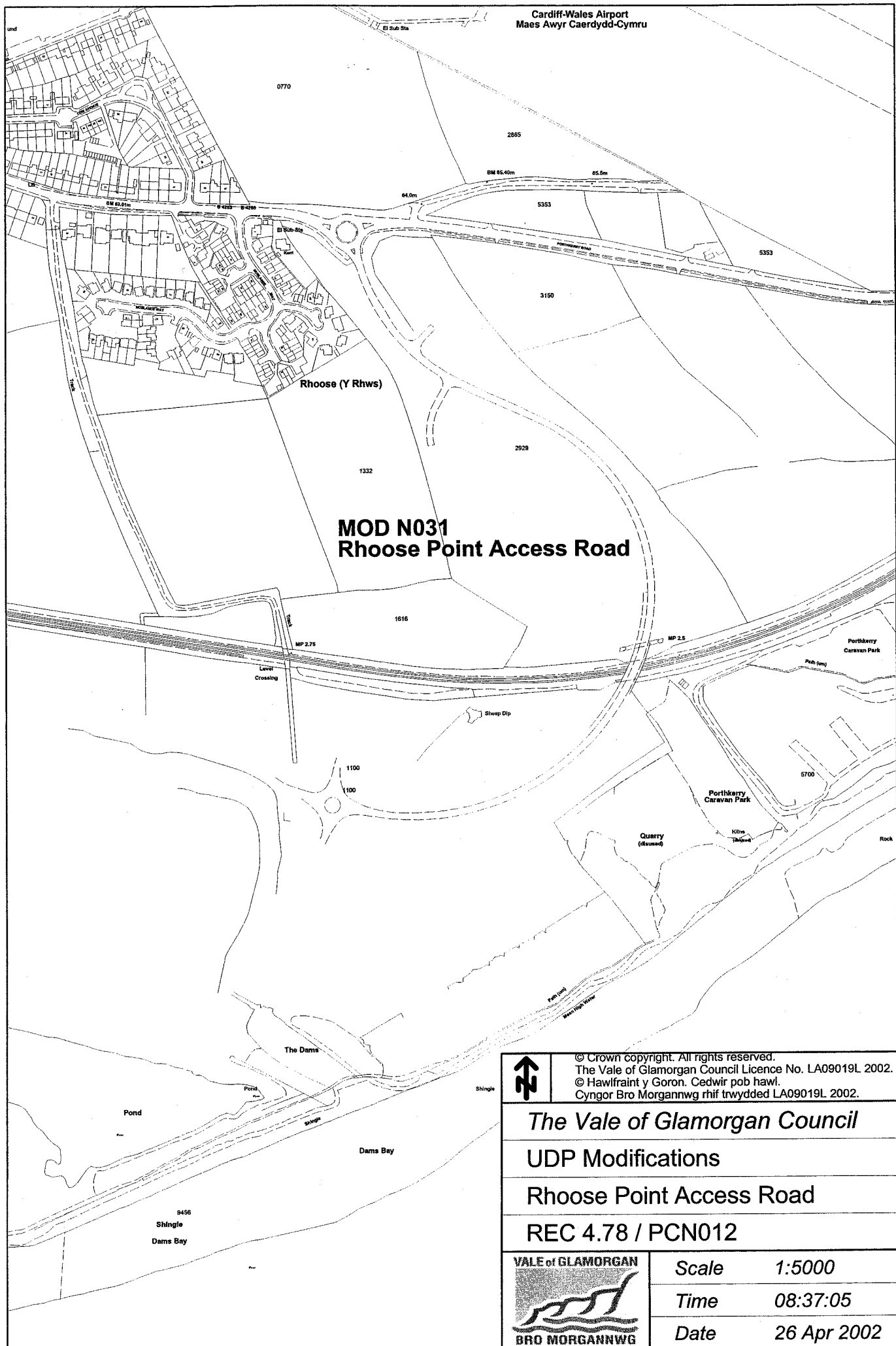
Date 25 Oct 2001




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The Vale of Glamorgan Council
 UDP Modifications
 Llantwit Major - Boverton
 REC 4.70A

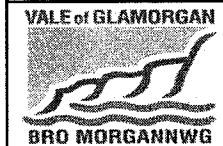
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	Date	25 Oct 2001



**MOD N031
Rhoose Point Access Road**

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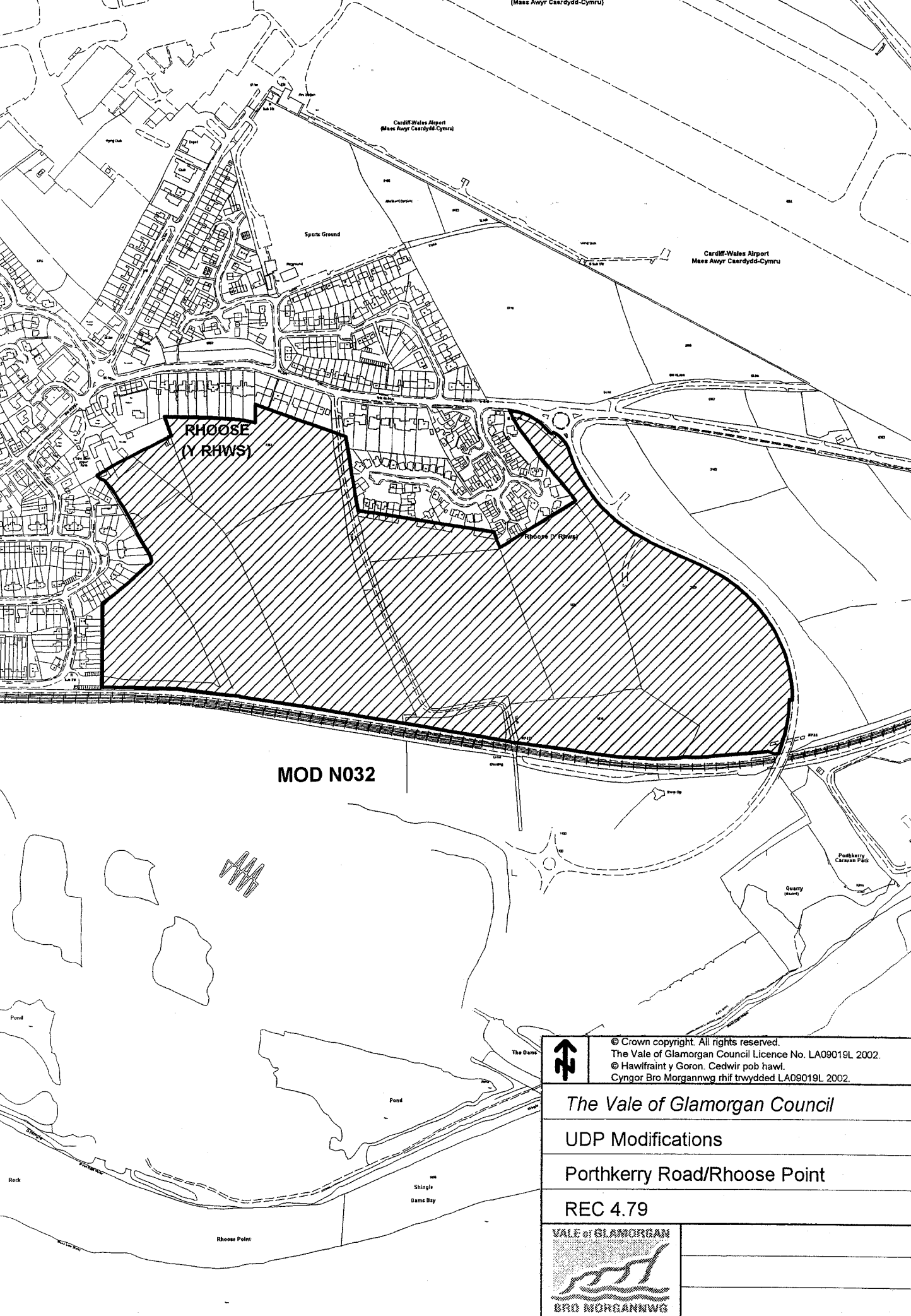
The Vale of Glamorgan Council
UDP Modifications
Rhoose Point Access Road
REC 4.78 / PCN012



Scale	1:5000
Time	08:37:05
Date	26 Apr 2002

Cardiff-Wales Airport
(Maes Awyr Caerdydd-Cymru)

Cardiff-Wales Airport
Maes Awyr Caerdydd-Cymru



**RHOOSE
(Y RHWS)**

MOD N032



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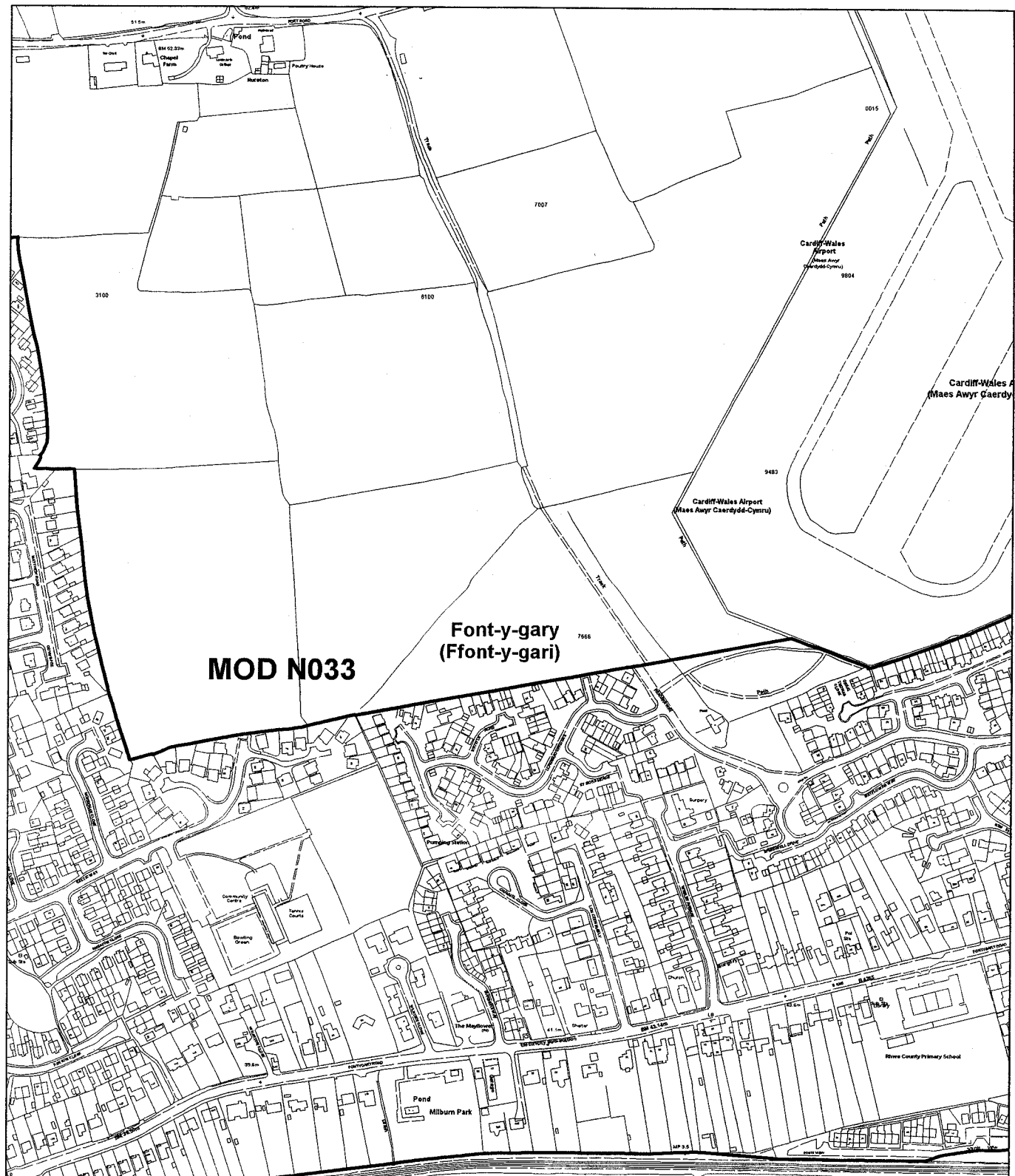
The Vale of Glamorgan Council

UDP Modifications

Porthkerry Road/Rhoose Point

REC 4.79





MOD N033

**Font-y-gary
(Ffont-y-gari)**



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The Vale of Glamorgan Council

UDP Modifications

Northern Rhoose

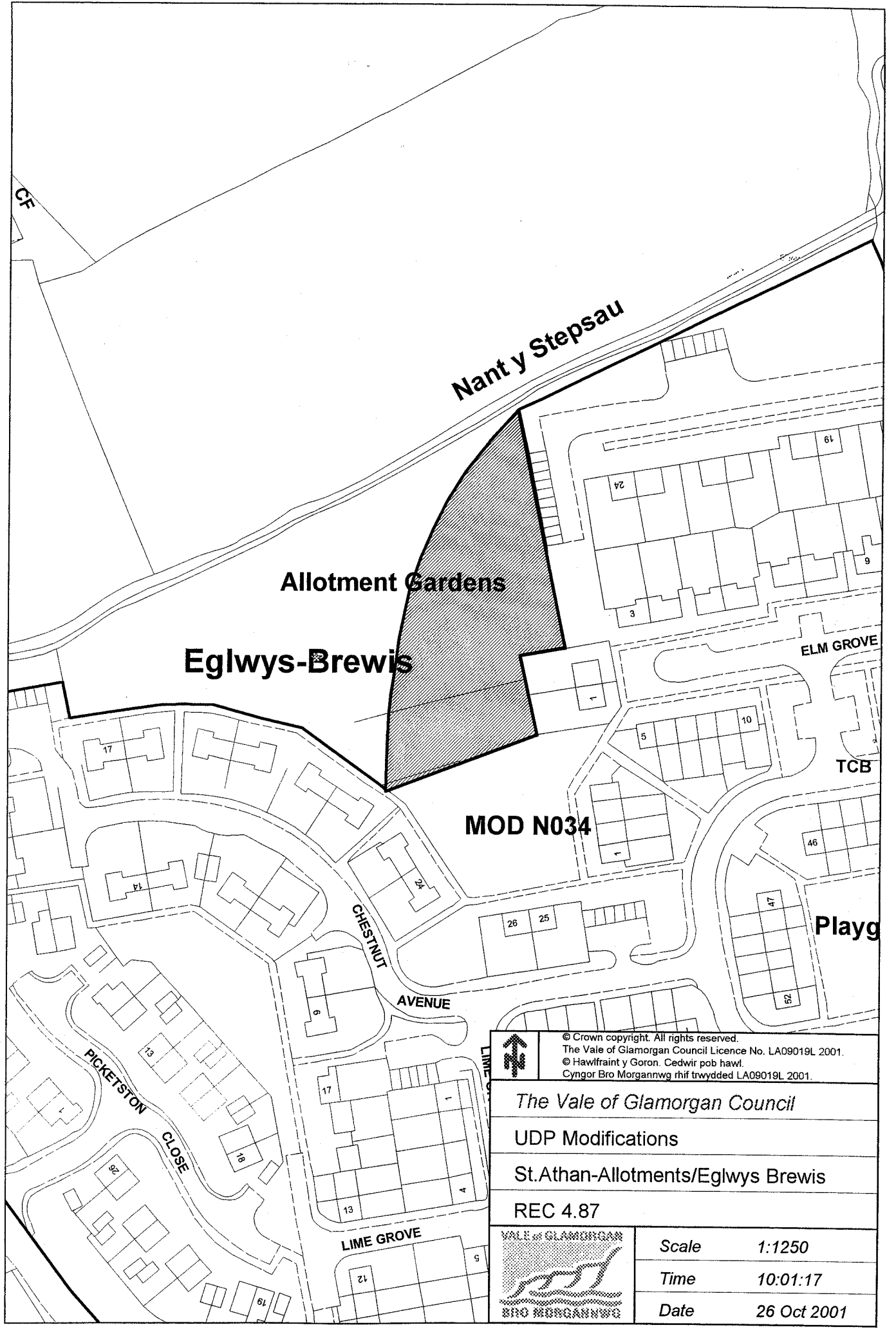
Officer/Member Group



Scale 1:5000

Time 09:56:57

Date 26 Oct 2001



Nant y Stepsau

Allotment Gardens

Eglwys-Brewis

MOD N034

ELM GROVE

TCB

Playg

AVENUE

CHESTNUT

PICKETSTON
CLOSE

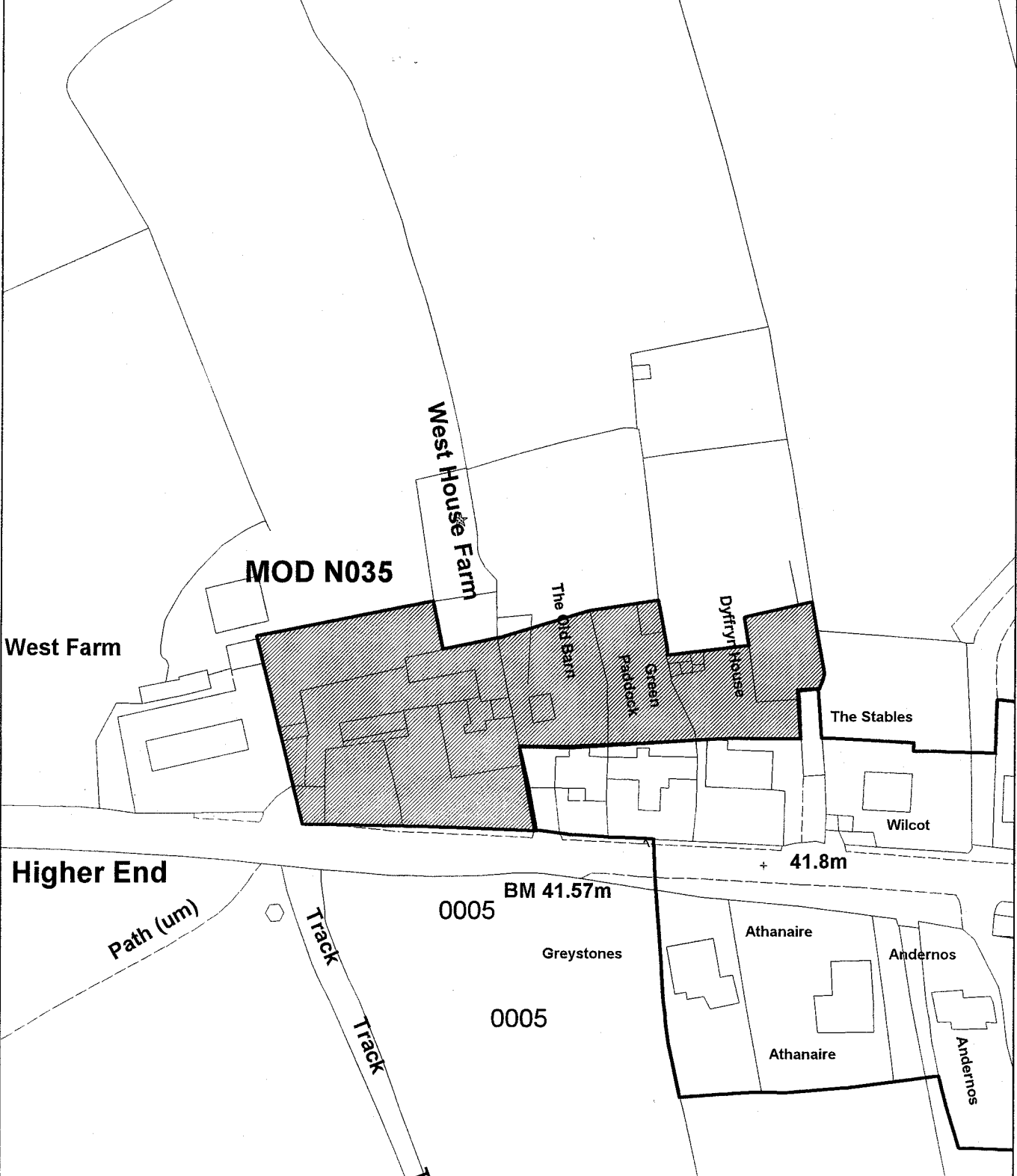
LIME GROVE


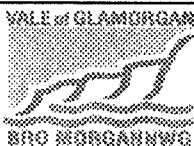
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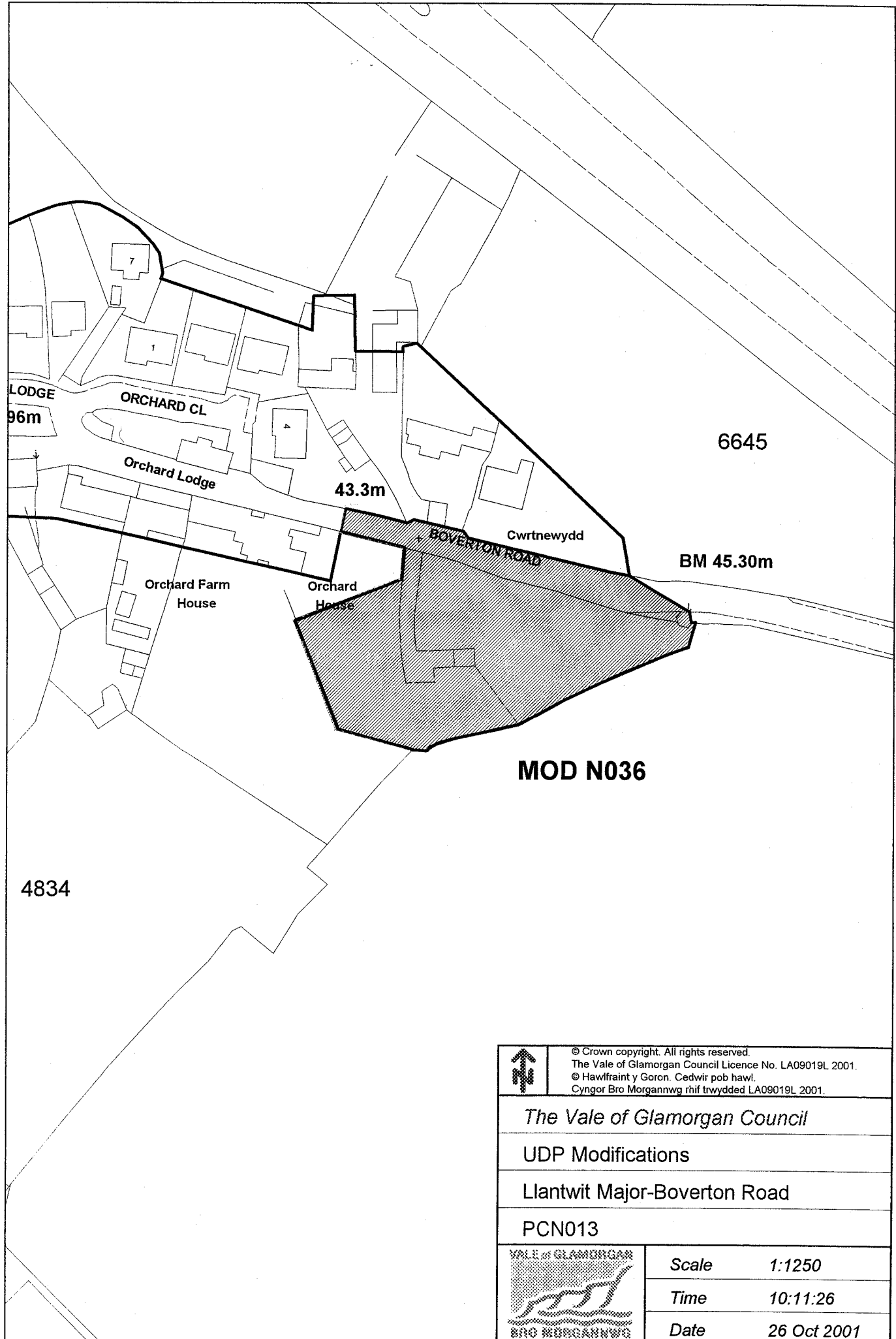
The Vale of Glamorgan Council
 UDP Modifications
 St.Athan-Allotments/Eglwys Brewis
 REC 4.87




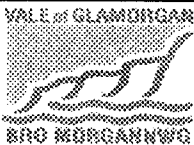
Scale	1:1250
Time	10:01:17
Date	26 Oct 2001



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	<i>The Vale of Glamorgan Council</i>	
UDP Modifications		
St.Athan- - West House		
REC 4.88		
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	<i>Time</i>	10:04:15
	<i>Date</i>	26 Oct 2001



MOD N036

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	<i>The Vale of Glamorgan Council</i>	
UDP Modifications		
Llantwit Major-Boverton Road		
PCN013		
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	<i>Date</i>	26 Oct 2001

UDP MODIFICATIONS

PROPOSED CHANGE PCN 014

MOD N037

PROPOSALS MAP 3

The employment allocation at Cardiff International Airport is amended to read EMP 1(5) not EMP 1(15).

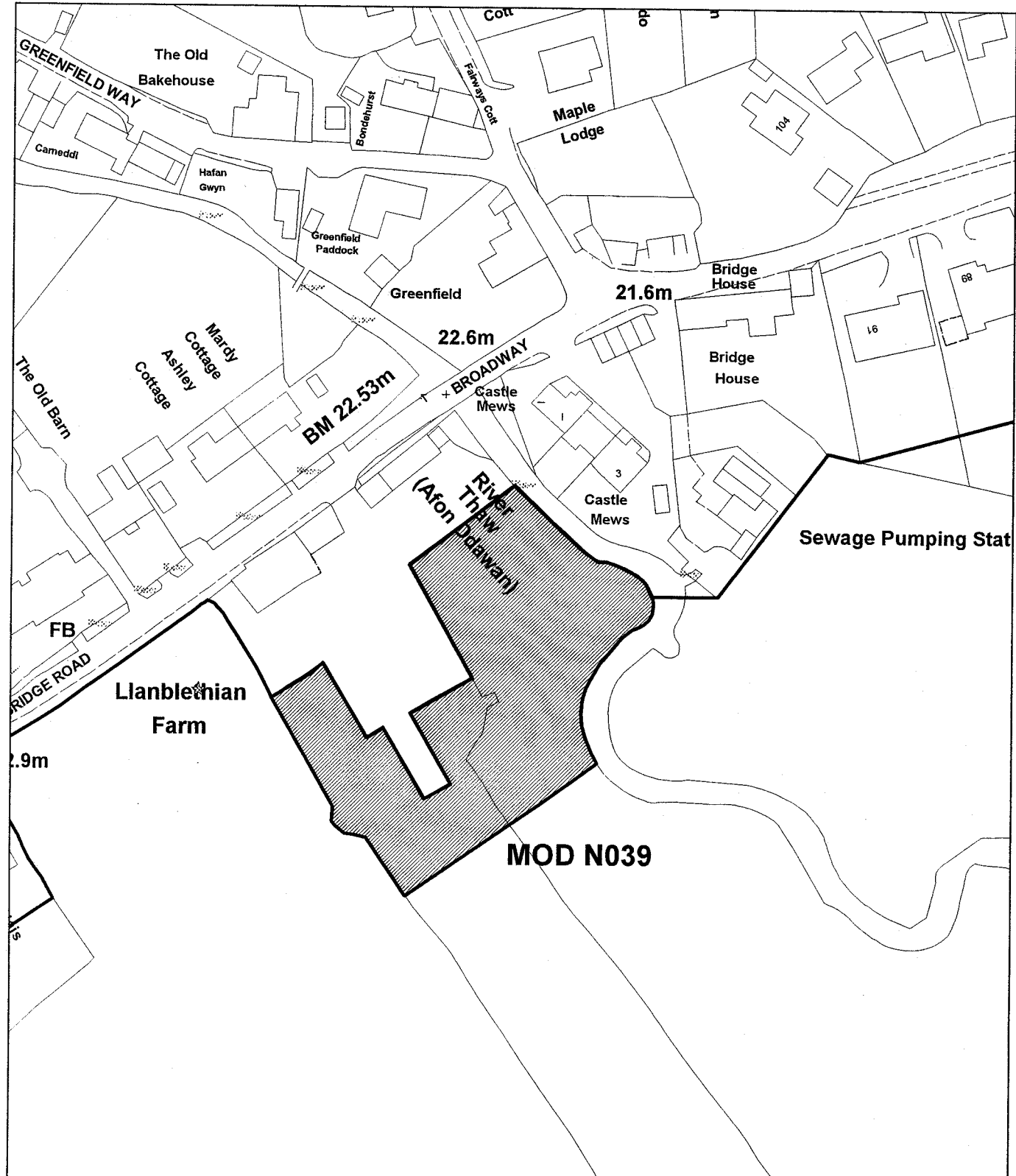
UDP MODIFICATIONS



PROPOSED CHANGE PCN 015

MOD N038

PROPOSALS MAP 3

The words "Policy ENV 5" are placed on the Proposals Map at Rhoose Point.



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	<i>The Vale of Glamorgan Council</i>	
UDP Modifications		
Cowbridge - Llanblethian Farm		
REC 4.47		
	<i>Scale</i>	1:1250
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	<i>Date</i>	26 Oct 2001

UDP MODIFICATIONS

INSPECTOR'S RECOMMENDATION 5.12

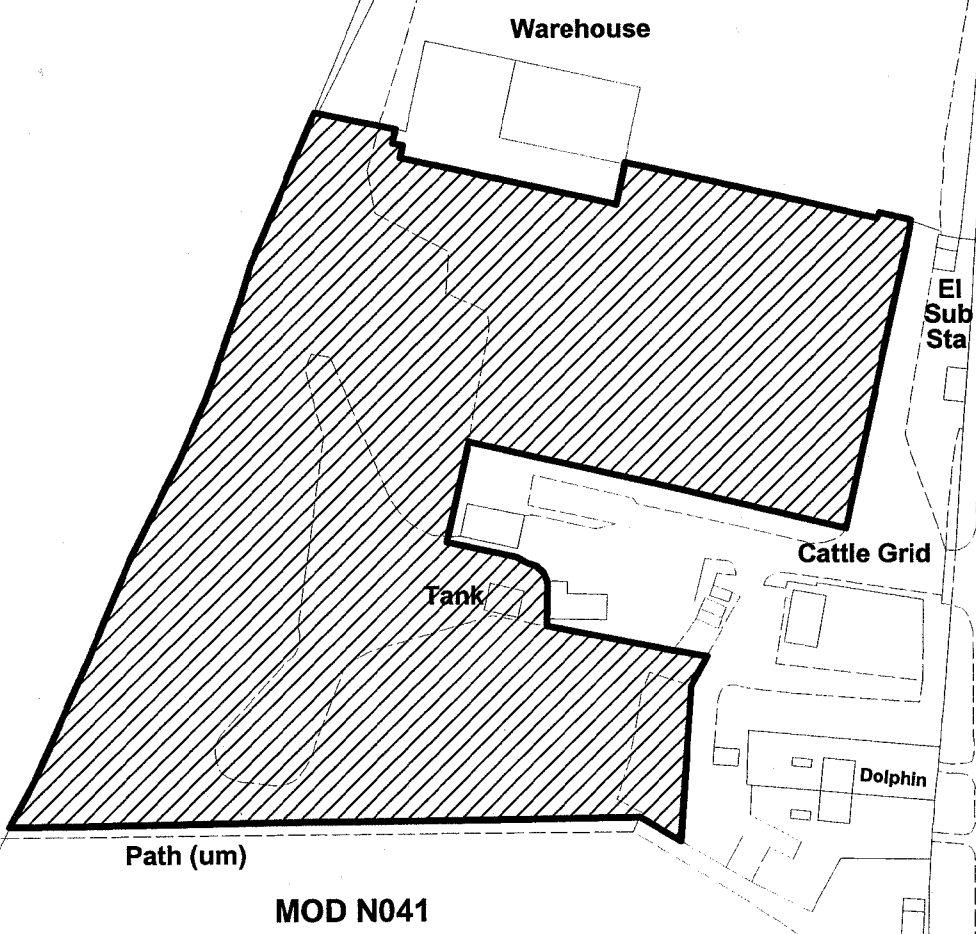
I recommend that the Plan be modified by the inclusion of PCF018 and that the site be re-allocated under Policy EMP 1.

MOD N040

PROPOSALS MAP 4

Re-allocate the site identified on the Proposals Map as EMP 1 (19).

8222



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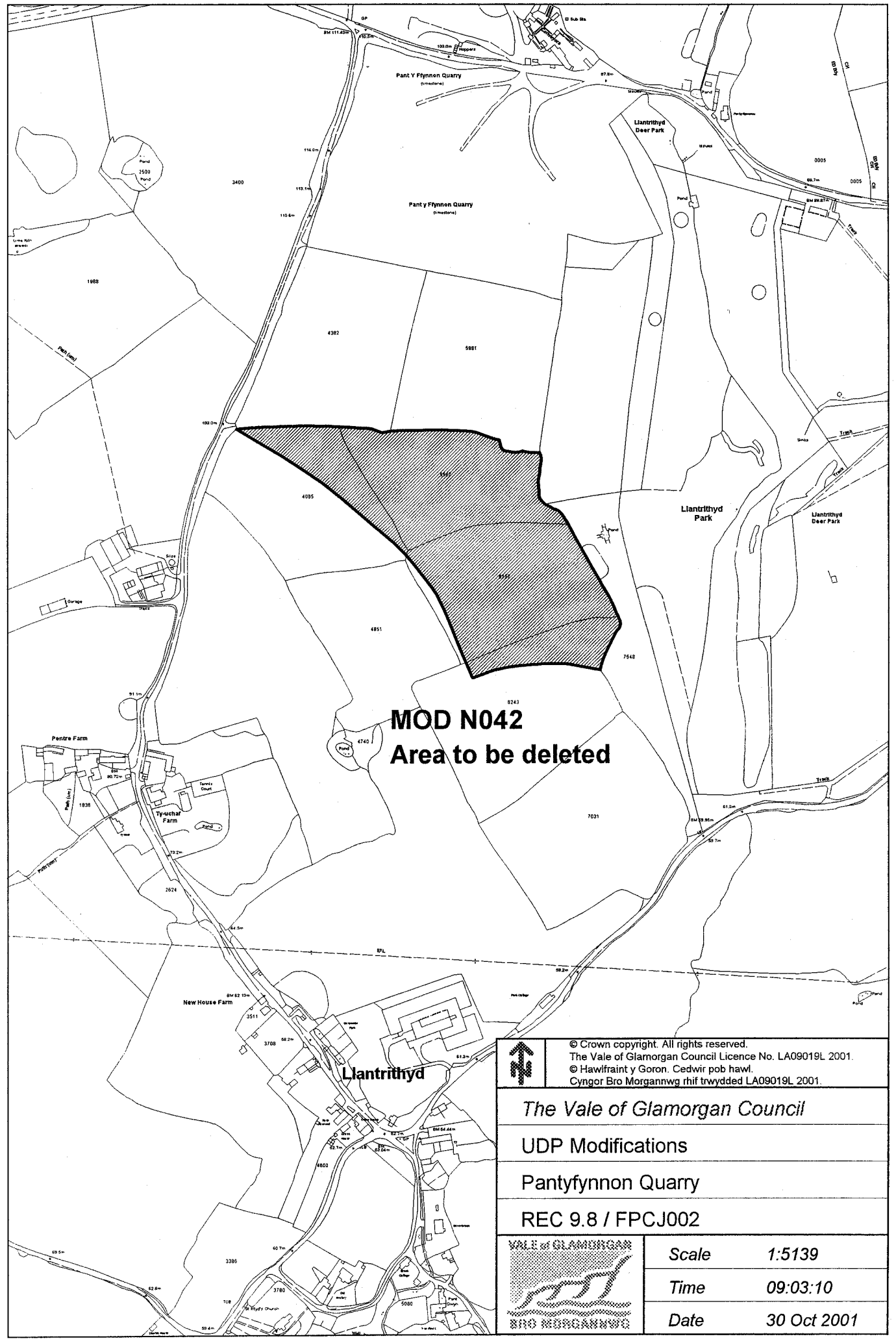
The Vale of Glamorgan Council

UDP Modifications

Marley Tiles, St. Mary Hill

REC 5.2 / PCN 016 / PCF 001





**MOD N042
Area to be deleted**



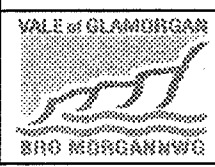
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The Vale of Glamorgan Council

UDP Modifications

Pantyffynnon Quarry

REC 9.8 / FPCJ002



Scale	1:5139
Time	09:03:10
Date	30 Oct 2001

UDP MODIFICATIONS

INSPECTOR'S RECOMMENDATION 9.21

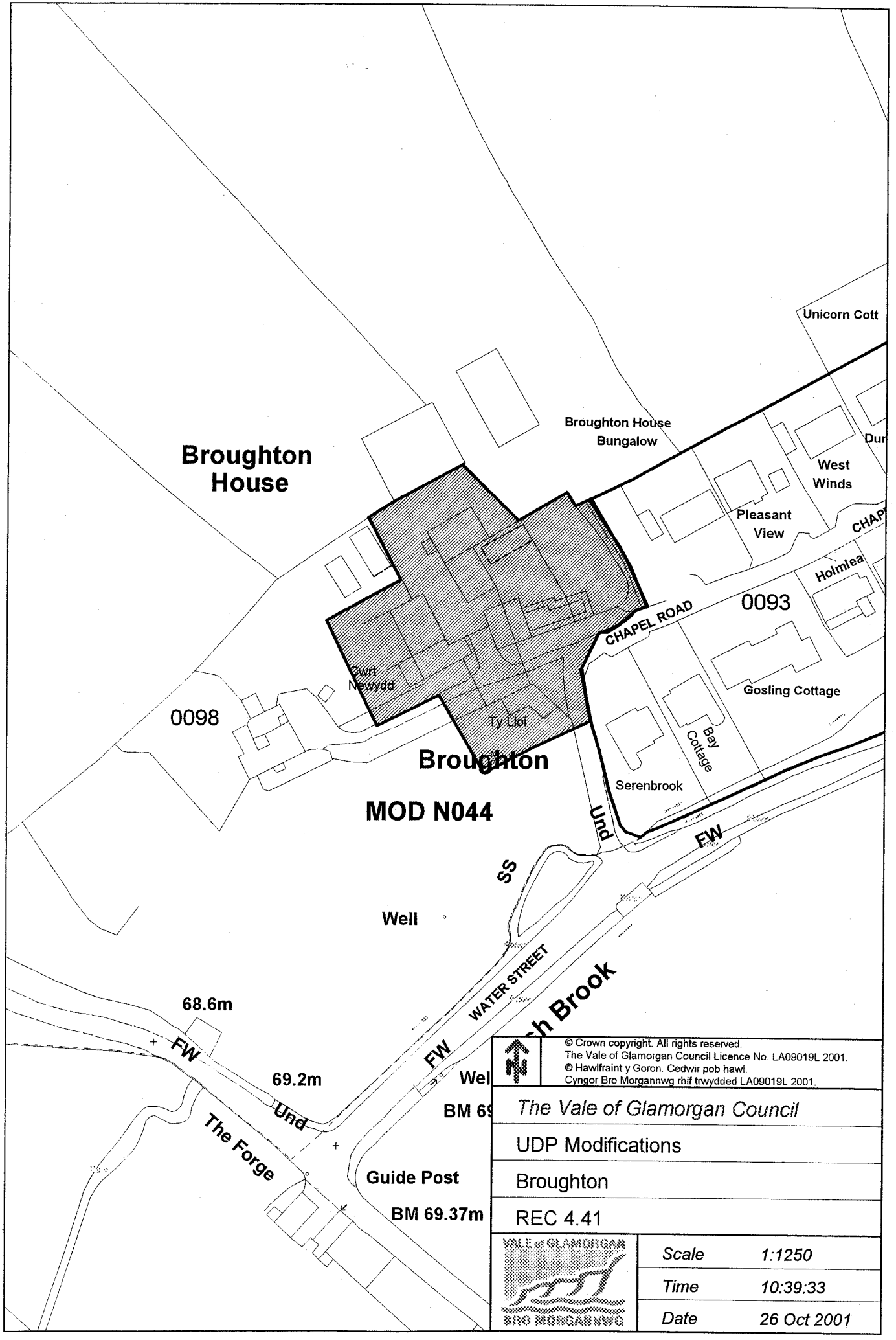
I recommend that the Plan be modified by the insertion of Argoed Isha and St. Andrews Quarries in Policy MIN 9 and the inclusion of PCN 018.

MOD N043

ALL PROPOSALS MAPS

Policy MIN 9 on the key legend is revised to read as follows:

MIN 9 - Mineral Resources Proposed for Closure.



Broughton House

Broughton House Bungalow

Unicorn Cott

Dur

West Winds

Pleasant View

CHAP

0093

Holmlea

Gosling Cottage

0098

Cwrt Newydd

Ty Llof

Broughton

MOD N044

CHAPEL ROAD

Bay Cottage

Und

FW

Und

Well

SS

WATER STREET

Sh Brook

68.6m

FW

69.2m

Und



The Forge

Well

BM 69

Guide Post

BM 69.37m

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	<p><i>The Vale of Glamorgan Council</i></p>	
<p>UDP Modifications</p>		
<p>Broughton</p>		
<p>REC 4.41</p>		
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	<p>Time</p>	<p>10:39:33</p>
	<p>Date</p>	<p>26 Oct 2001</p>

Arosfa

1362

MOD N045

BM 93.10m

Shelter

Pond



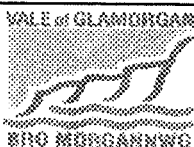
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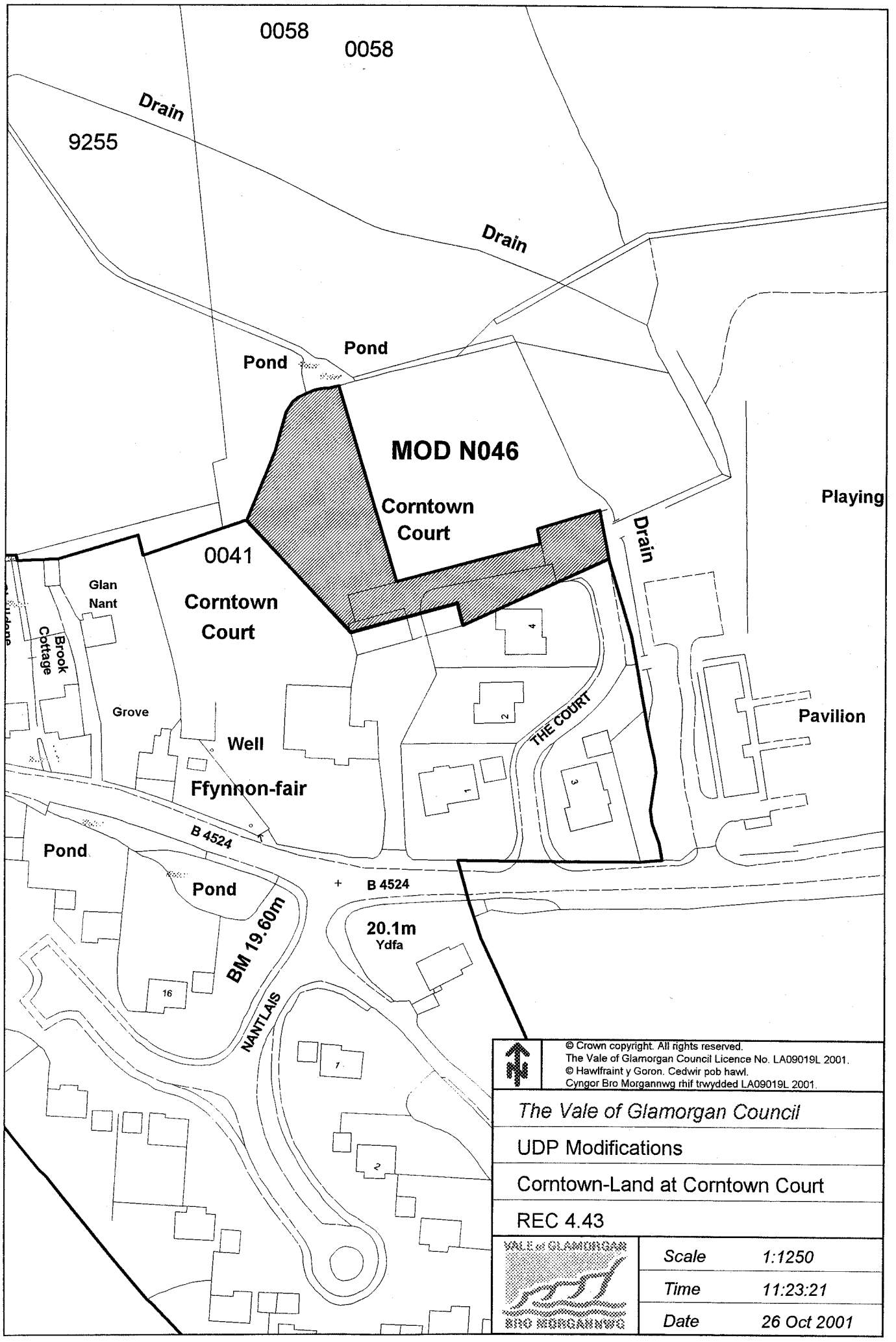
UDP Modifications


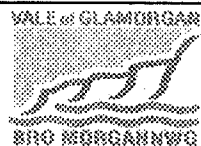
Wick-North Western Boundary

REC 4.110



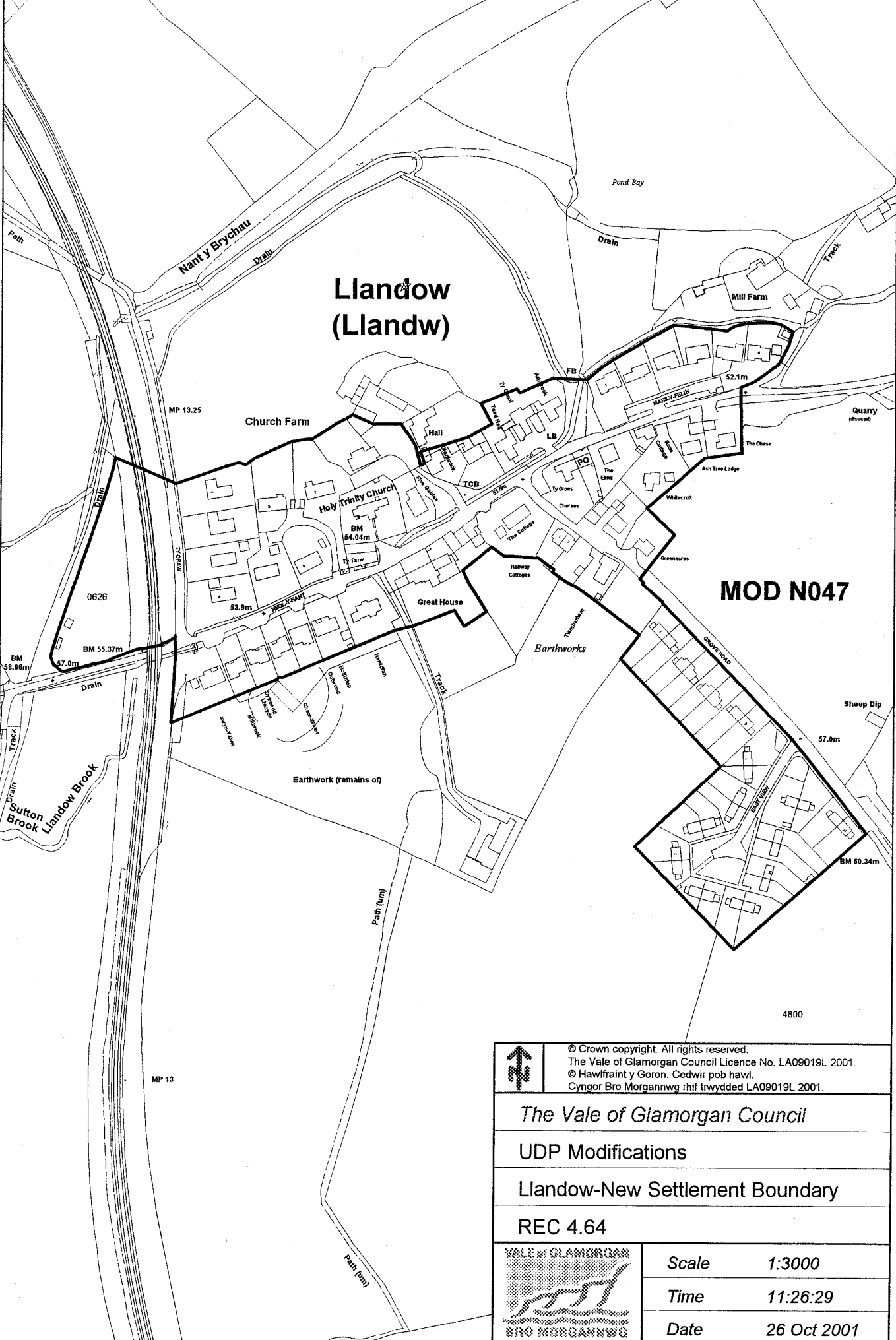
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Date	26 Oct 2001


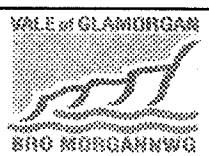


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	<i>The Vale of Glamorgan Council</i>	
UDP Modifications		
Corntown-Land at Corntown Court		
REC 4.43		
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	<i>Date</i>	26 Oct 2001

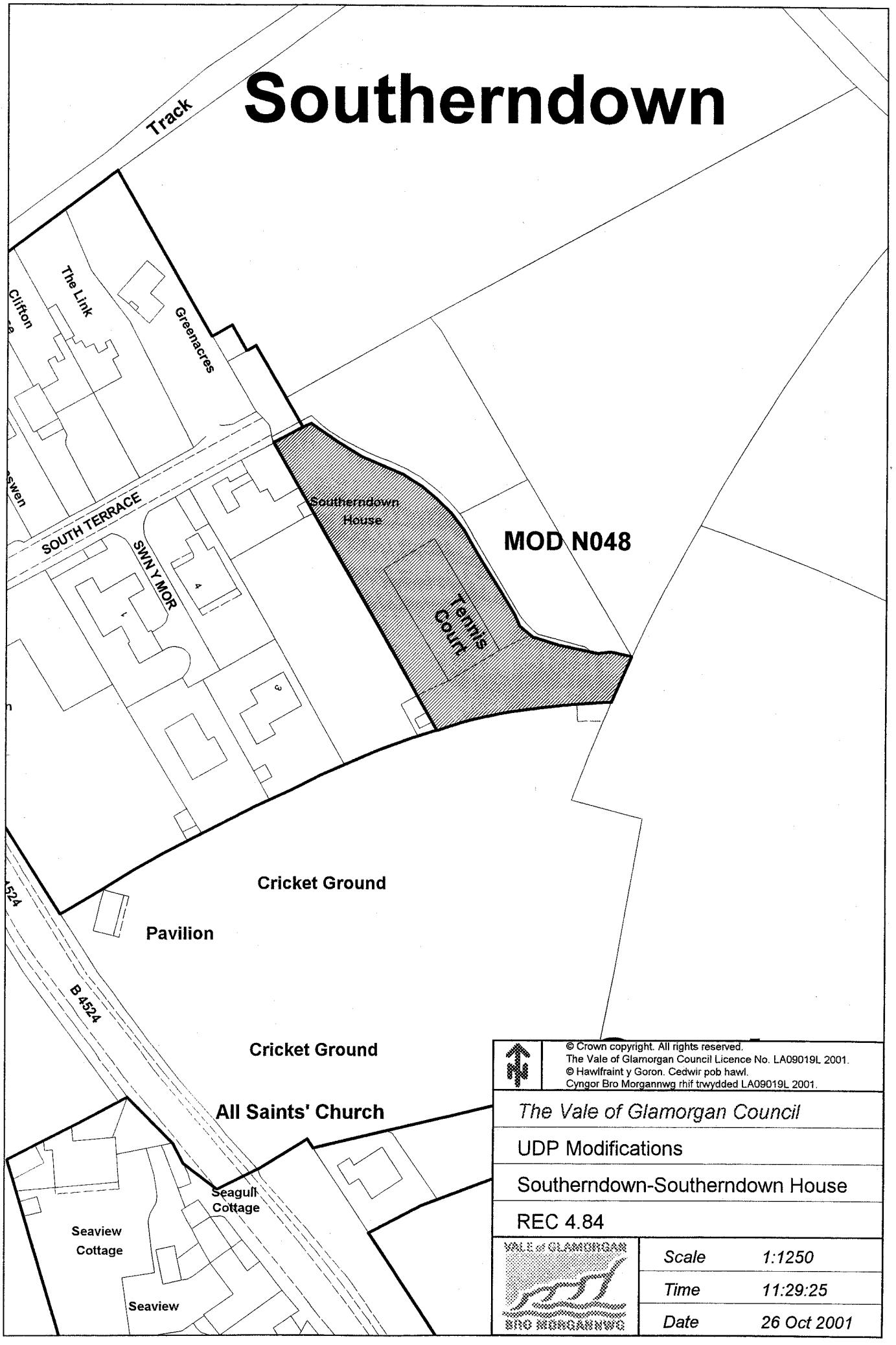
Llandow (Llandw)



MOD N047



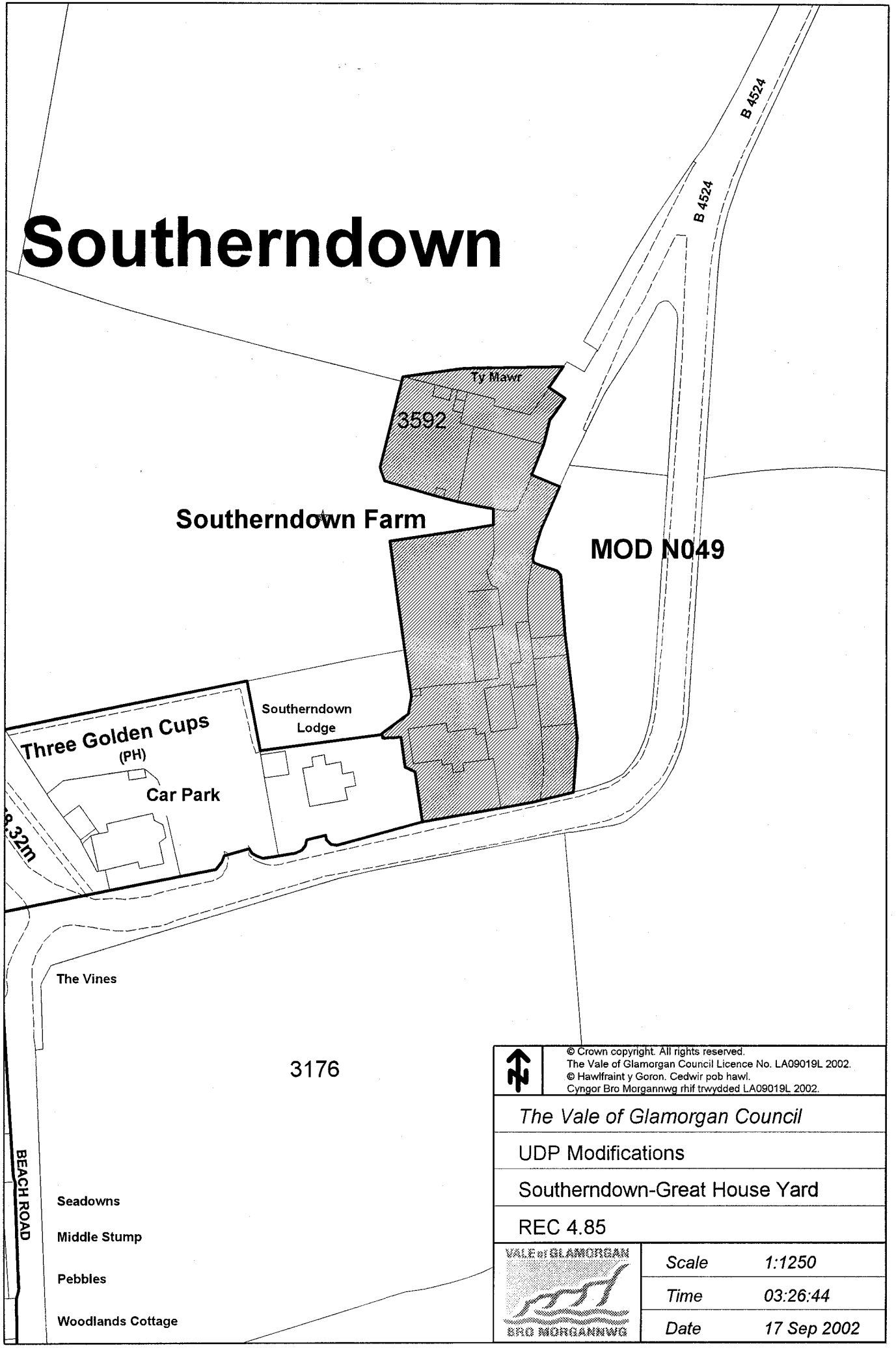
	© Crown copyright. All rights reserved. The Vale of Glamorgan Council Licence No. LA09019L 2001. © Hawlfraint y Goron. Cedwir pob hawl. Cyngror Bro Morgannwg rhif trwydded LA09019L 2001.	
	The Vale of Glamorgan Council	
UDP Modifications		
Llandow-New Settlement Boundary		
REC 4.64		
	Scale	1:3000
	Time	11:26:29
	Date	26 Oct 2001


Southerndown



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	The Vale of Glamorgan Council	
UDP Modifications		
Southerndown-Southerndown House		
REC 4.84		
	<i>Scale</i>	1:1250
	<i>Time</i>	11:29:25
	<i>Date</i>	26 Oct 2001

Southerndown




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The Vale of Glamorgan Council

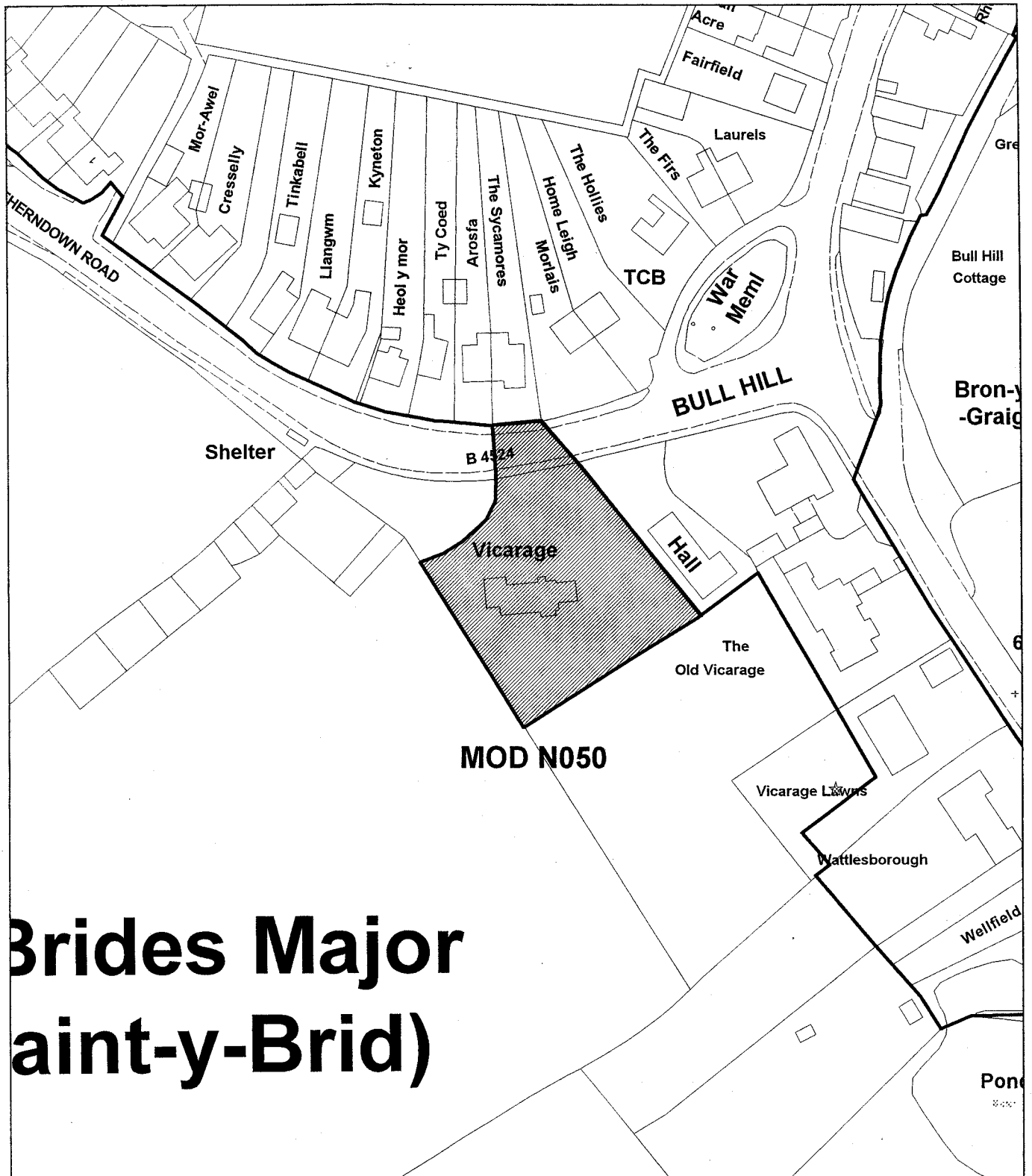
UDP Modifications

Southerndown-Great House Yard

REC 4.85


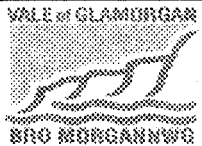


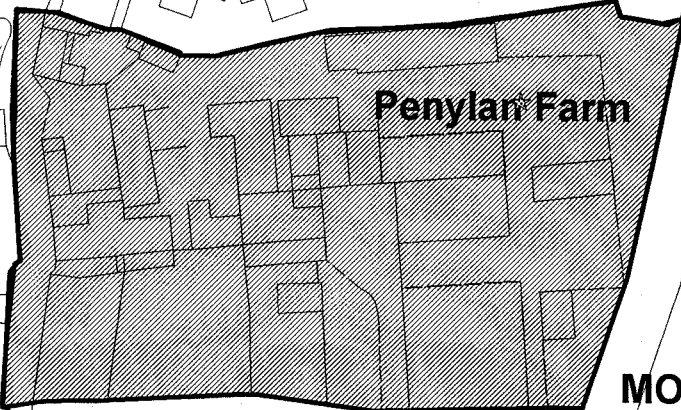
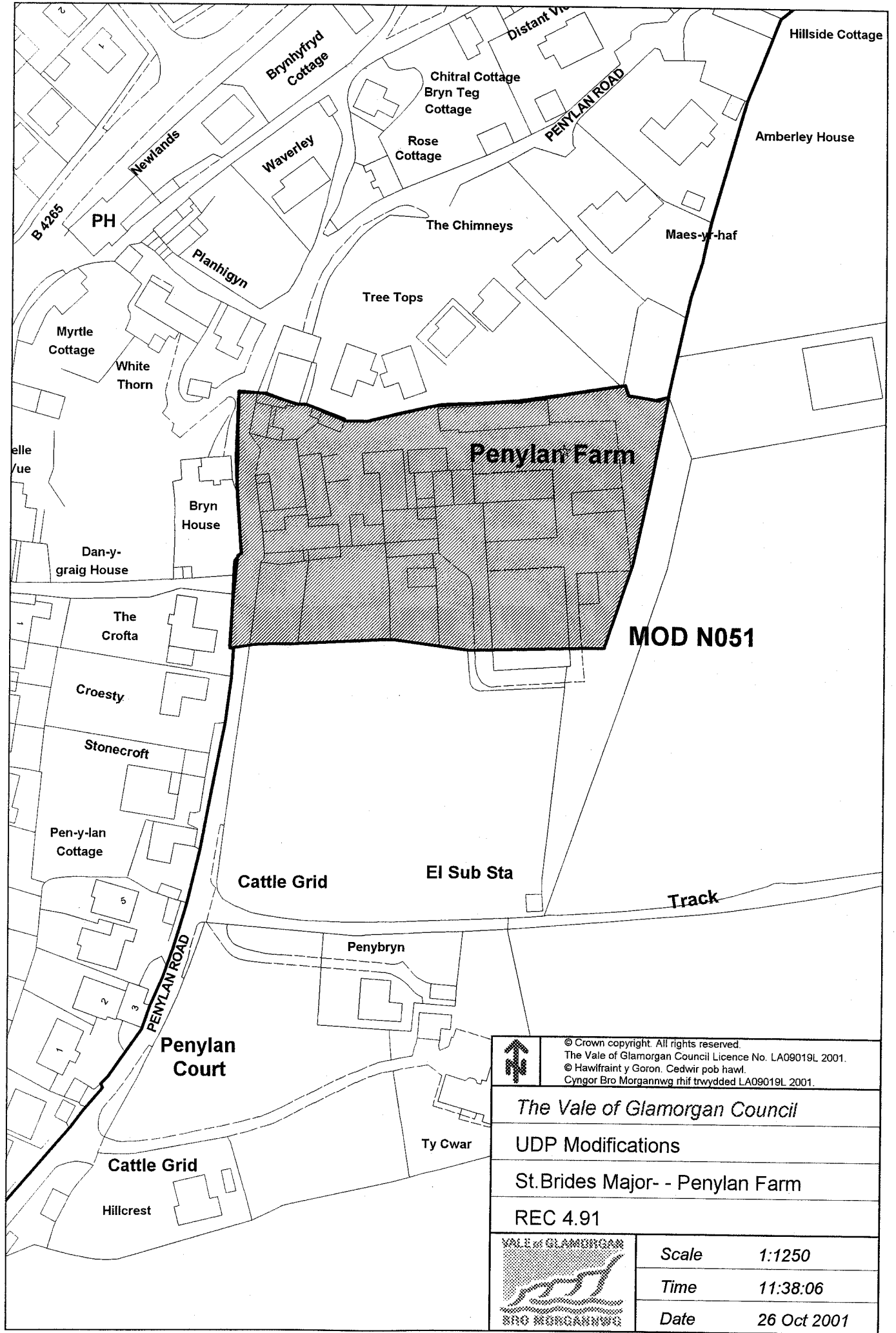
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Date	17 Sep 2002



Brides Major (aint-y-Brid)

MOD N050

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	<i>The Vale of Glamorgan Council</i>	
UDP Modifications		
St.Brides Major-New Vicarage Land		
REC 4.90		
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	Date	26 Oct 2001



Penylan Farm

MOD N051



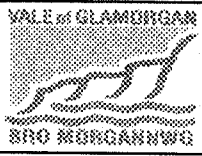
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The Vale of Glamorgan Council

UDP Modifications

St.Brides Major- - Penylan Farm

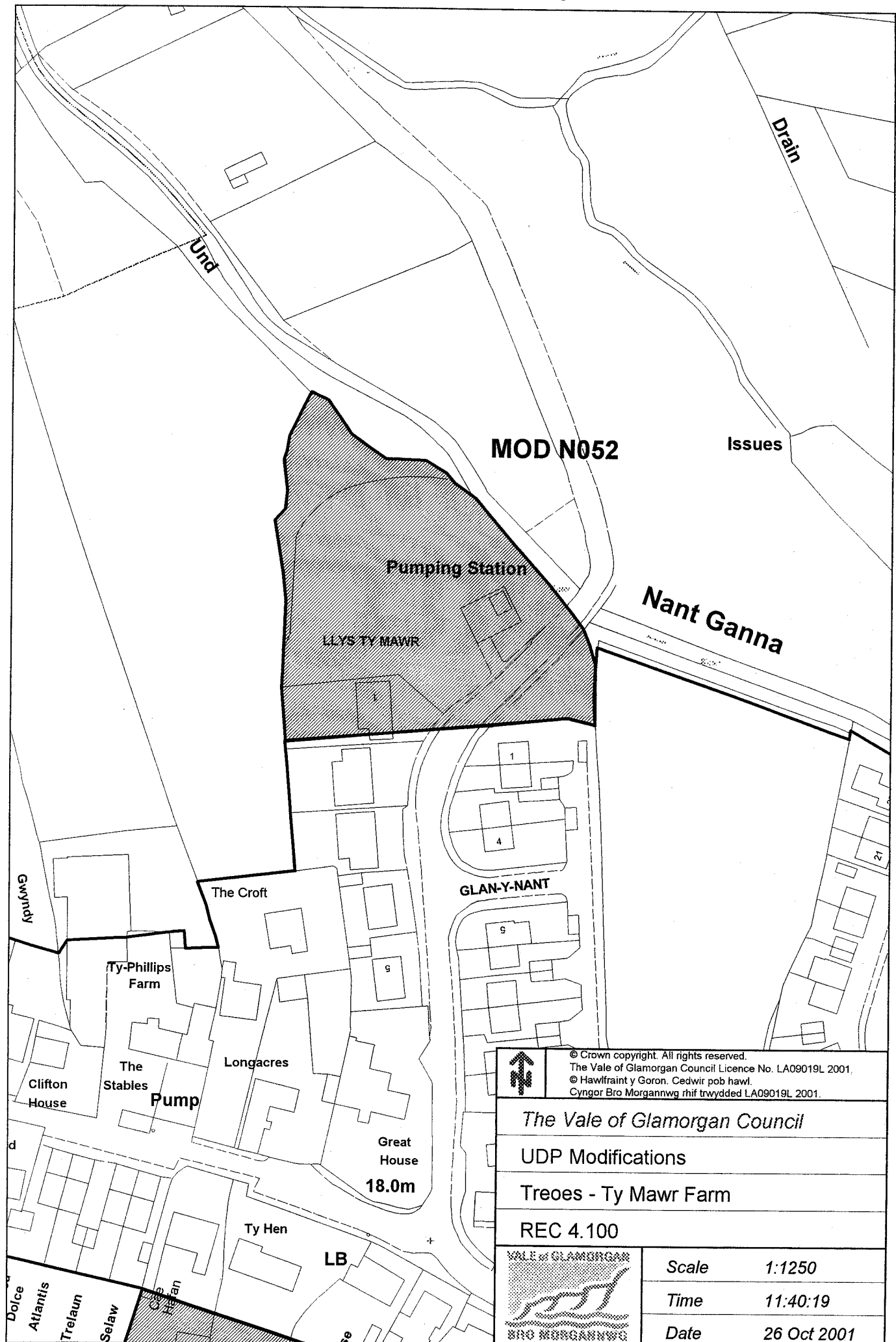
REC 4.91



Scale 1:1250

Time 11:38:06

Date 26 Oct 2001



MOD N052

Issues

Pumping Station

LLYS TY MAWR

Nant Ganna

The Croft

GLAN-Y-NANT

Ty-Phillips Farm

Longacres

Clifton House

The Stables Pump

Great House

18.0m

Ty Hen

LB



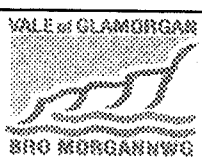
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UDP Modifications

Trees - Ty Mawr Farm

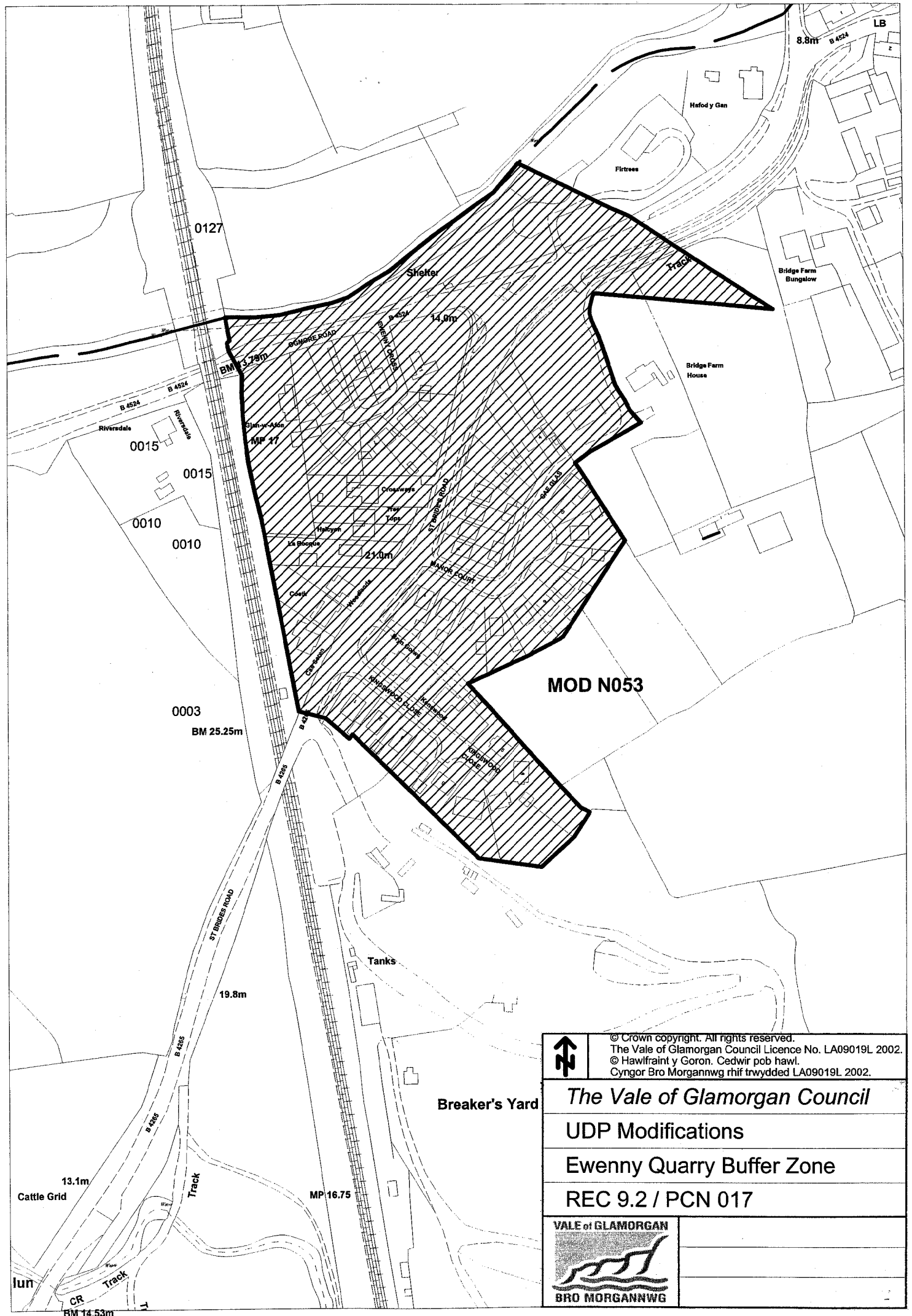
REC 4.100




Scale 1:1250

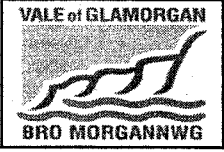
Time 11:40:19

Date 26 Oct 2001




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The Vale of Glamorgan Council
UDP Modifications
Ewenny Quarry Buffer Zone
REC 9.2 / PCN 017



UDP MODIFICATIONS

INSPECTOR'S RECOMMENDATION 4.38

I recommend that the Plan be modified to identify existing employment areas on the Proposals Map and that such areas be referenced to Policy EMP 3.

MOD N054

VARIOUS PROPOSALS MAPS

The following sites will be identified on the Proposals Map and referenced to Policy EMP 3.

- Robert Bosch
- RAF St Athan
- The Chemical Complex, Barry
- Cardiff Wales Airport
- Culverhouse Cross
- Llandough Hospital
- Aberthaw Cement Works
- Aberthaw Power Station
- Vale of Glamorgan Hotel, Golf and Country Club
- Barry Docks
- Llandough Industrial Estate
- West Point Industrial Estate
- Ty Verlon Industrial Estate
- Vale Business Park
- Llandow Trading Estate
- Atlantic Trading Estate
- Hayes Wood
- Palmerston Trading Estate
- Airport Business Park

UDP MODIFICATIONS

INSPECTOR'S RECOMMENDATION 4.7

I recommend that the Plan be modified by the acceptance of PCN019, PCE024 and PCE025 subject to the deletion from PCE025 of the words "...within settlement boundaries".

MOD N055

ALL PROPOSALS MAPS

The following sentence will be added to the Proposals Map Key:

"Reference should be made to the written statement of the UDP which contains several policies which are relevant to the whole of the Plan area."

UDP MODIFICATIONS

INSPECTOR'S RECOMMENDATION 9.21

I recommend that the Plan be modified by the insertion of Argoed Isha and St. Andrews quarries in Policy MIN 9 and the inclusion of PCN018.

MOD N056

ALL PROPOSALS MAPS

Policy MIN 9 on the key legend is revised to read as follows:

MIN 9 — Mineral Resources Proposed for Closure.

Tank

9756

MOD N057

Skate House

The Spinney

MOD N058

DOWN'S VIEW

COURT CRESCENT

THE ORCHARD



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UDP Modifications

Residential Settlement Boundaries

REC 3.10 - Aberthin



Scale 1:1250

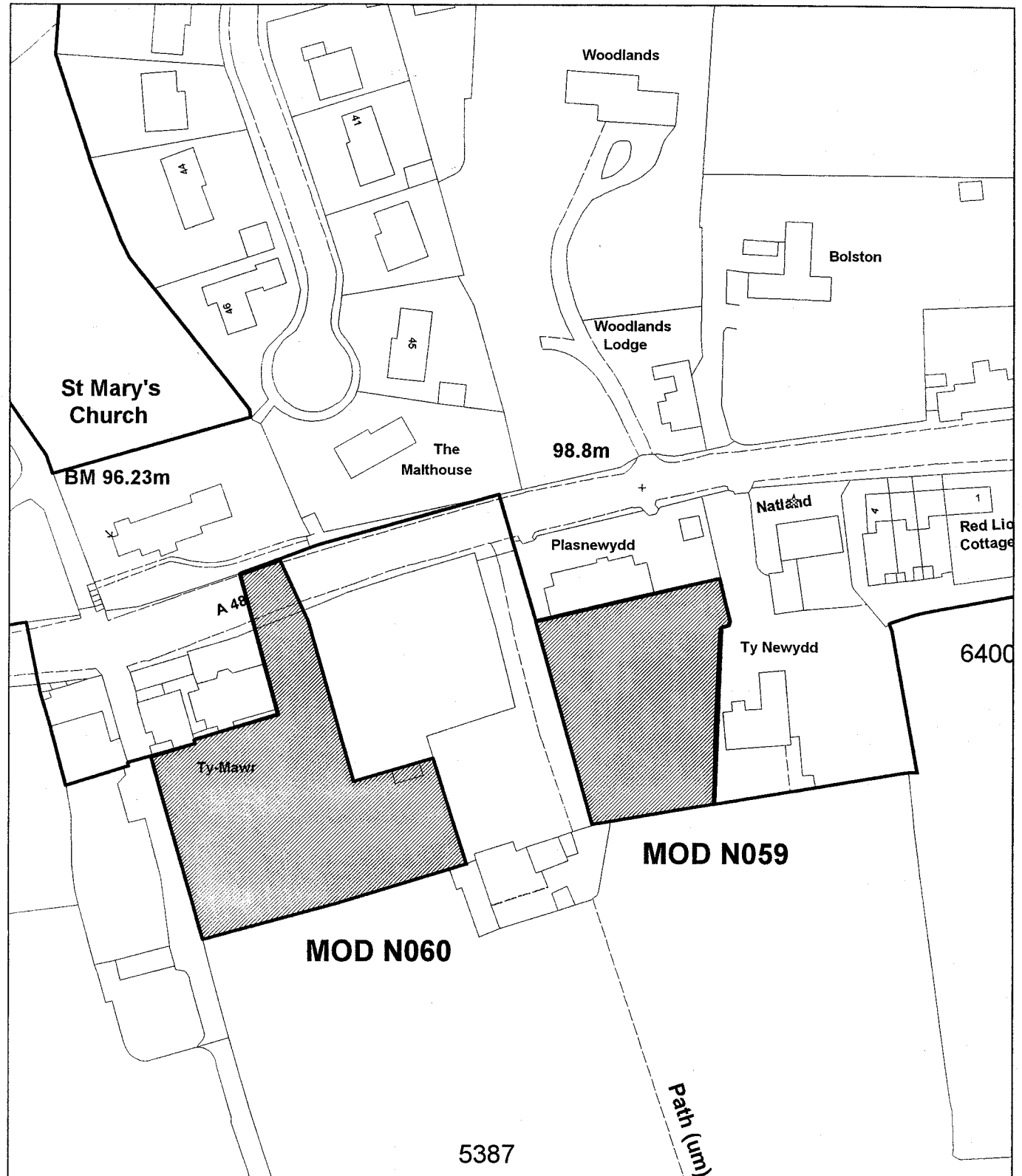
Time 01:23:00



Date 26 Oct 2001

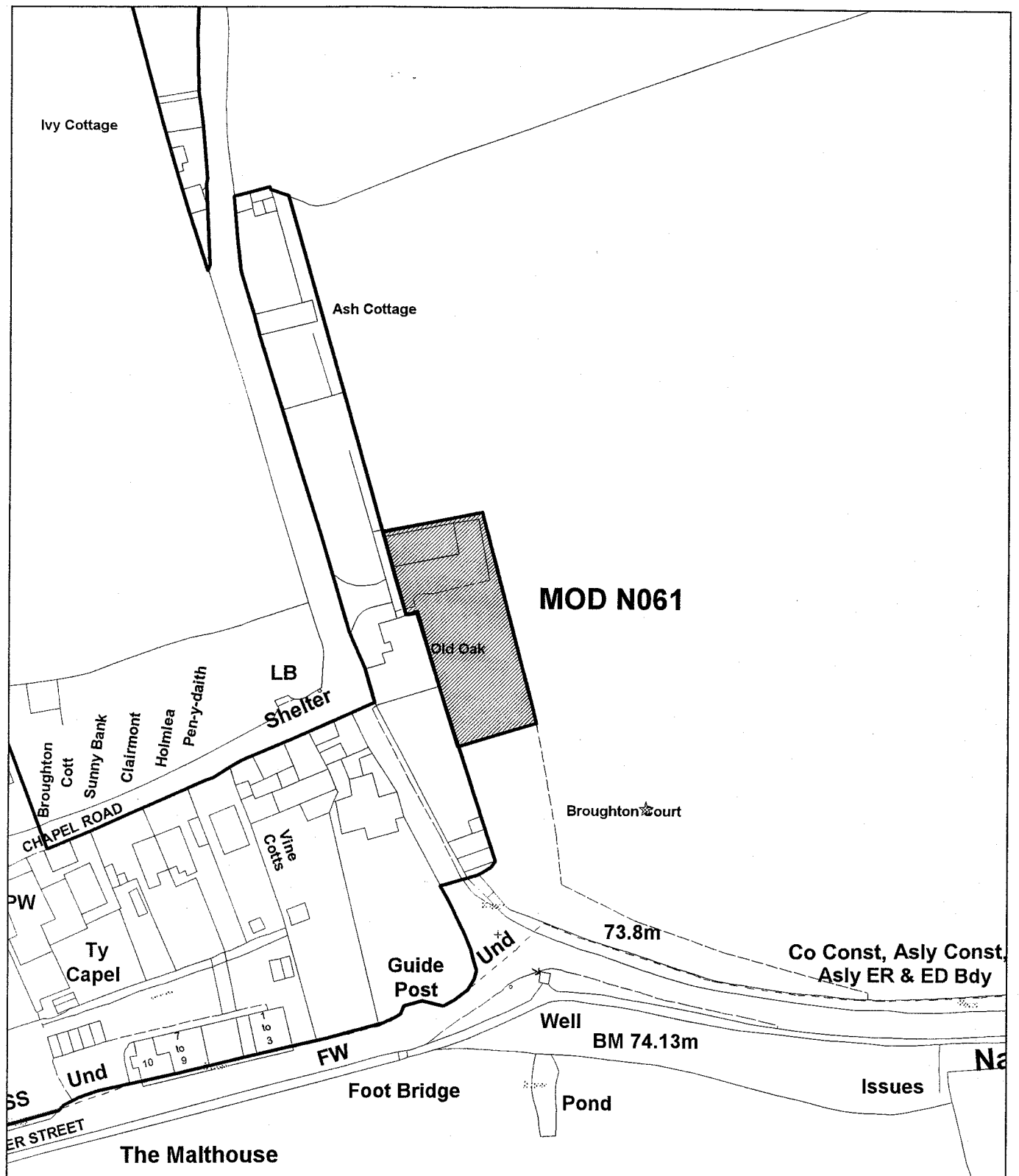
-y-Glyn

Sweetings

Aberthin Cottage



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	<i>The Vale of Glamorgan Council</i>	
UDP Modifications		
Residential Settlement Boundaries		
REC 3.10 - Bonvilston		
	Scale	1:1250
	Time	01:24:47
	Date	26 Oct 2001



MOD N061

Broughton Court

Co Const, Asly Const,
Asly ER & ED Bdy

Well
BM 74.13m


Pond

Issues

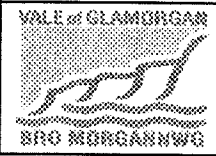
Na

The Malthouse

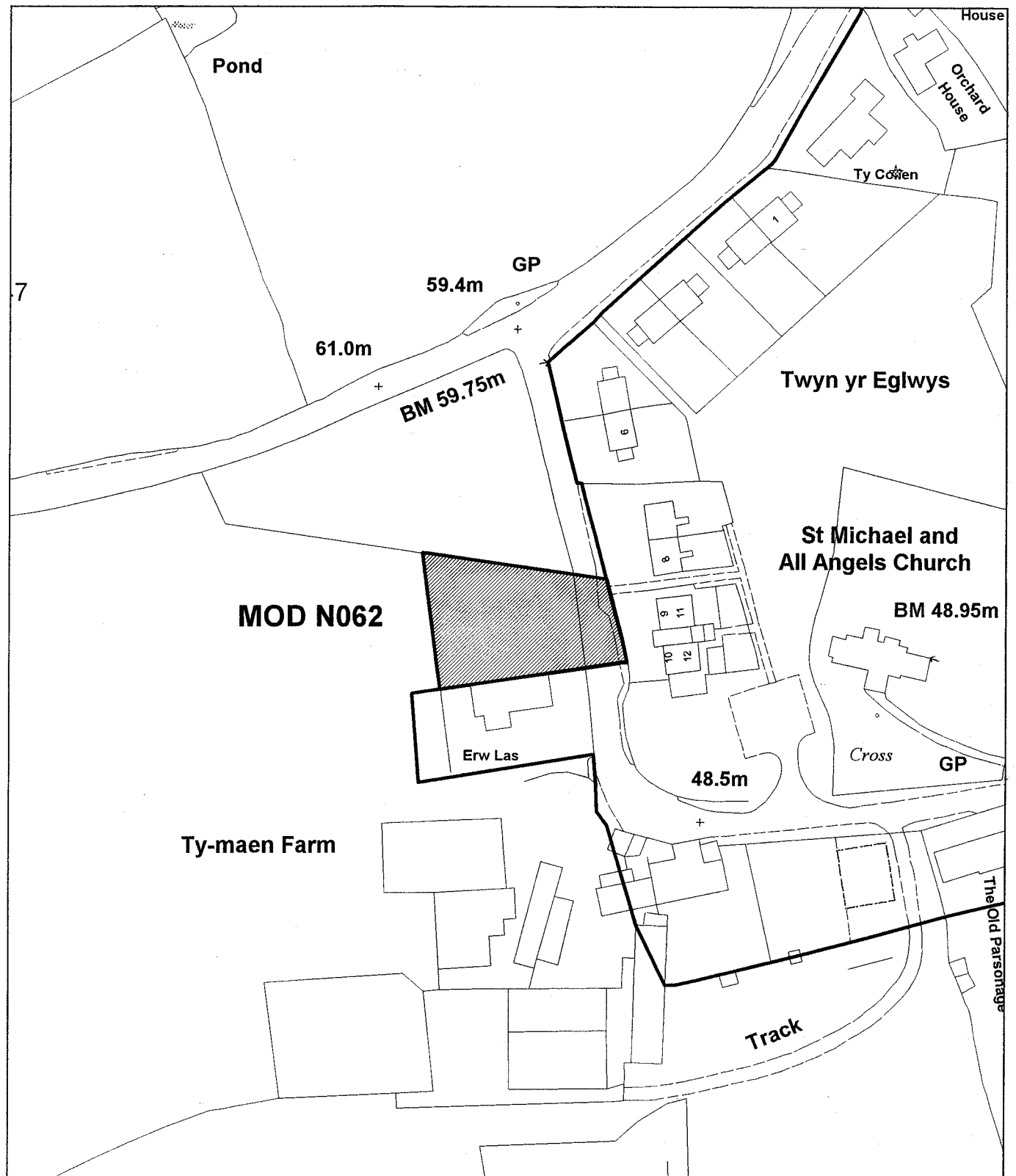
Broughton




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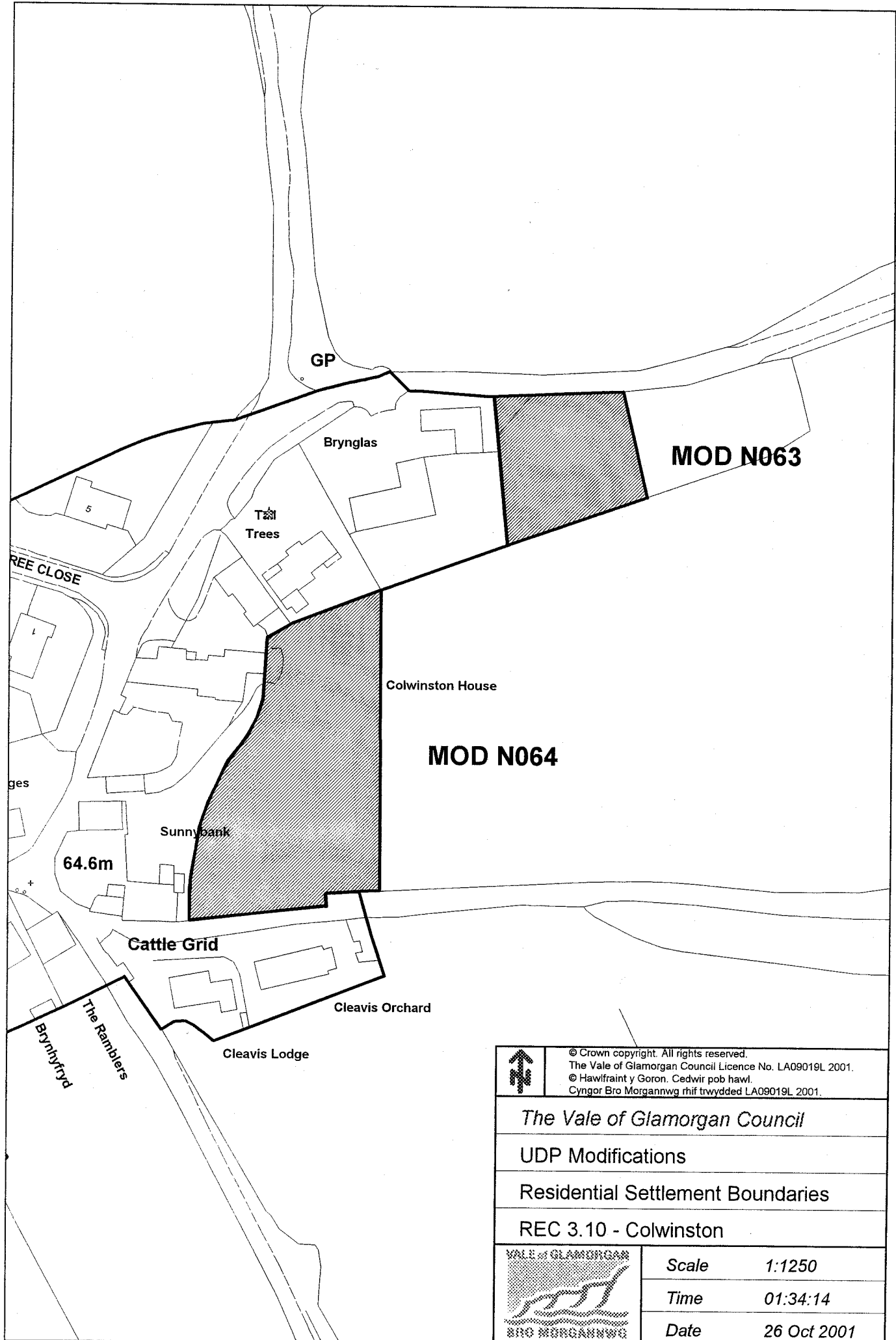
The Vale of Glamorgan Council
 UDP Modifications
 Residential Settlement Boundaries
 REC 3.10 - Broughton




Scale	1:1250
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Date	26 Oct 2001

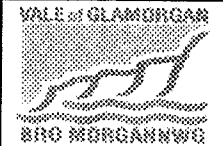


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	<i>The Vale of Glamorgan Council</i>	
UDP Modifications		
Residential Settlement Boundaries		
REC 3.10 - Colwinston		
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	Date	26 Oct 2001

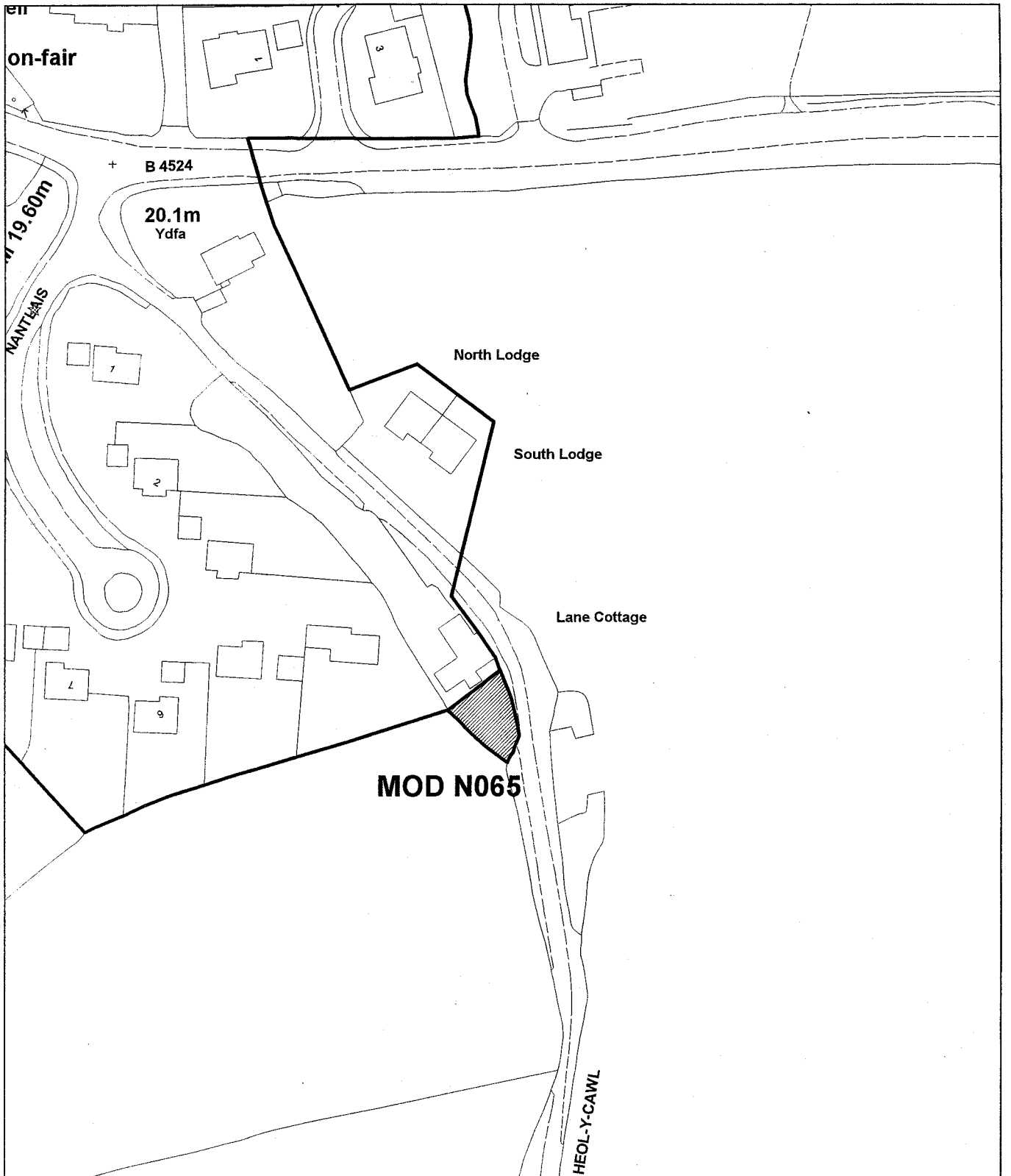




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The Vale of Glamorgan Council
 UDP Modifications
 Residential Settlement Boundaries
 REC 3.10 - Colwinston




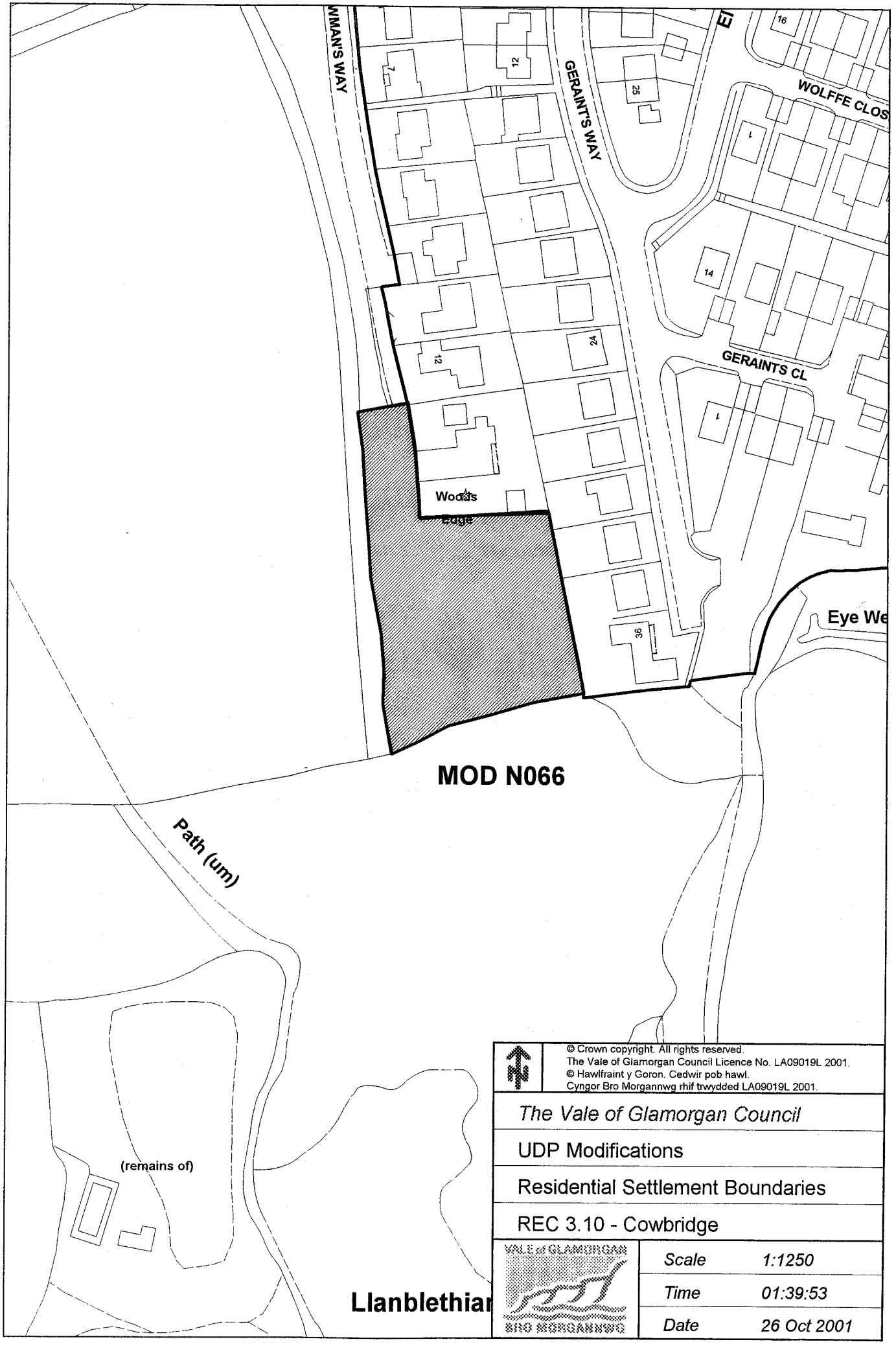
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Date	26 Oct 2001





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The Vale of Glamorgan Council
 UDP Modifications
 Residential Settlement Boundaries
 REC 3.10 - Corntown

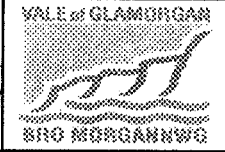
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	Date	26 Oct 2001



MOD N066

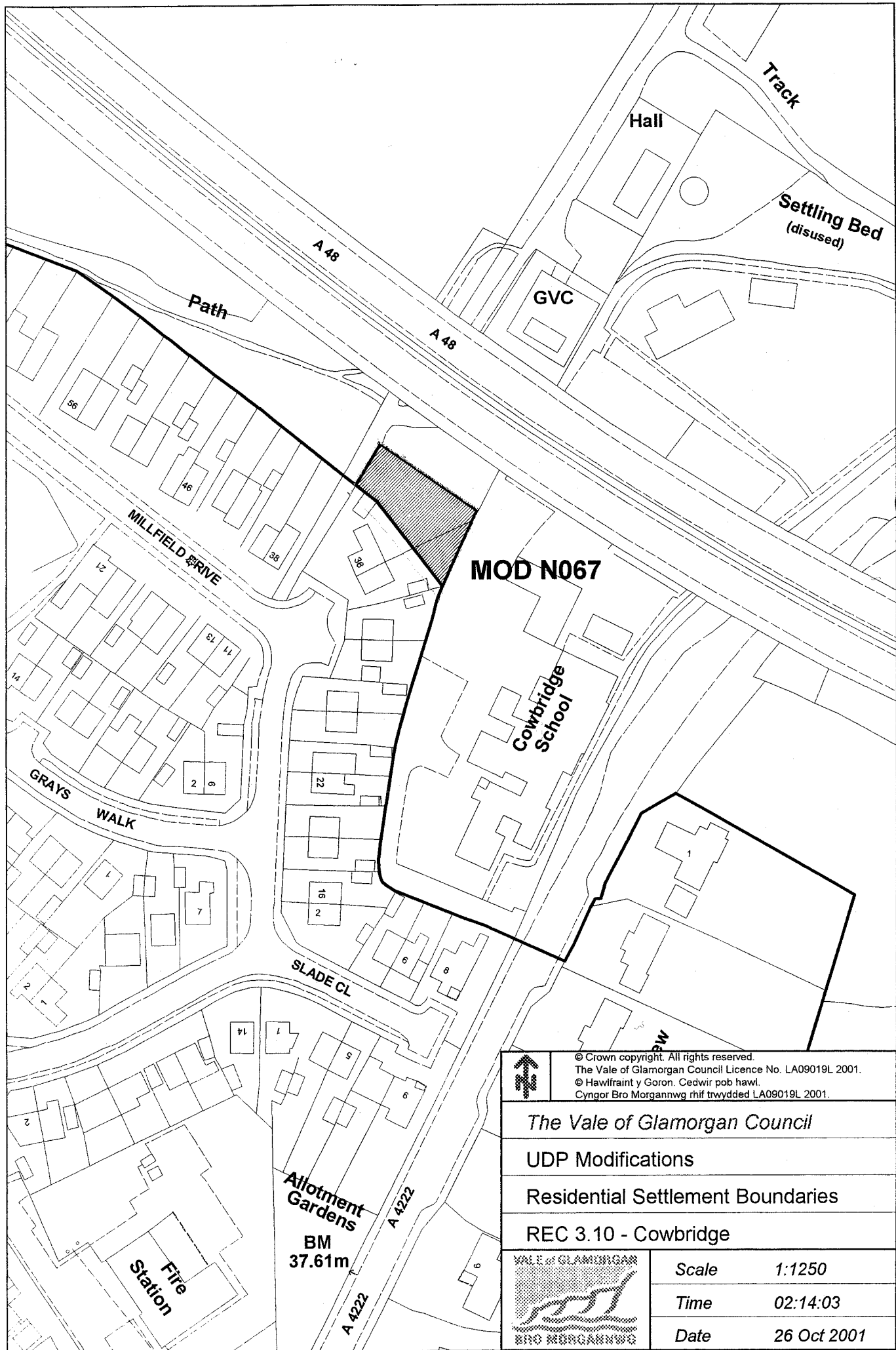

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The Vale of Glamorgan Council
 UDP Modifications
 Residential Settlement Boundaries
 REC 3.10 - Cowbridge




Scale	1:1250
Time	01:39:53
Date	26 Oct 2001

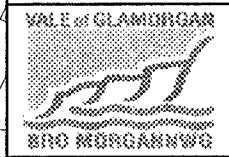
Llanblethian



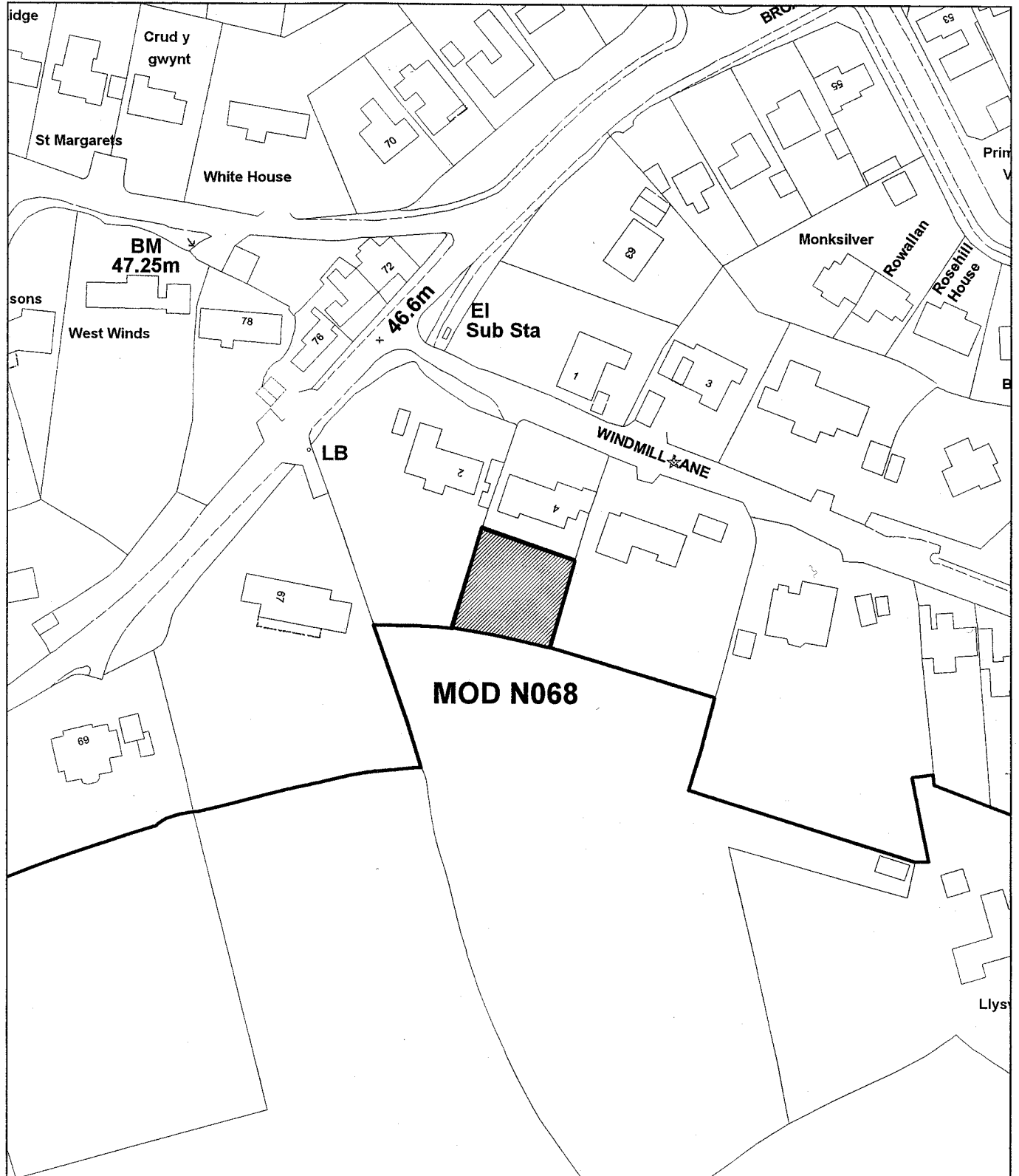
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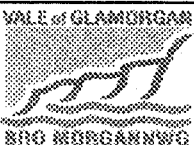

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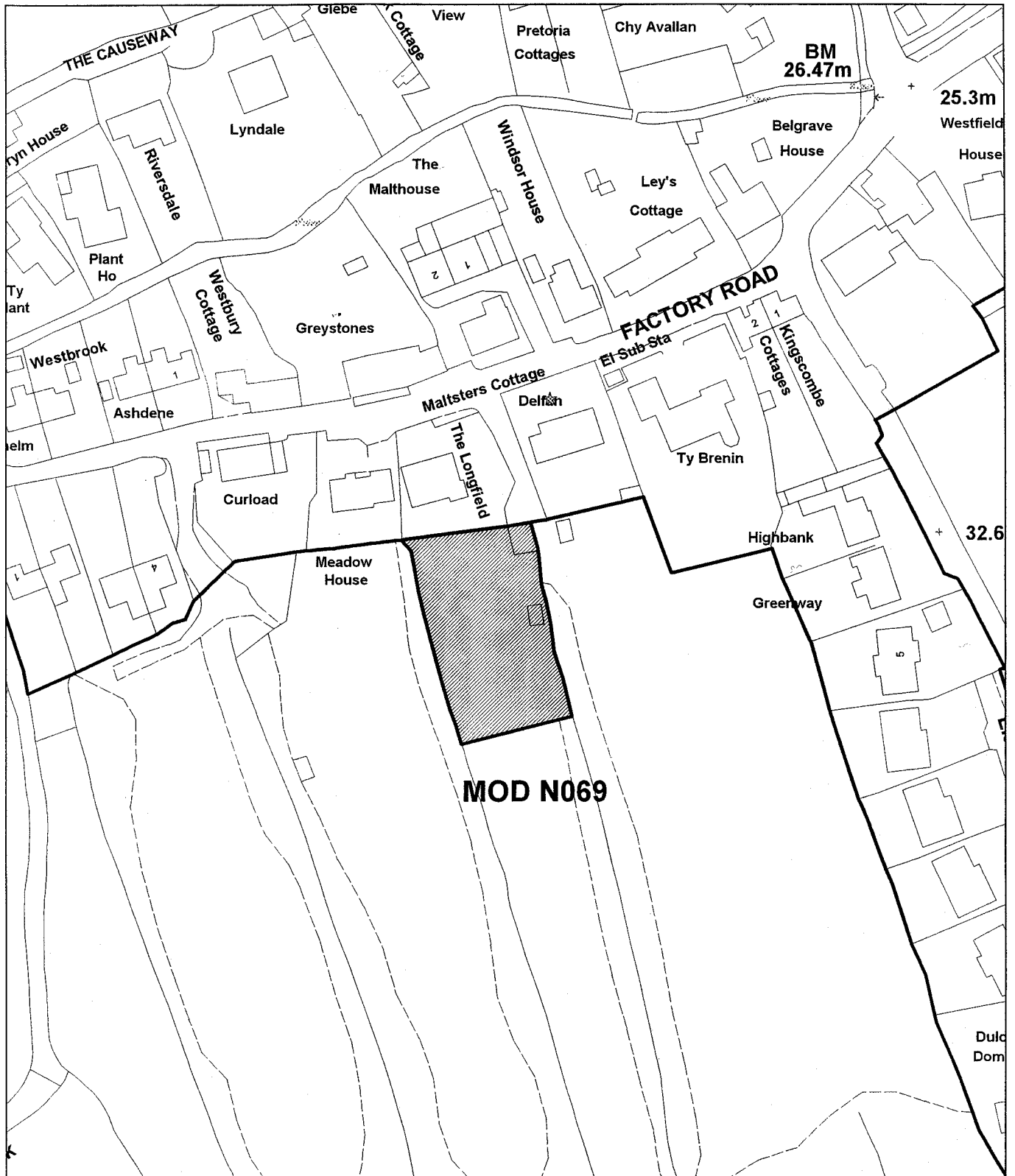
The Vale of Glamorgan Council
 UDP Modifications
 Residential Settlement Boundaries
 REC 3.10 - Cowbridge


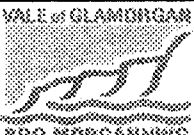


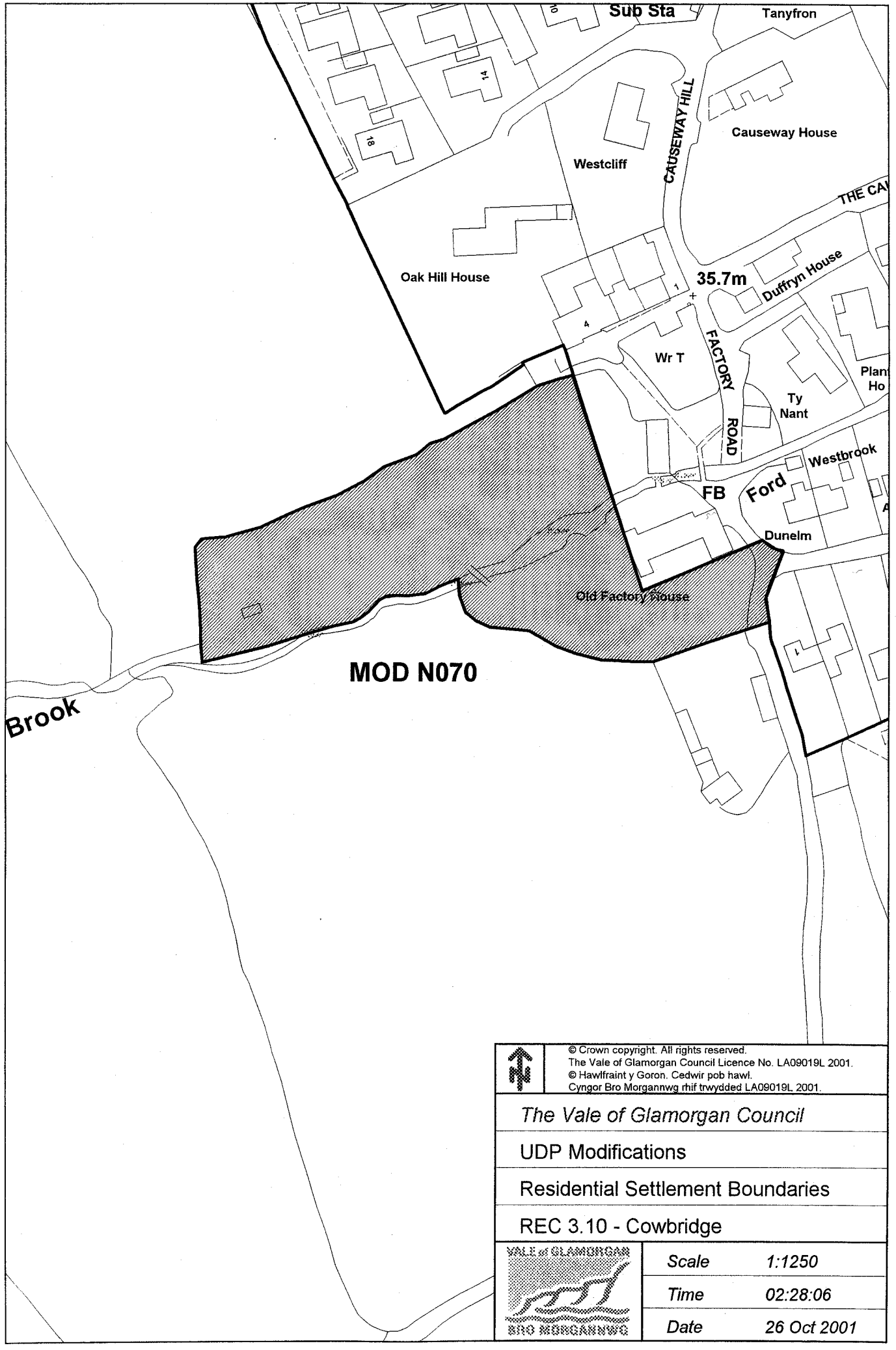
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Time	02:14:03
Date	26 Oct 2001





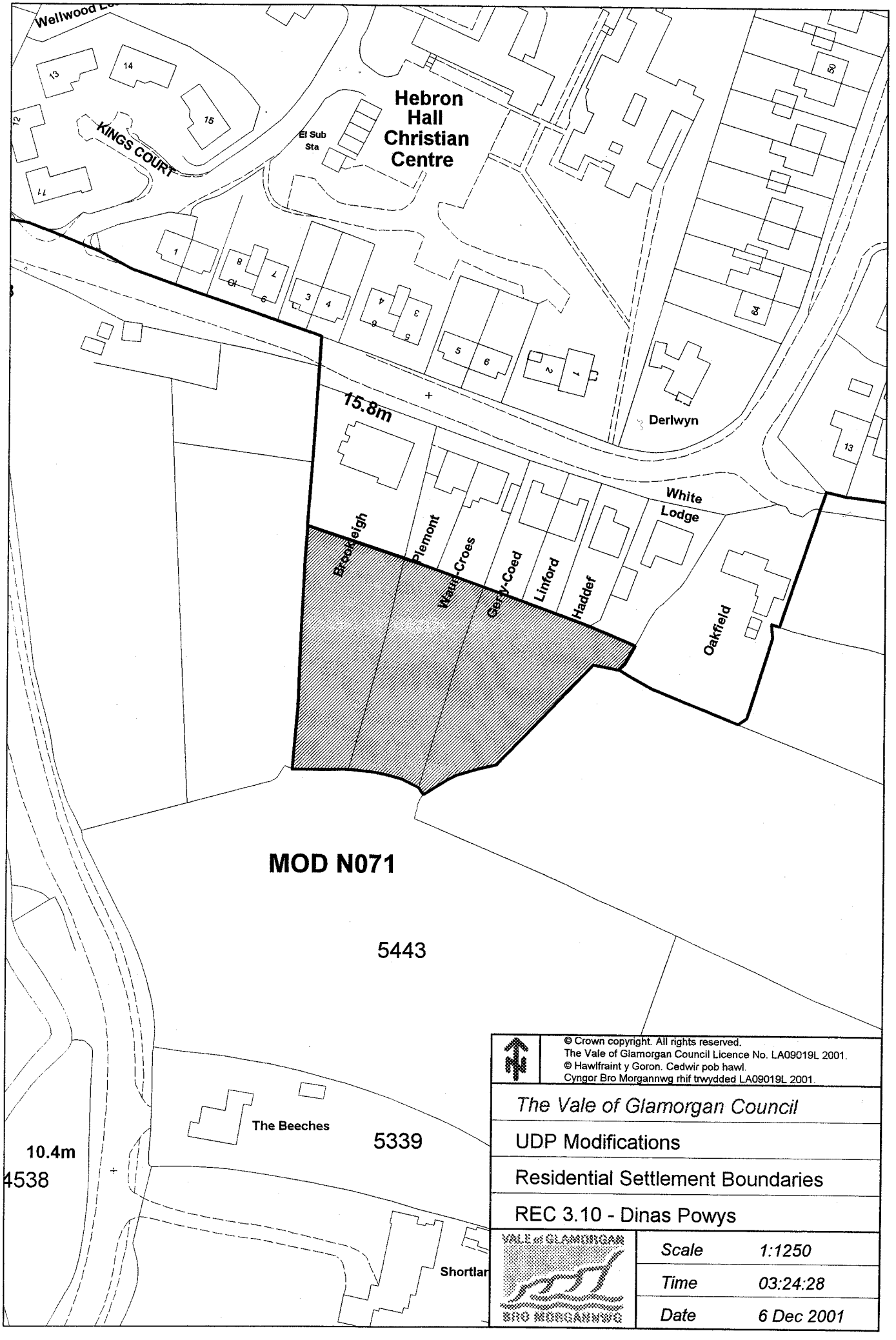
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	The Vale of Glamorgan Council	
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Residential Settlement Boundaries		
REC 3.10 - Cowbridge		
	<i>Scale</i>	<i>1:1250</i>
	<i>Time</i>	<i>02:25:30</i>
	<i>Date</i>	<i>26 Oct 2001</i>



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UDP Modifications		
Residential Settlement Boundaries		
REC 3.10 - Cowbridge		
	Scale 1:1250	
	Time 02:26:51	
	Date 26 Oct 2001	



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UDP Modifications		
Residential Settlement Boundaries		
REC 3.10 - Cowbridge		
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	Time	02:28:06
	Date	26 Oct 2001



MOD N071

5443

The Beeches

5339

Shortlar



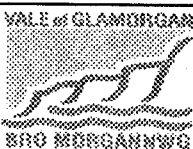
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UDP Modifications

Residential Settlement Boundaries

REC 3.10 - Dinas Powys



Scale 1:1250

Time 03:24:28

Date 6 Dec 2001

10.4m

4538

15.8m

Derlwyn

White Lodge

Oakfield

Brookleigh

Plemont

Rhyd-y-Croes

Gery-y-Coed

Linford

Hadder

Wellwood

KINGS COURT

Hebron Hall Christian Centre

El Sub Sta

12

13

14

15

14

1

8

L

6

3

4

7

8

9

5

6

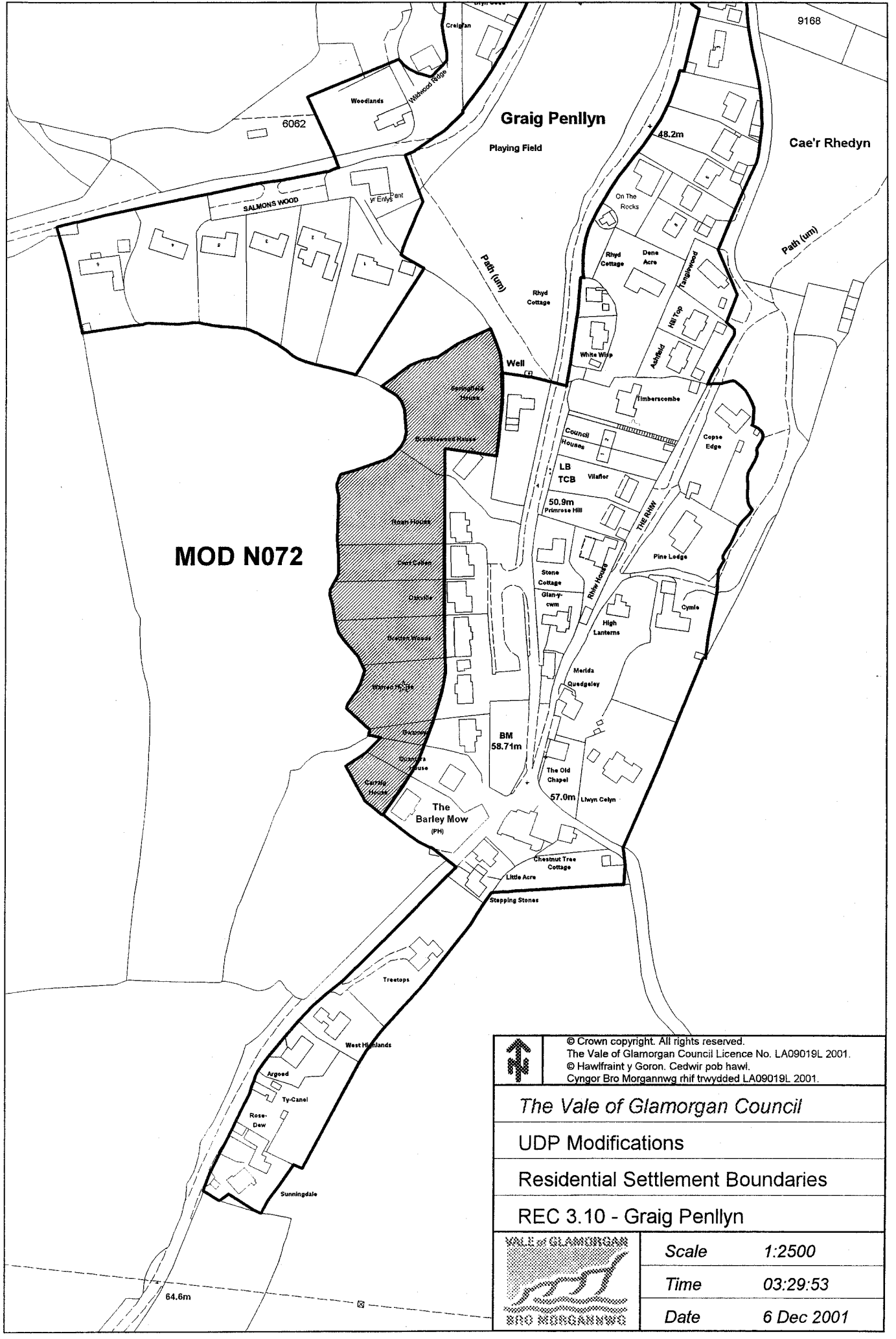
2

1


8

50

13



MOD N072

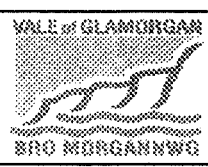

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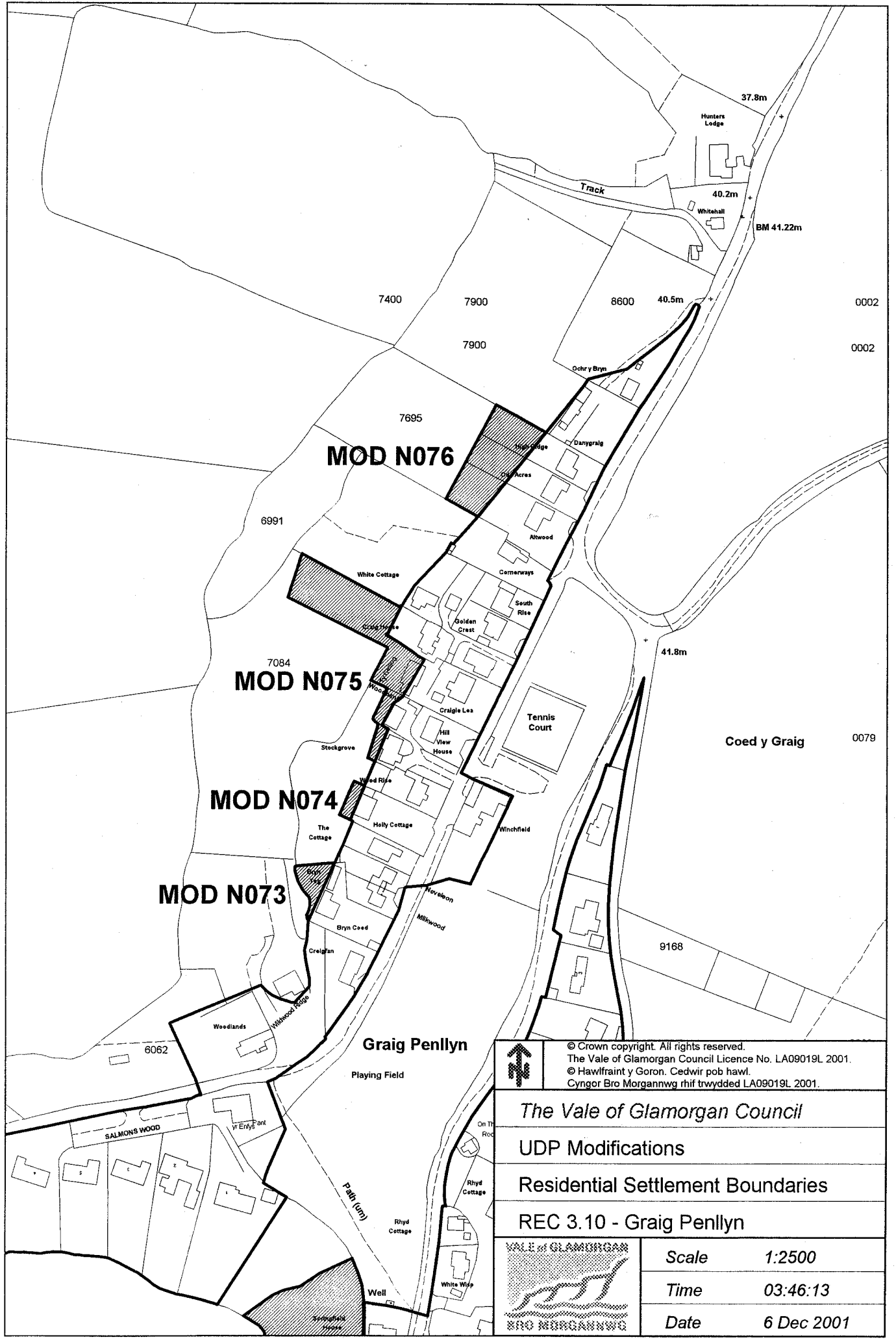
UDP Modifications


Residential Settlement Boundaries

REC 3.10 - Graig Penllyn

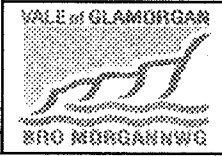


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Date	6 Dec 2001

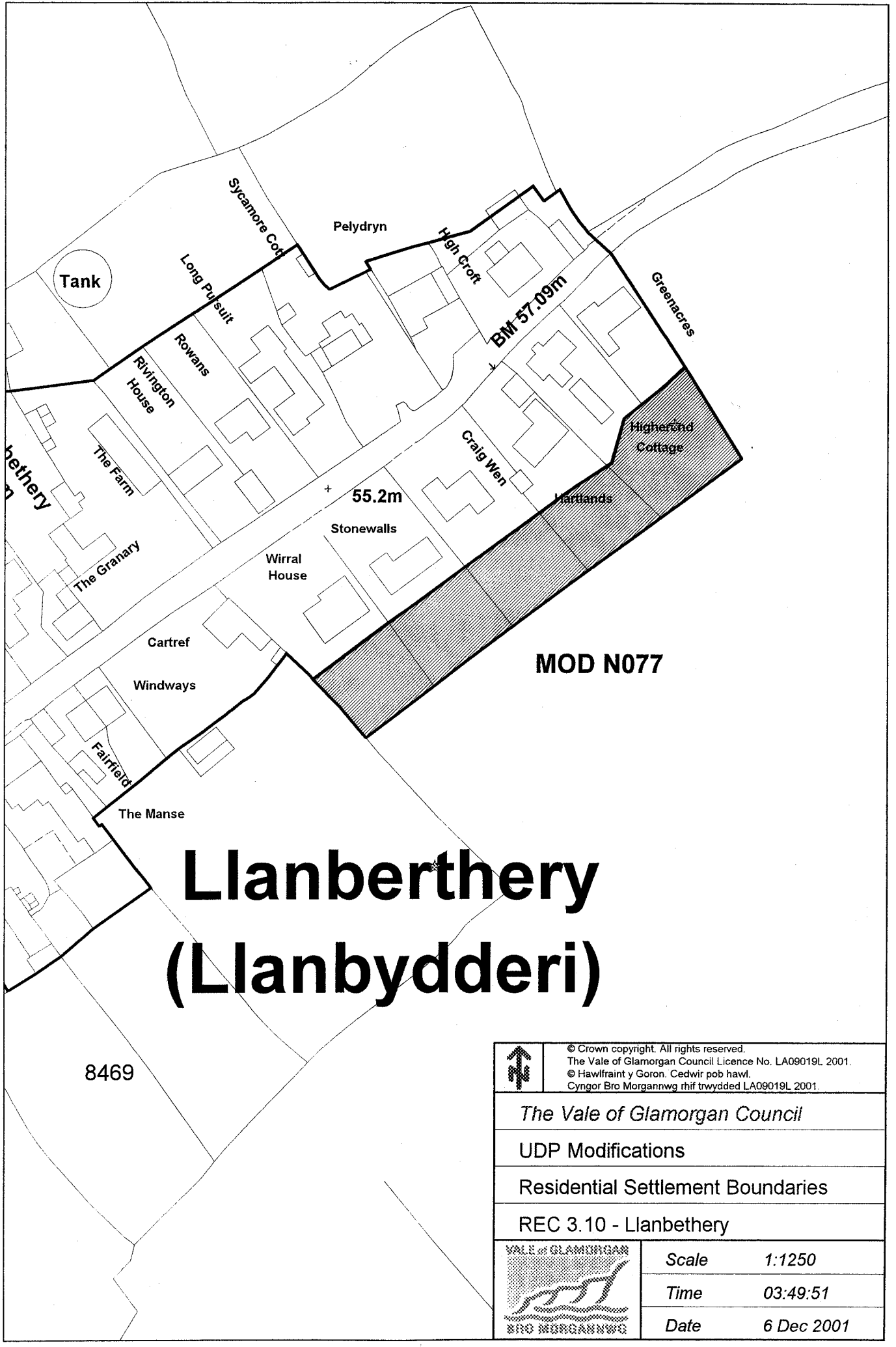



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Residential Settlement Boundaries
REC 3.10 - Graig Penllyn





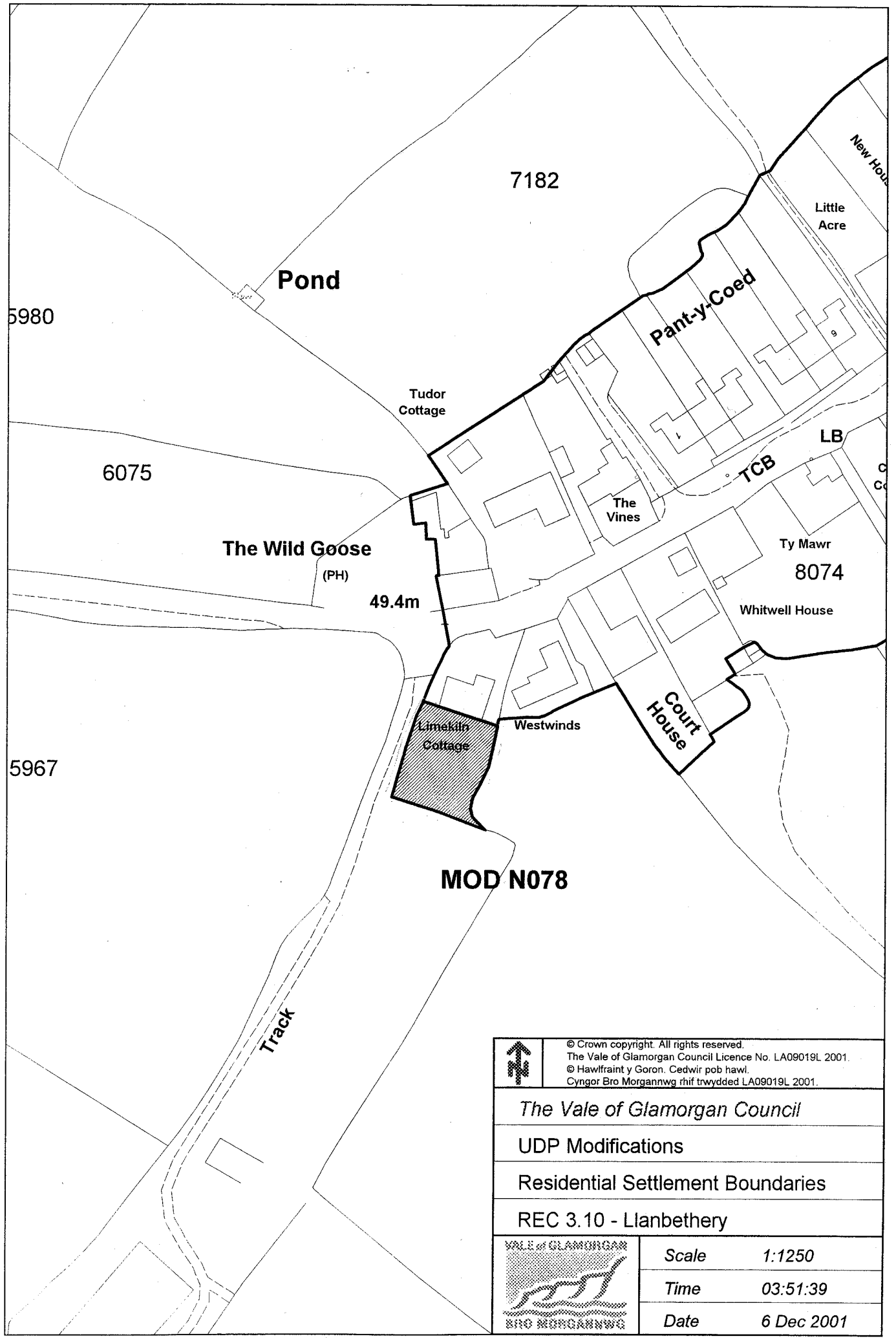
Scale	1:2500
Time	03:46:13
Date	6 Dec 2001




Llanberthery (Llanbydderi)

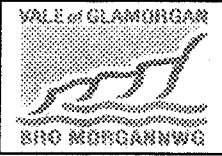
8469

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	<i>The Vale of Glamorgan Council</i>	
UDP Modifications		
Residential Settlement Boundaries		
REC 3.10 - Llanberthery		
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	<i>Time</i>	03:49:51
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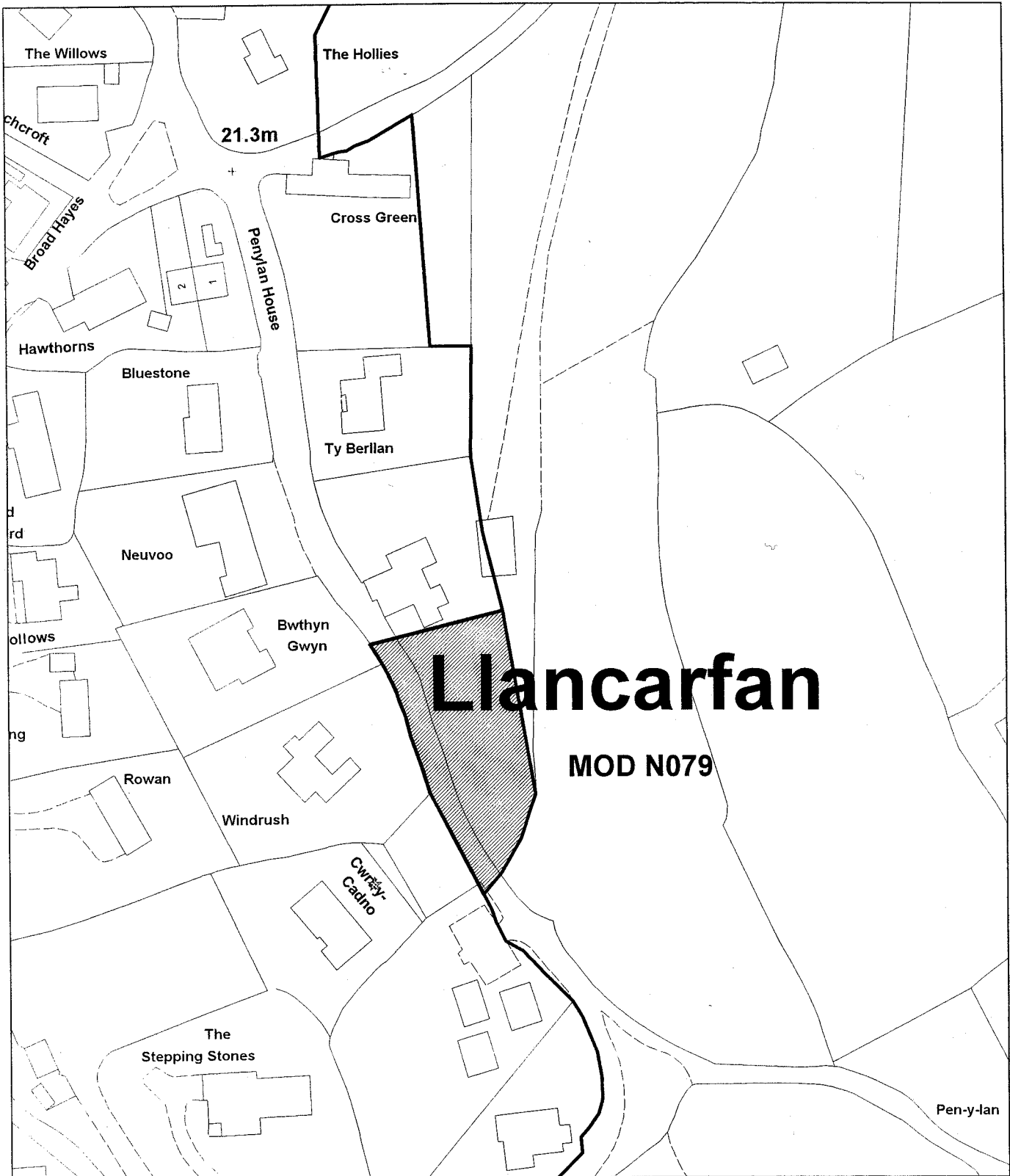



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 REC 3.10 - Llanbethery




Scale	1:1250
Time	03:51:39
Date	6 Dec 2001




Llanccarfan

MOD N079


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UDP Modifications	
Residential Settlement Boundaries	
REC 3.10 - Llanccarfan	

	Scale	1:1250
	Time	10:33:44
	Date	10 Dec 2001

BM 16.46m

Cattwg's Church

Hall

Bridge Cott

Llanccarfan Prim

Tennis Courts

3400

4100

3400

4100

MOD N080

West End Terrace

BAKERS LANE

Westfield House

Orchard End

wn

Ty Croeso

Dyffryn House

Ael. Y-Bryn

Hillcrest

Huntsman's Cottage

Midwell

Tegfan

Little Dimlands

The Gardens

Pond

LB

Mid Well

Sinks

Tanfield Cottages

43.0m

Godre Coed

Penny Cottage

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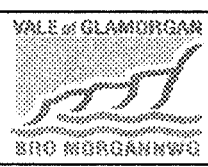
44

The Vale of Glamorgan Council

UDP Modifications

Residential Settlement Boundaries

REC 3.10 - Llantwit Major

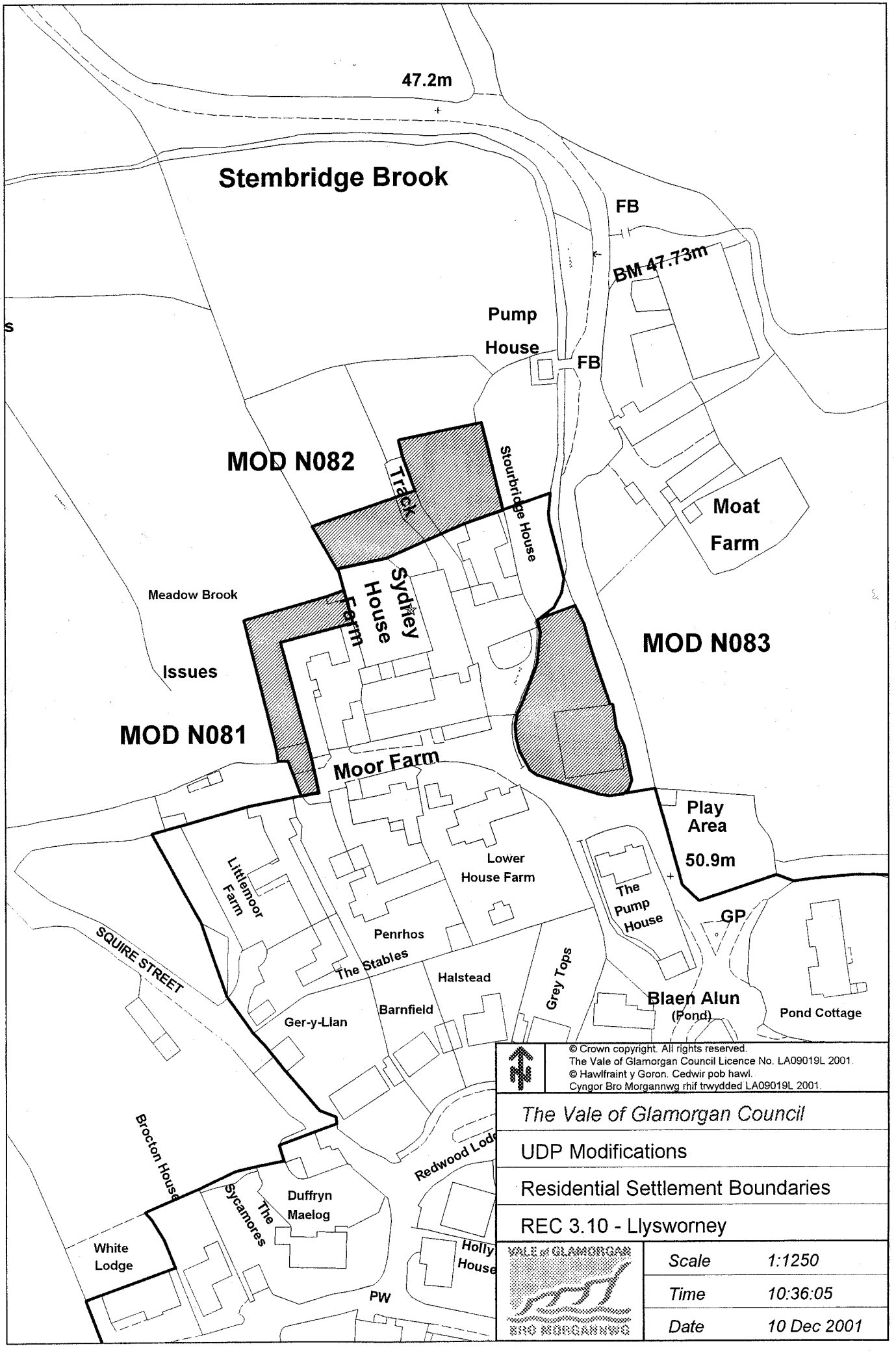



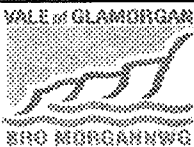
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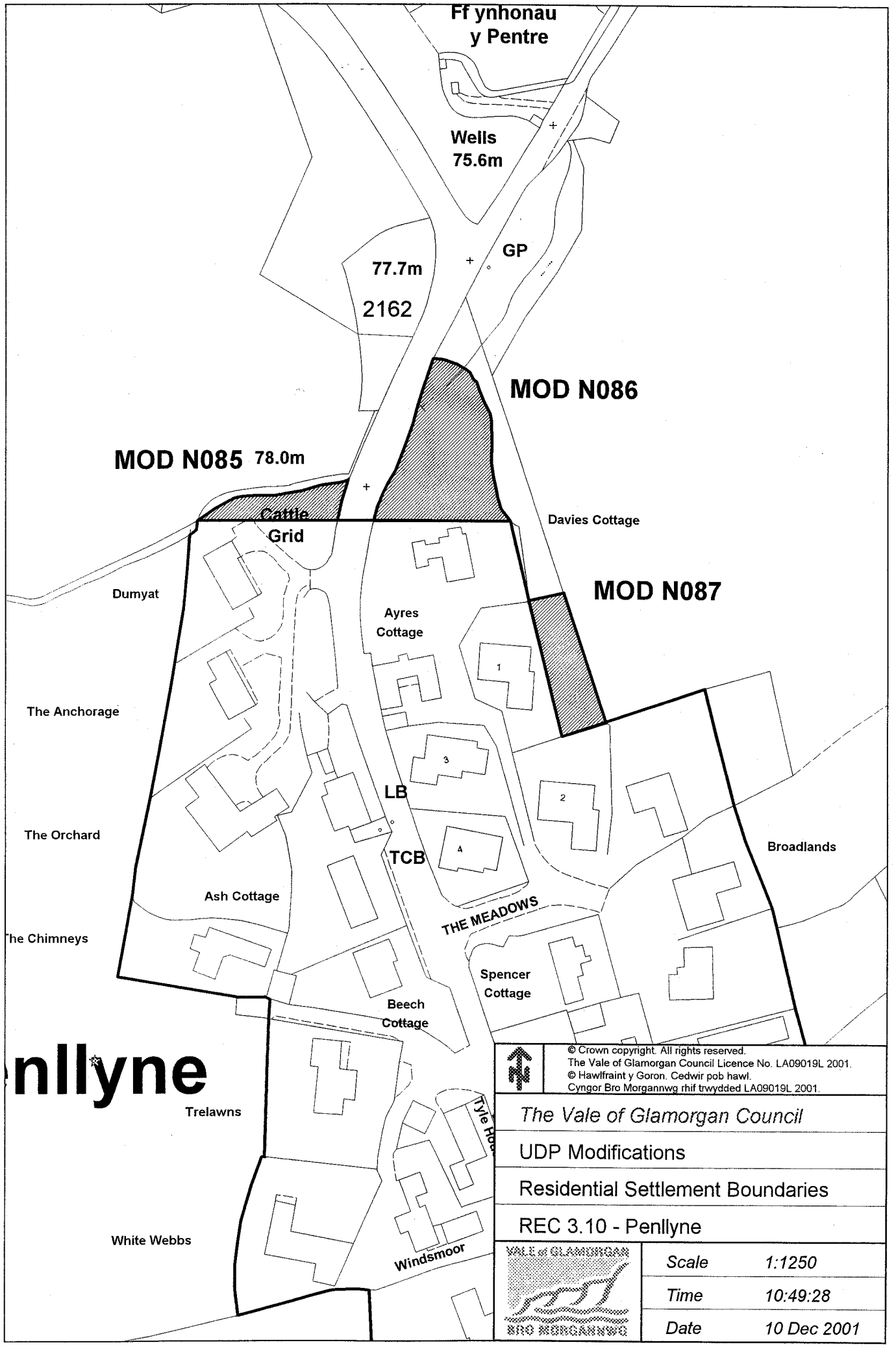
Time 10:32:07

Date 10 Dec 2001

DIMLANDS ROAD



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UDP Modifications		
Residential Settlement Boundaries		
REC 3.10 - Llysworney		
	Scale	1:1250
	Time	10:36:05
	Date	10 Dec 2001




Penllyne

Trelawns

White Webbs

Windsmoor


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 REC 3.10 - Penllyne



Scale	1:1250
Time	10:49:28
Date	10 Dec 2001

Higher End



MOD N088



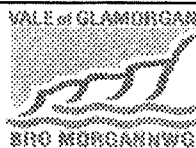
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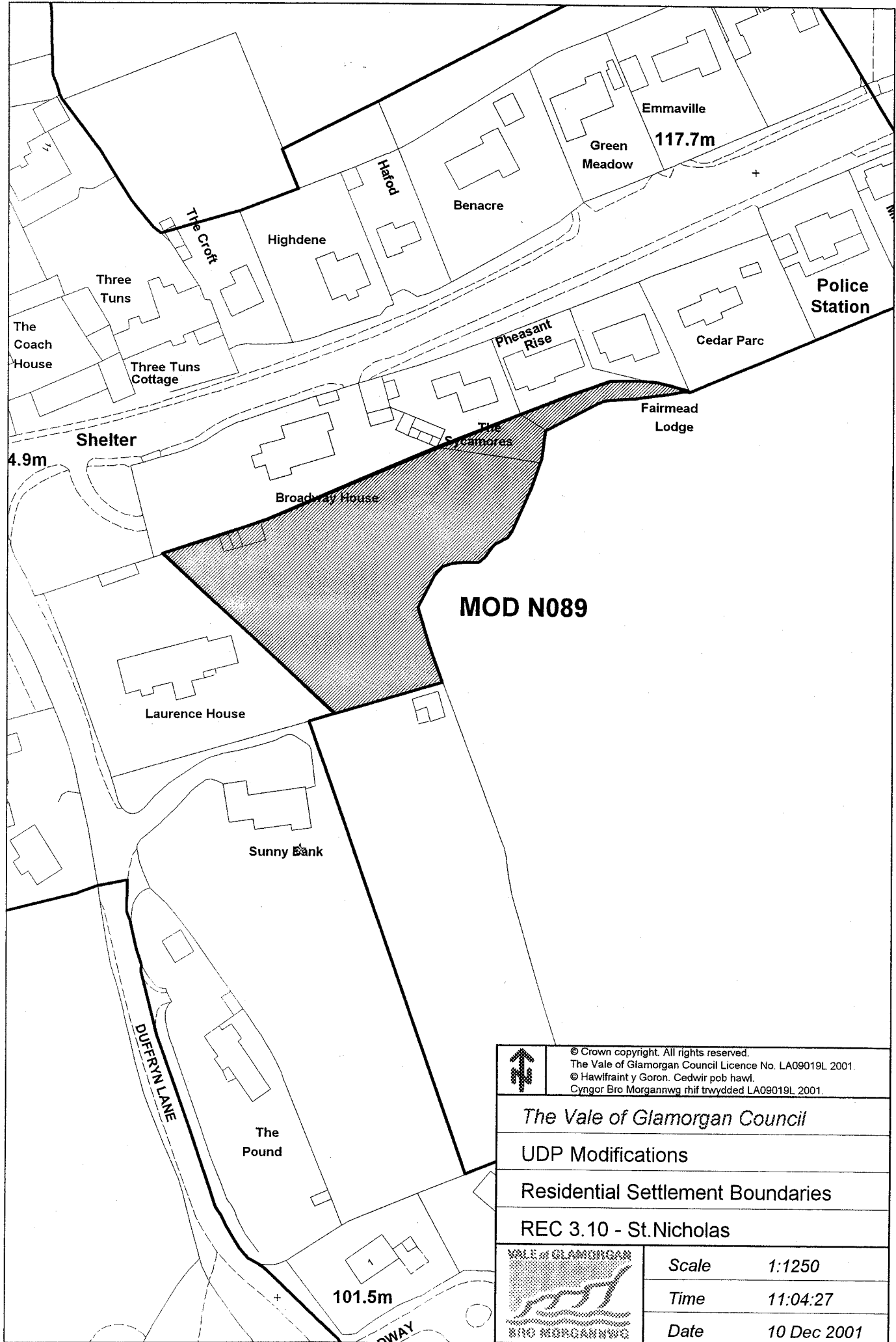
UDP Modifications

Residential Settlement Boundaries

REC 3.10 - St.Athan



Scale	1:1250
Time	11:02:17
Date	10 Dec 2001



MOD N089



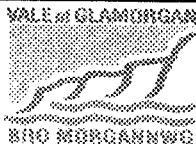
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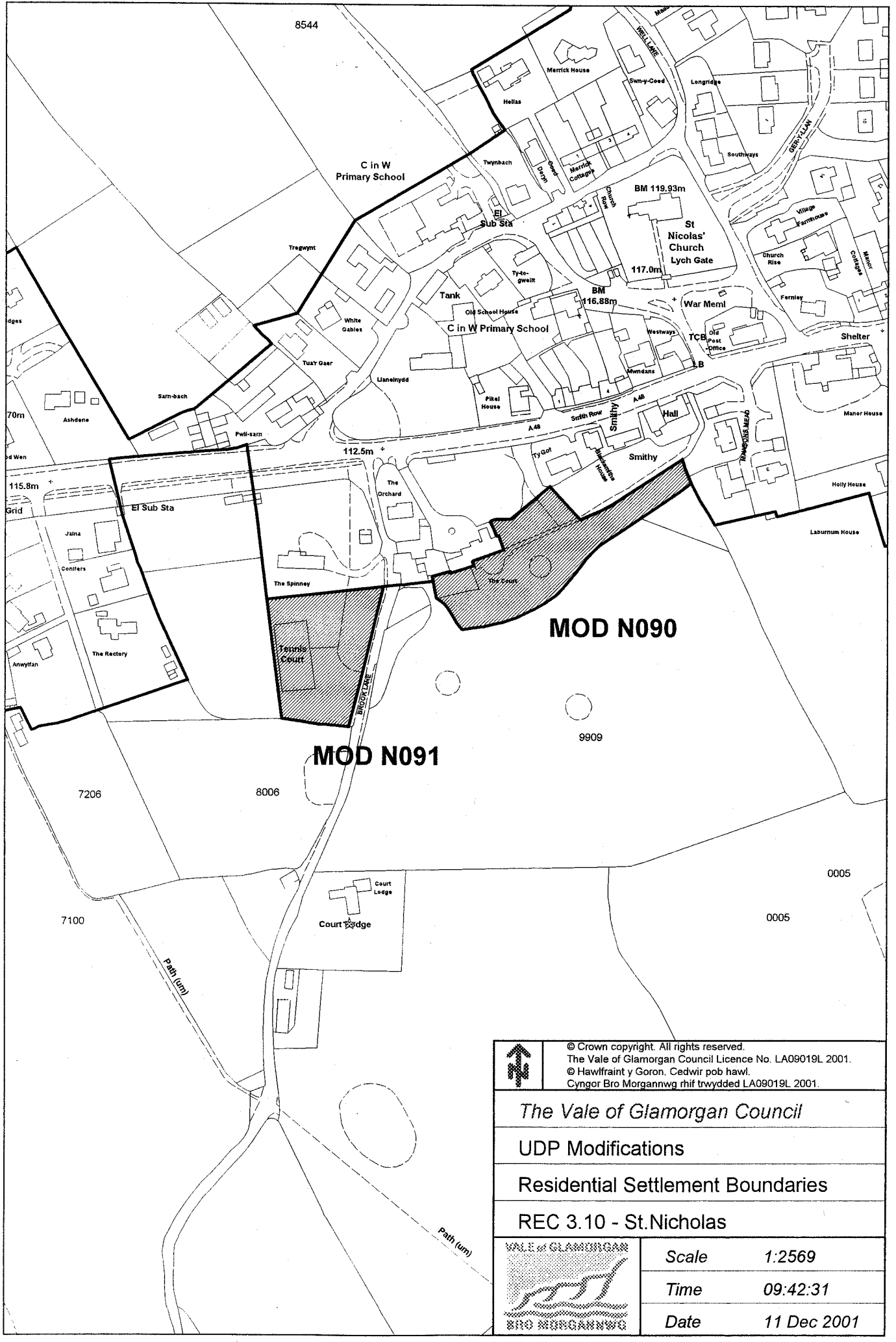
UDP Modifications


Residential Settlement Boundaries

REC 3.10 - St.Nicholas



Scale	1:1250
Time	11:04:27
Date	10 Dec 2001




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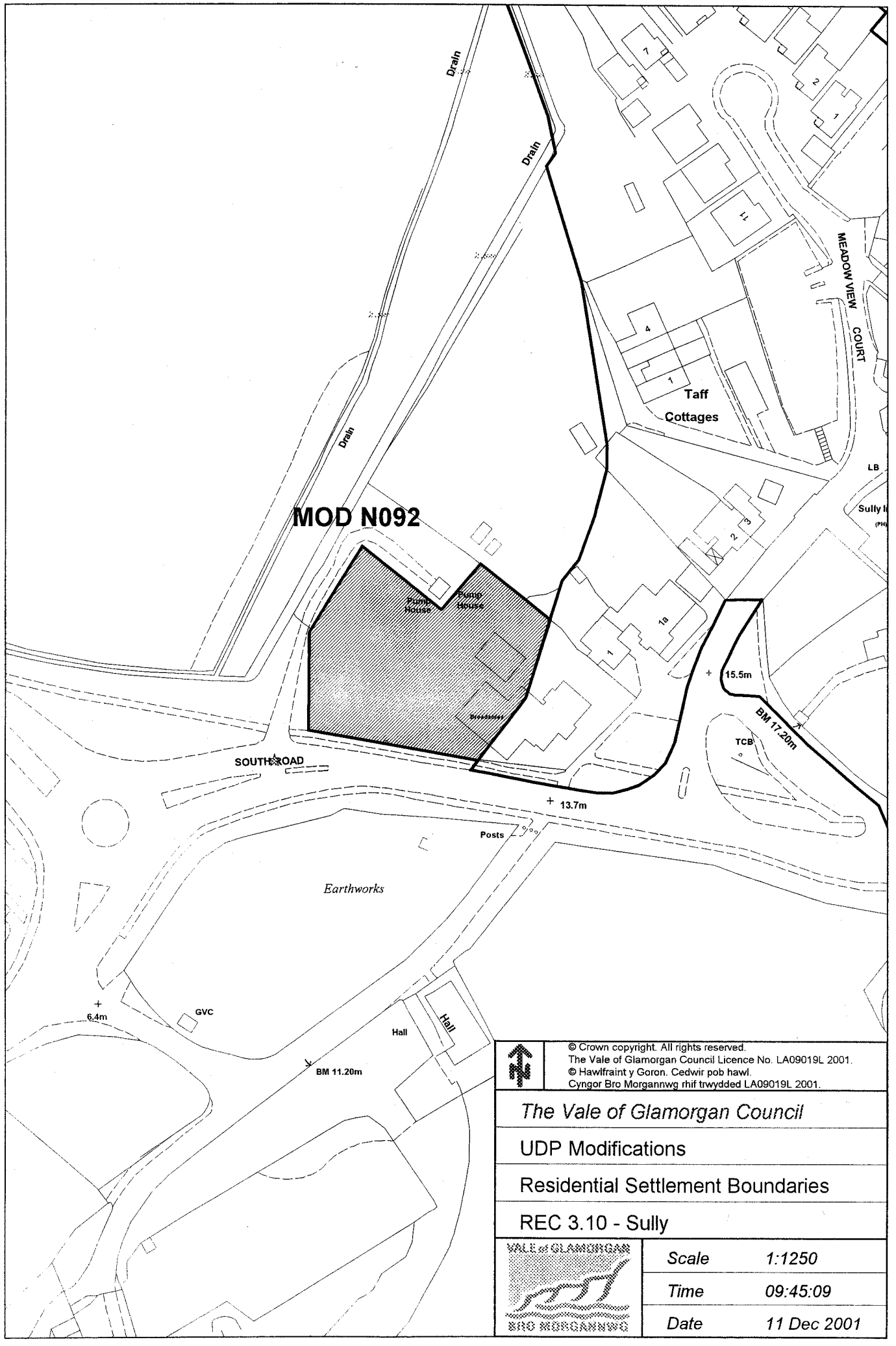
UDP Modifications

Residential Settlement Boundaries

REC 3.10 - St. Nicholas



Scale	1:2569
Time	09:42:31
Date	11 Dec 2001



MOD N092

Taff Cottages

MEADOW VIEW COURT

SOUTH ROAD

Earthworks



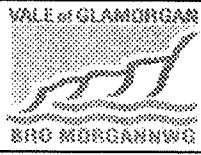
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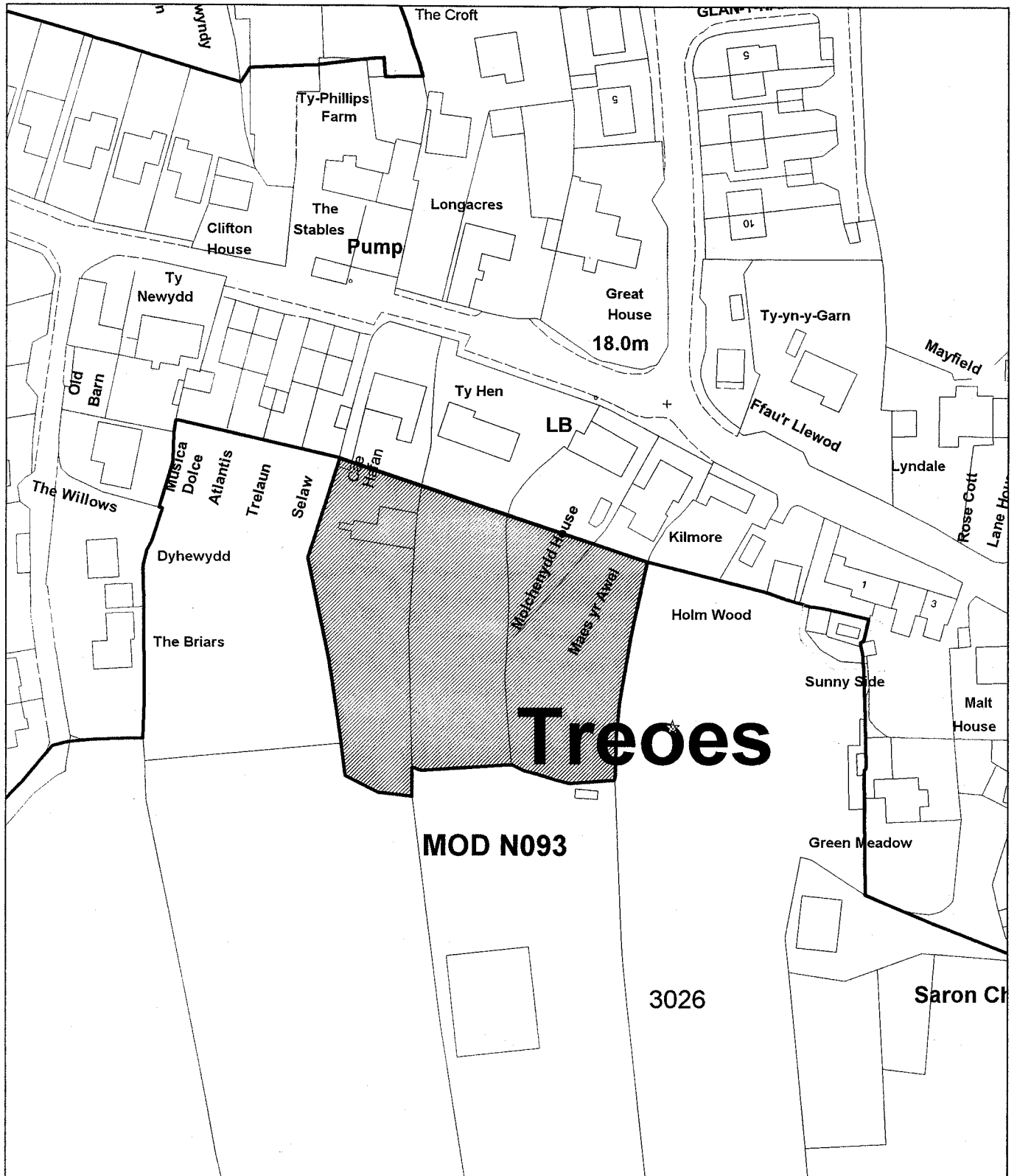
UDP Modifications

Residential Settlement Boundaries

REC 3.10 - Sully




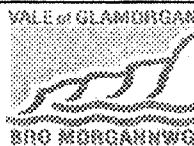
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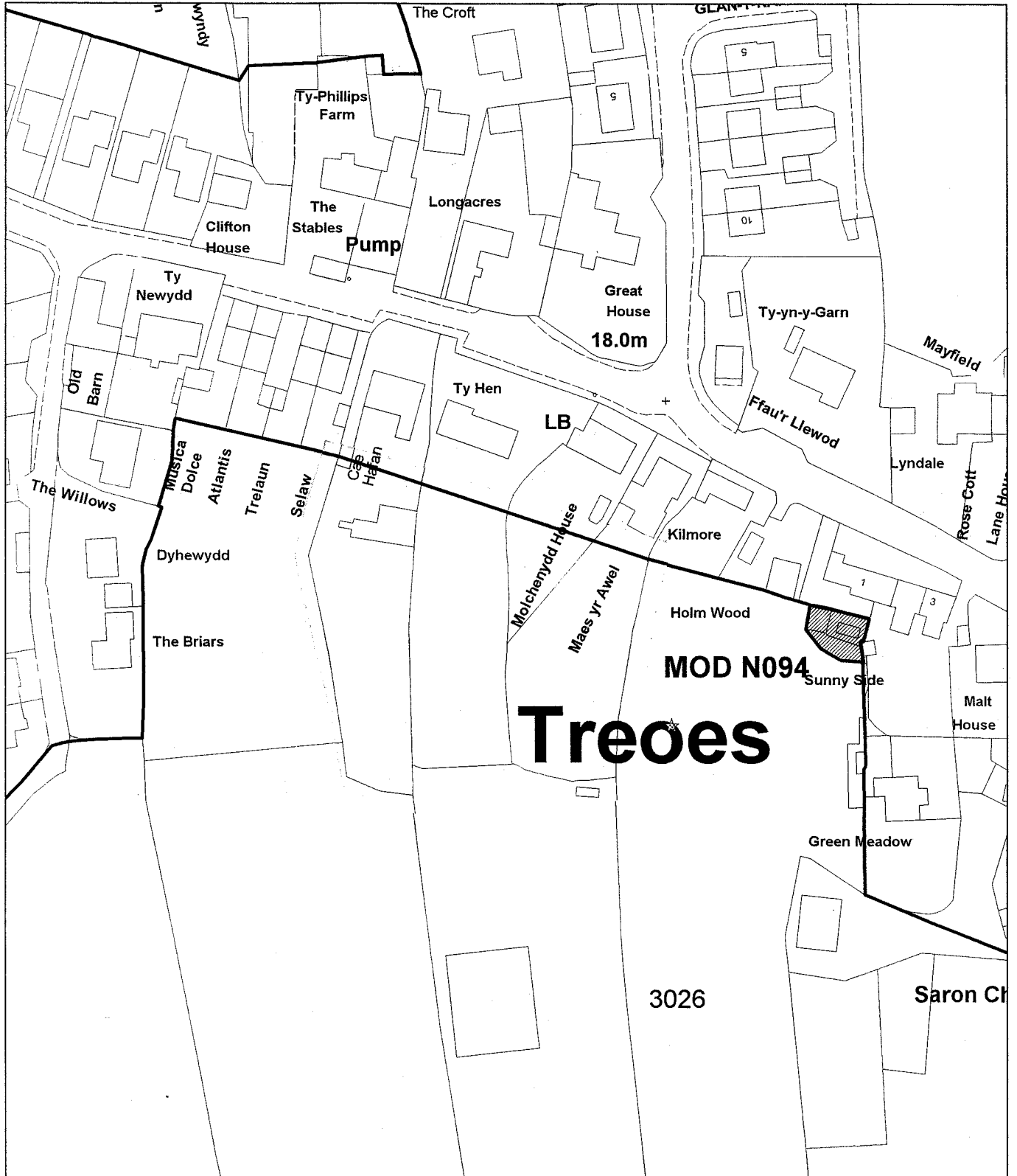


MOD N093



3026

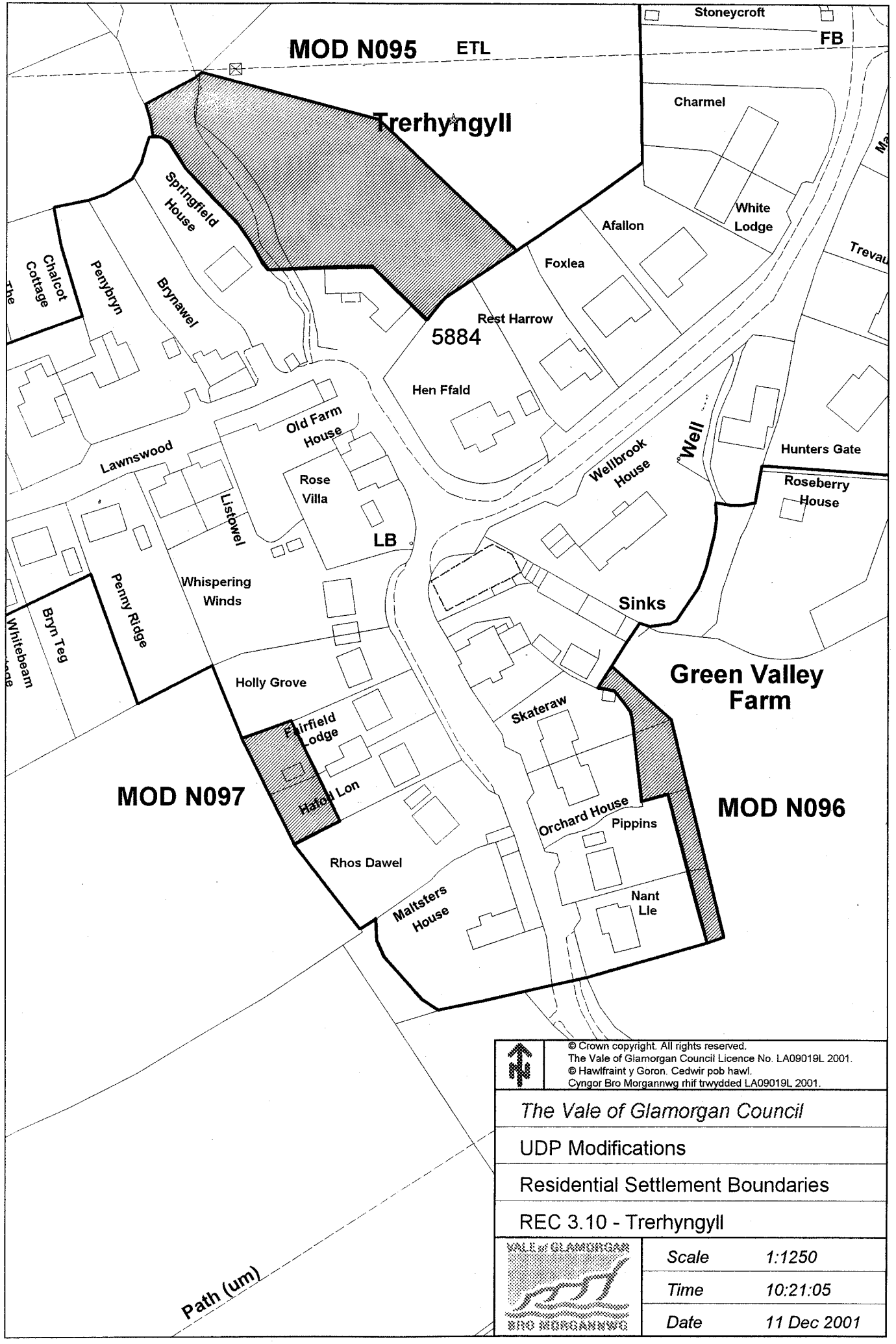
Treoes

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	Time	10:00:50
	Date	11 Dec 2001



Treoes

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UDP Modifications		
Residential Settlement Boundaries		
REC 3.10 - Treoes		
	<i>Scale</i>	1:1250
	<i>Time</i>	10:06:25
	<i>Date</i>	11 Dec 2001



MOD N095 ETL

Trerhyngyll

Stoneycroft

FB

Charmel

White Lodge

Springfield House

Afallon

Chalcot Cottage

Perybryn

Brynawel

Foxlea

Rest Harrow

5884

Hen Ffald

Old Farm House

Lawnswood

Listbwal

Rose Villa

LB

Wellbrook House

Well

Hunters Gate

Roseberry House

Whispering Winds

Sinks

Penny Ridge

Holly Grove

Green Valley Farm

MOD N096

MOD N097

Fairfield Lodge

Hafod Lon

Skateraw

Orchard House

Pippins

Rhos Dawel

Maltsters House

Nant Lle

Path (um)



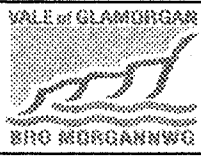
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UDP Modifications

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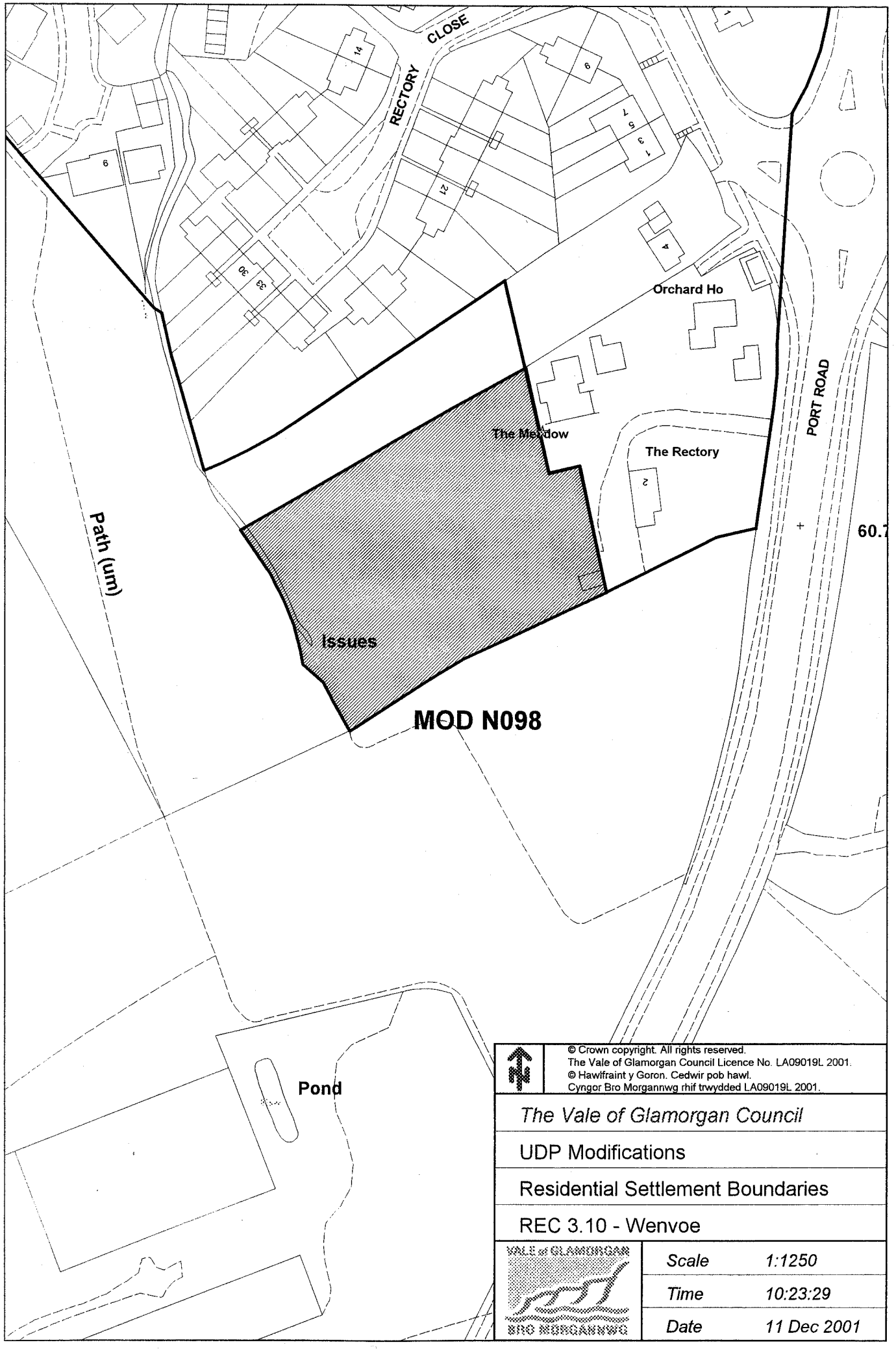
REC 3.10 - Trerhyngyll




Scale 1:1250

Time 10:21:05

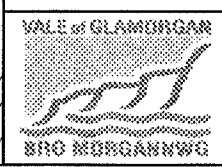
Date 11 Dec 2001



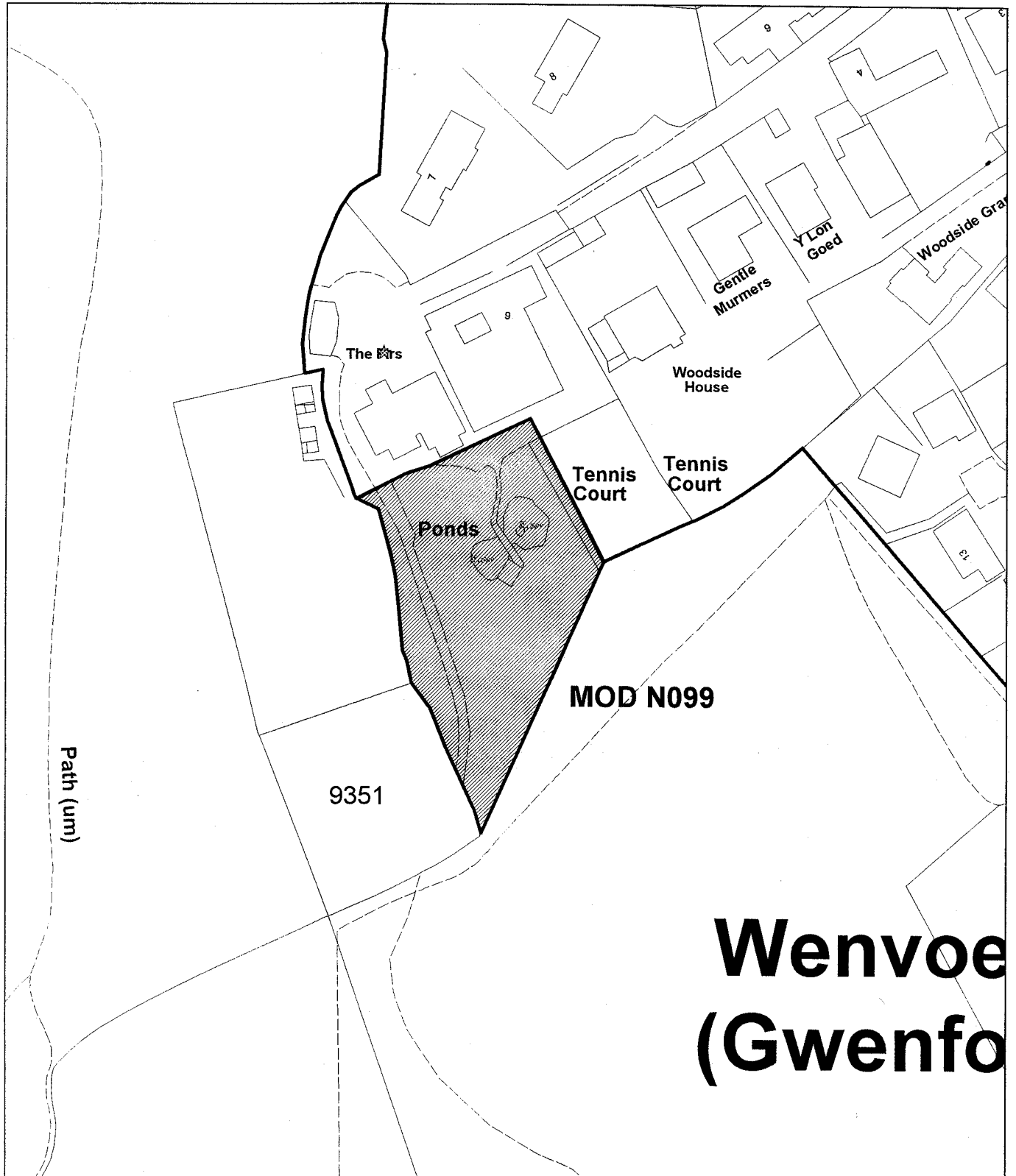
MOD N098


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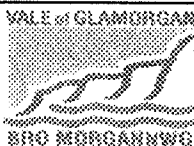
The Vale of Glamorgan Council
 UDP Modifications
 Residential Settlement Boundaries
 REC 3.10 - Wenvoe

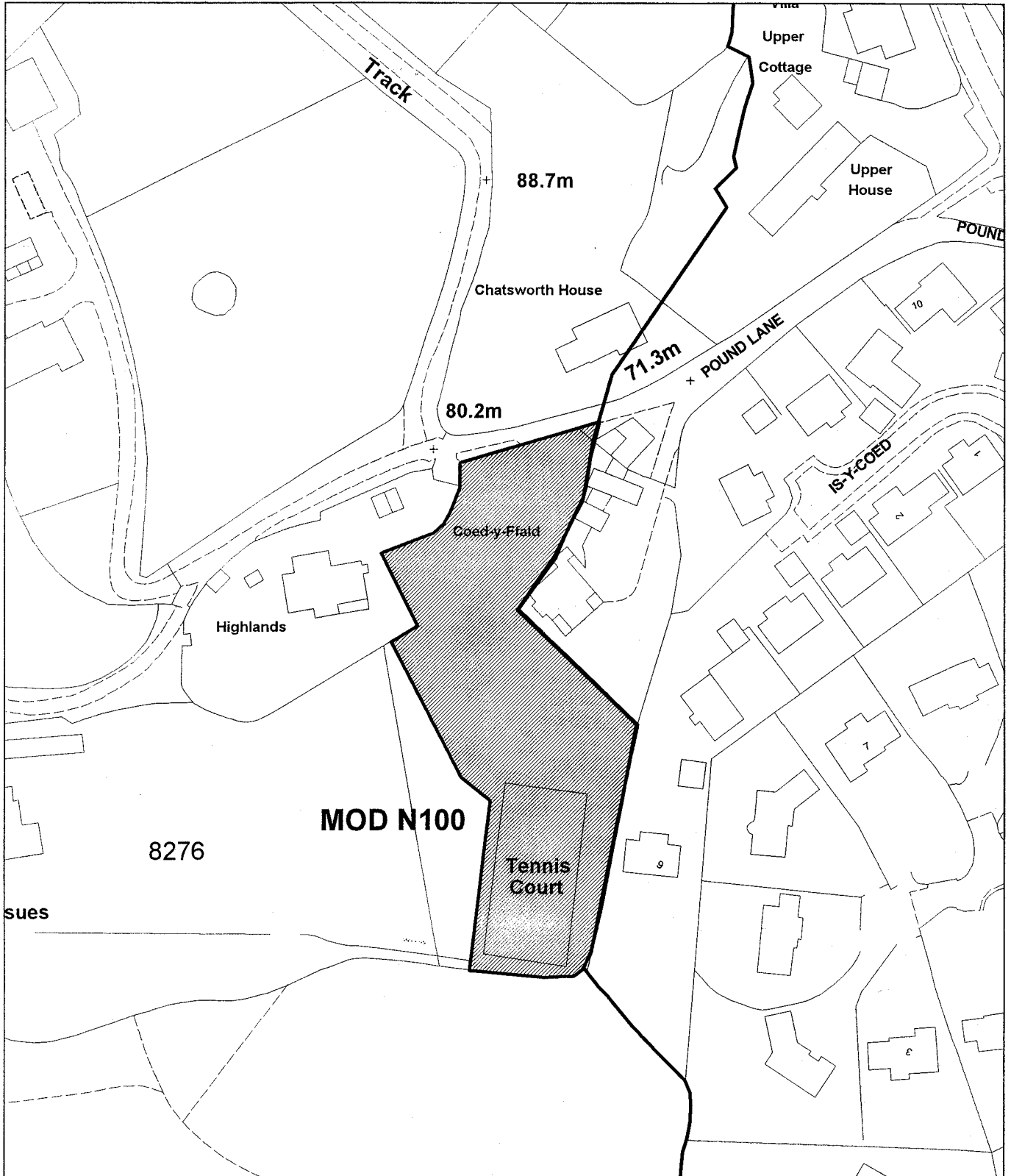



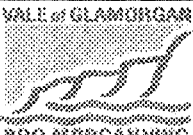
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Date	11 Dec 2001



Wenvoe (Gwenfo

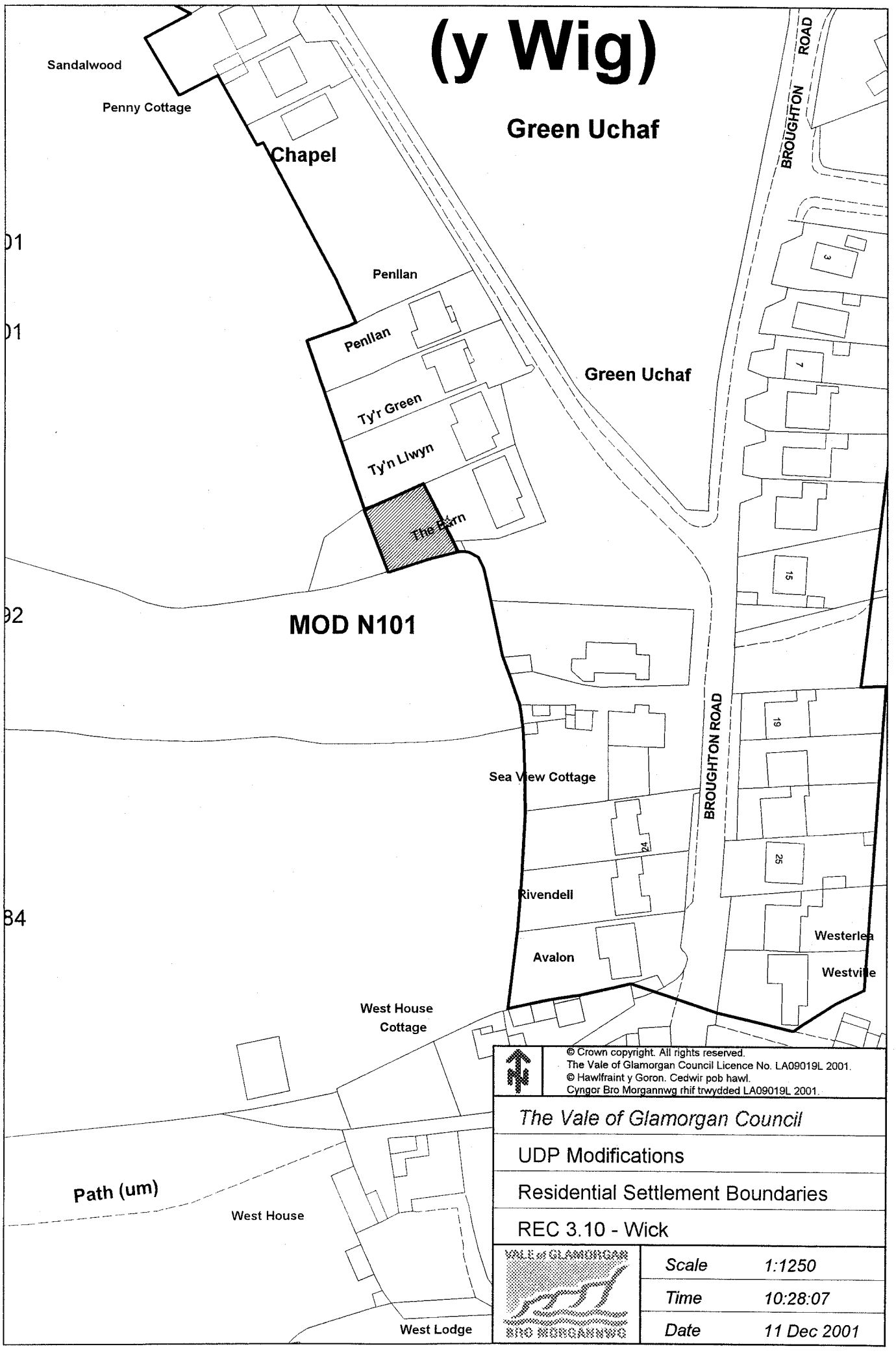
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	<i>The Vale of Glamorgan Council</i>	
UDP Modifications		
Residential Settlement Boundaries		
REC 3.10 - Wenvoe		
	<i>Scale</i>	1:1250
	<i>Time</i>	10:25:00
	<i>Date</i>	11 Dec 2001




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Residential Settlement Boundaries		
REC 3.10 - Wenvoe		
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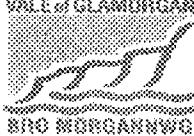
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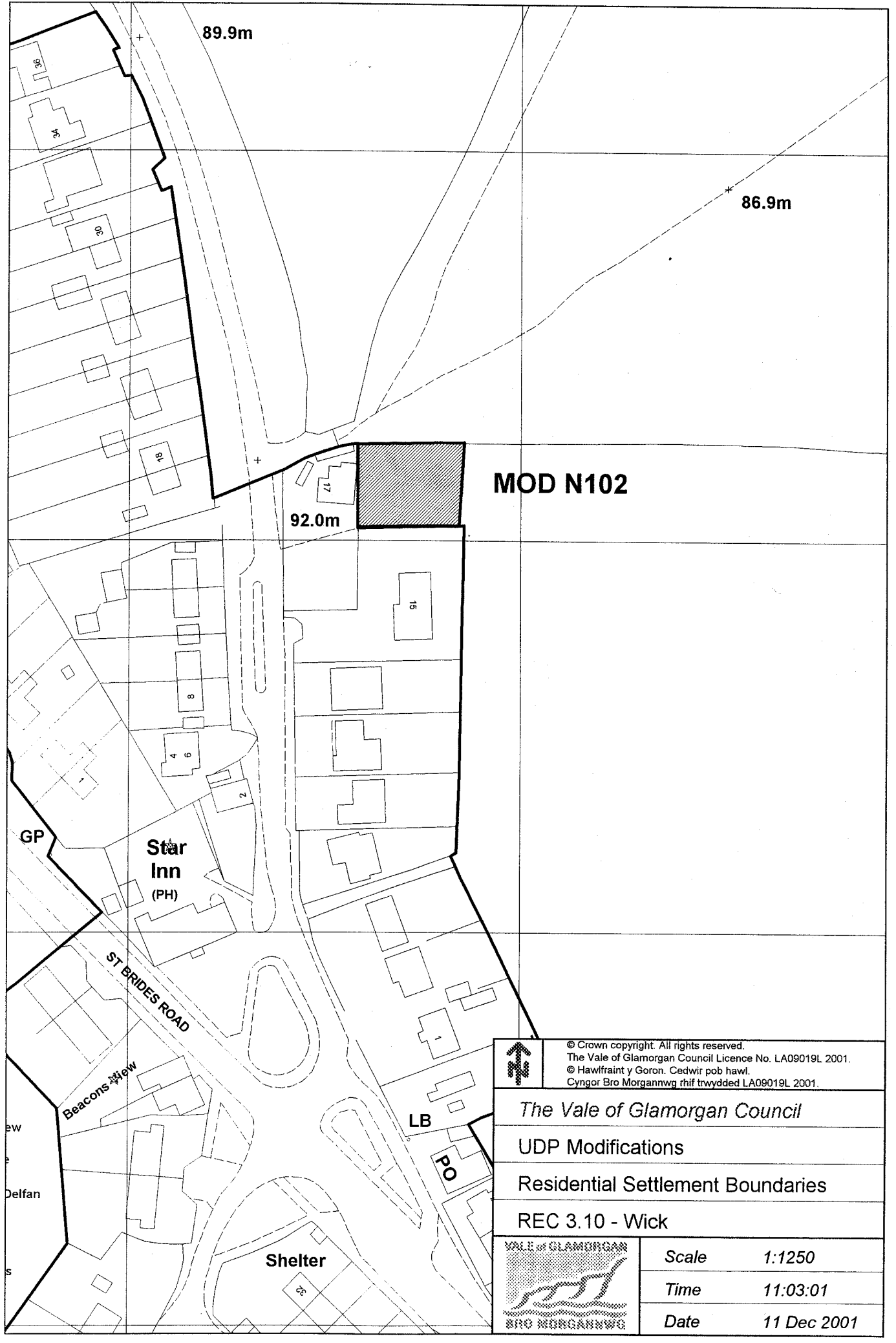
Green Uchaf




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 UDP Modifications
 Residential Settlement Boundaries
 REC 3.10 - Wick

	Scale	1:1250
	Time	10:28:07
	Date	11 Dec 2001



MOD N102

92.0m

89.9m

86.9m

Star Inn (PH)

ST BRIDES ROAD

Beacons View

Shelter

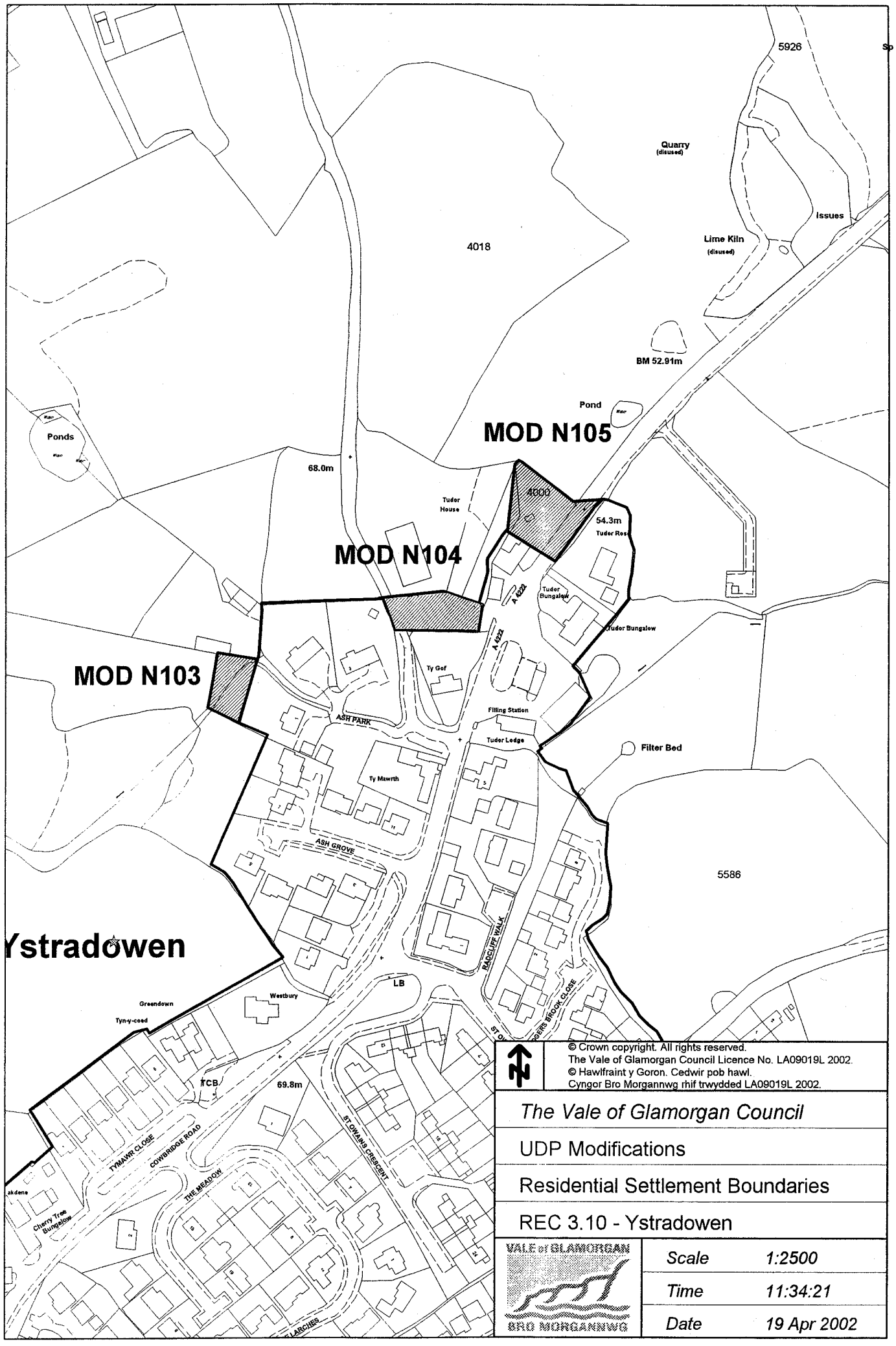


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 UDP Modifications
 Residential Settlement Boundaries
 REC 3.10 - Wick



Scale	1:1250
Time	11:03:01
Date	11 Dec 2001



5926

Quarry
(disused)

Issues

4018

Lime Kiln
(disused)

BM 52.91m

Pond

MOD N105

68.0m

Tudor House

MOD N104

4800

54.3m

Tudor Res

MOD N103

A 602

A 622

Ty Gof

Filling Station

ASH PARK

Tudor Lodge

Filter Bed

Ty Mawrth

ASH GROVE

5586

Ystradowen

Greendown

Westbury

LB

Tyn-y-coed

FCB

69.8m



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UDP Modifications

Residential Settlement Boundaries

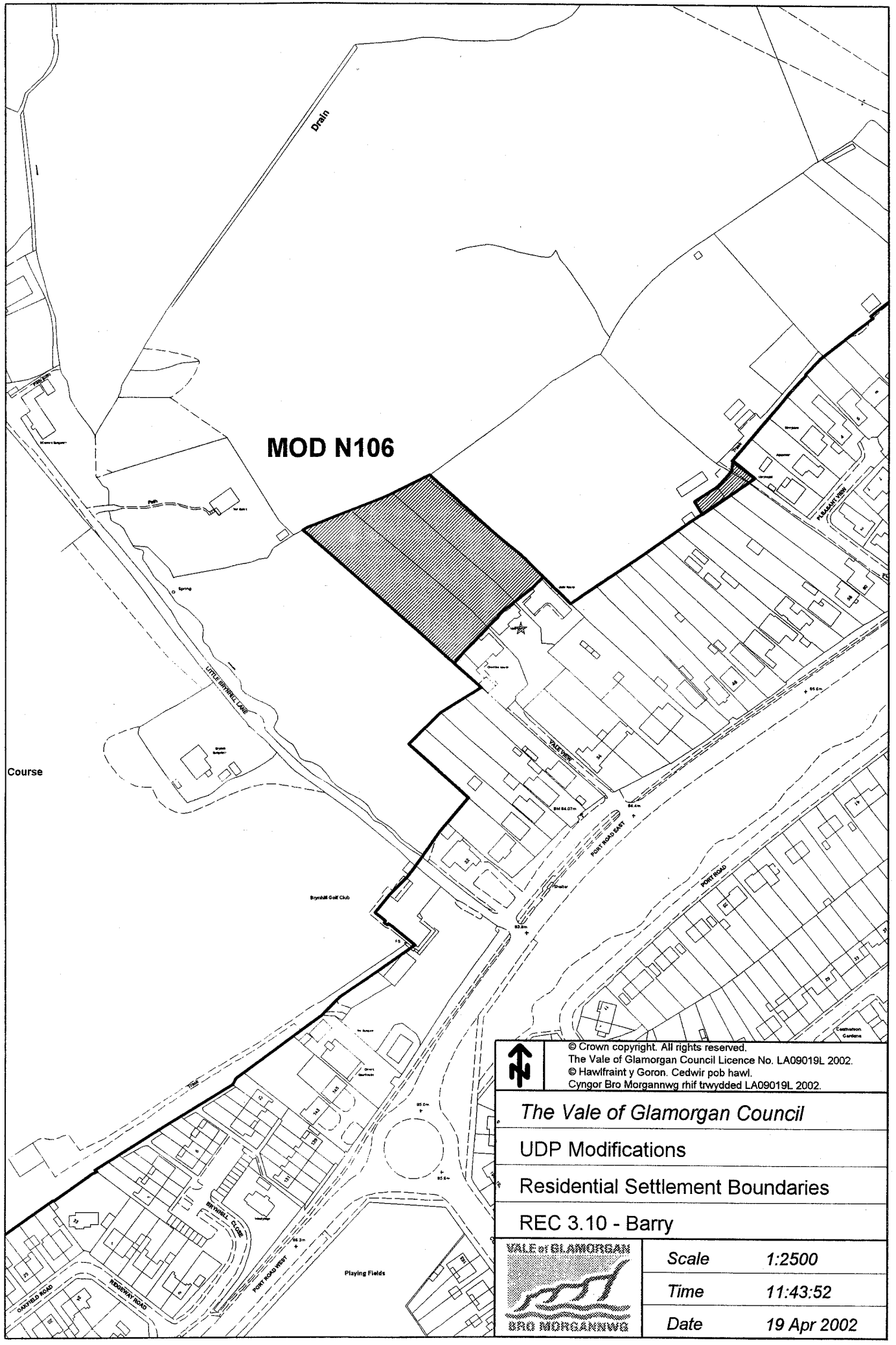
REC 3.10 - Ystradowen



Scale 1:2500

Time 11:34:21

Date 19 Apr 2002



MOD N106



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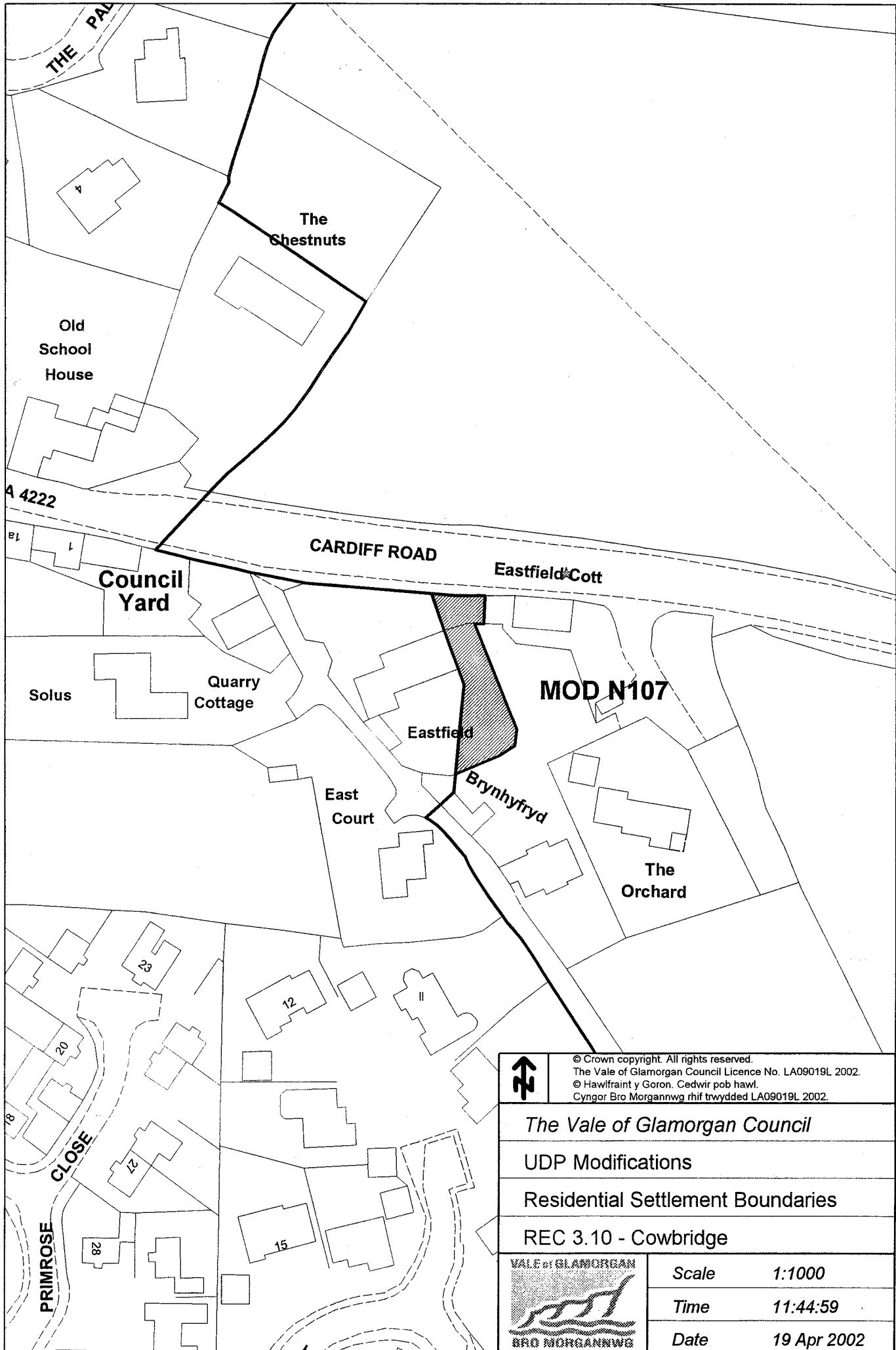
UDP Modifications


Residential Settlement Boundaries

REC 3.10 - Barry




Scale	1:2500
Time	11:43:52
Date	19 Apr 2002




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 UDP Modifications
 Residential Settlement Boundaries
 REC 3.10 - Cowbridge

	Scale	1:1000
	Time	11:44:59
	Date	19 Apr 2002

8544

Merrick Ho

MOD N109

Hellas

**C in W
Primary School**

Twynbach

Coed
Deryn

1
Merr
Cott

**El
Sub Sta**

MOD N108

Tregwynt

Ty-to-
gwelld

Orchard
Cottage

White
Gables

Old School House

**C in W Primary
School**

Tua'r Gaer

Llaneinydd

Pikel
House

Sarn-bach

Pwll-sarn

A 48

112.5m +

Ty Gof

Sub Sta



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UDP Modifications

Residential Settlement Boundaries

REC 3.10 St.Nicholas

VALE of GLAMORGAN

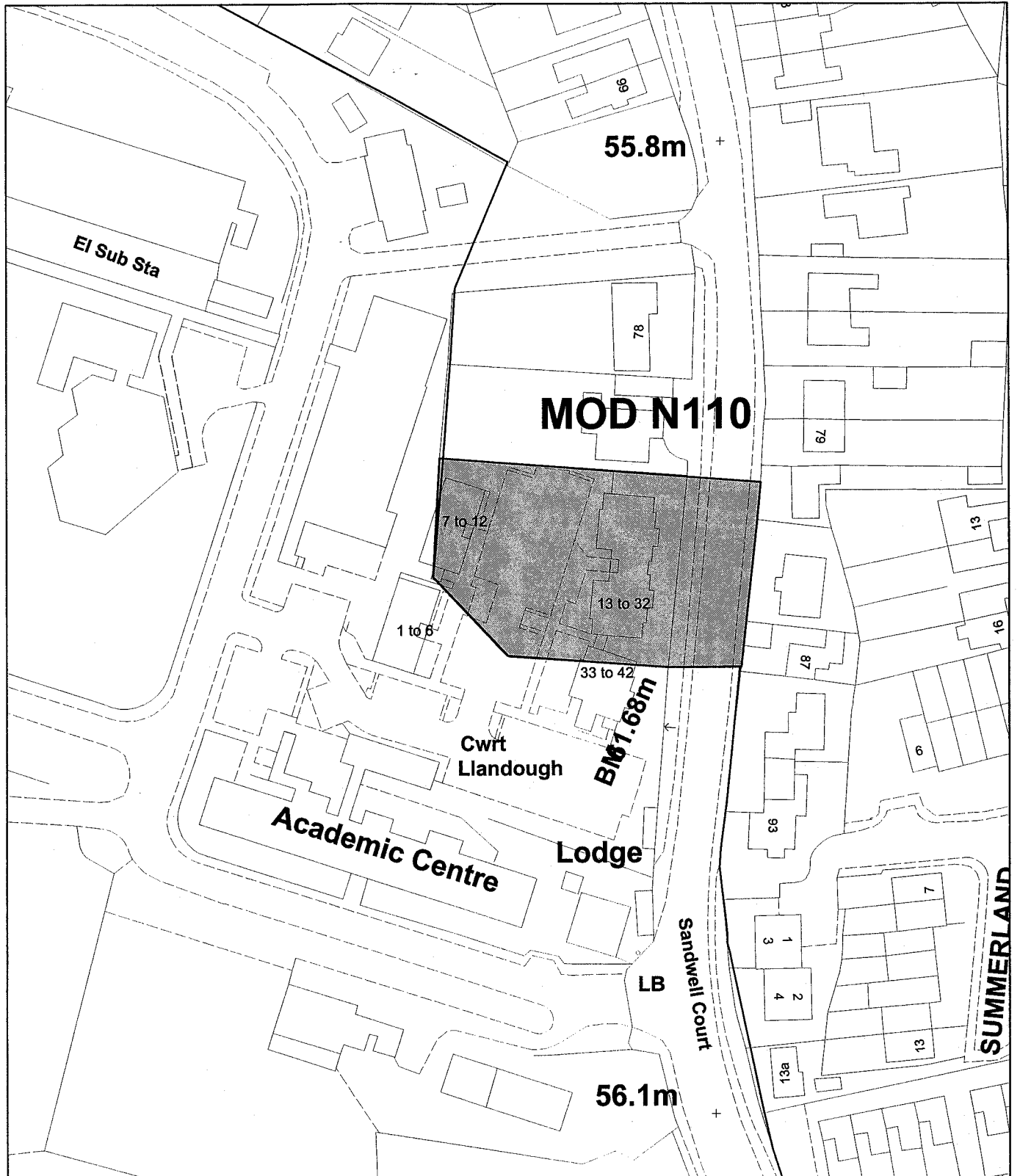



Scale 1:1250


Time 09:44:16

Date 23 Apr 2002

The Spinney




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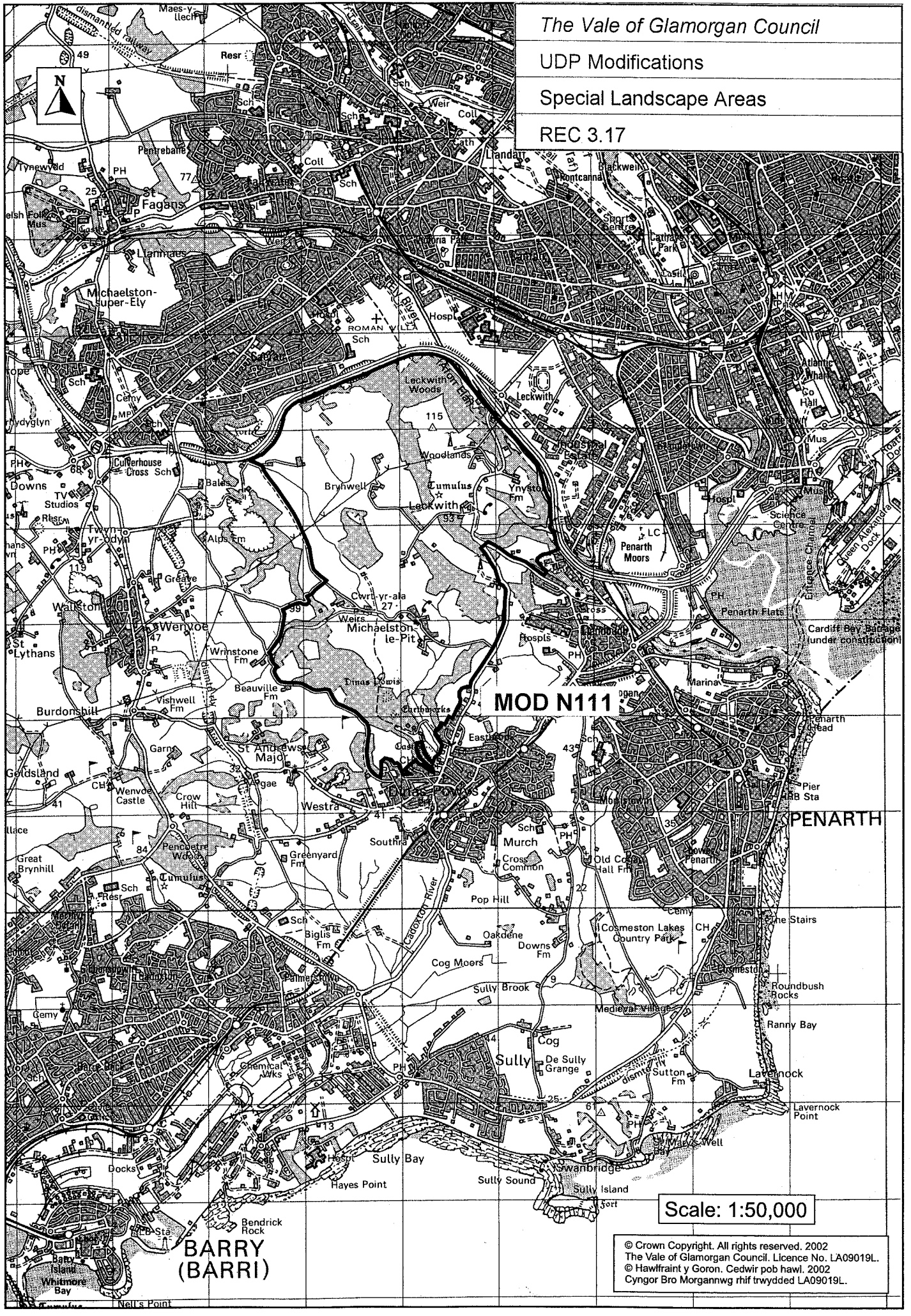
<i>The Vale of Glamorgan Council</i>	
UDP Modifications	
Residential Settlement Boundaries	
REC 3.10 - Penarth	
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	Date 29 Apr 2002

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UDP Modifications

Special Landscape Areas

REC 3.17



MOD N111

PENARTH

BARRY (BARRI)

Scale: 1:50,000

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UDP Modifications
Special Landscape Areas
REC 3.17



Upper Thaw Valley

Lower Thaw Valley

MOD N111

Scale: 1:50,000

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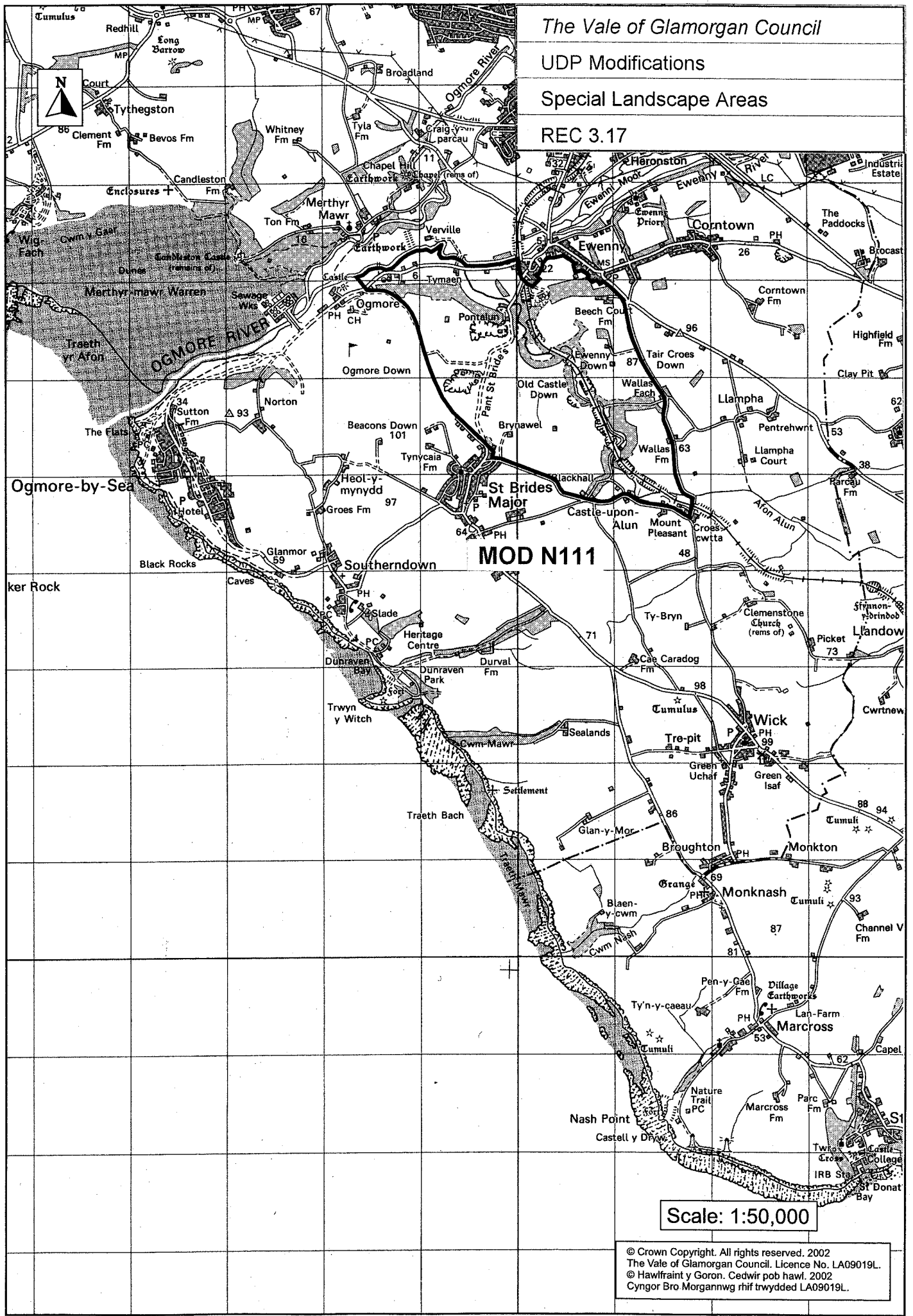


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UDP Modifications

Special Landscape Areas

REC 3.17



Scale: 1:50,000

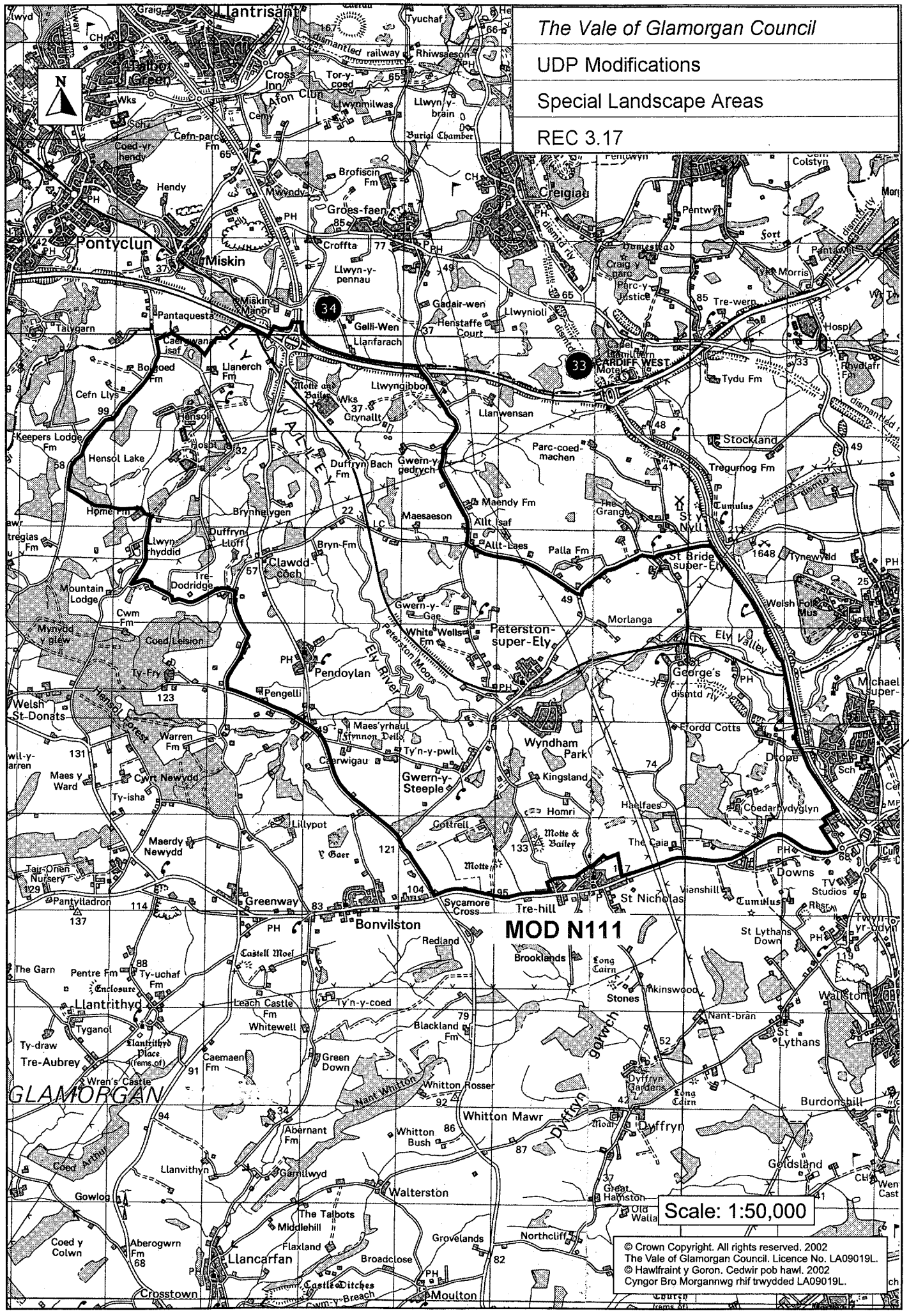
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UDP Modifications

Special Landscape Areas

REC 3.17



Scale: 1:50,000

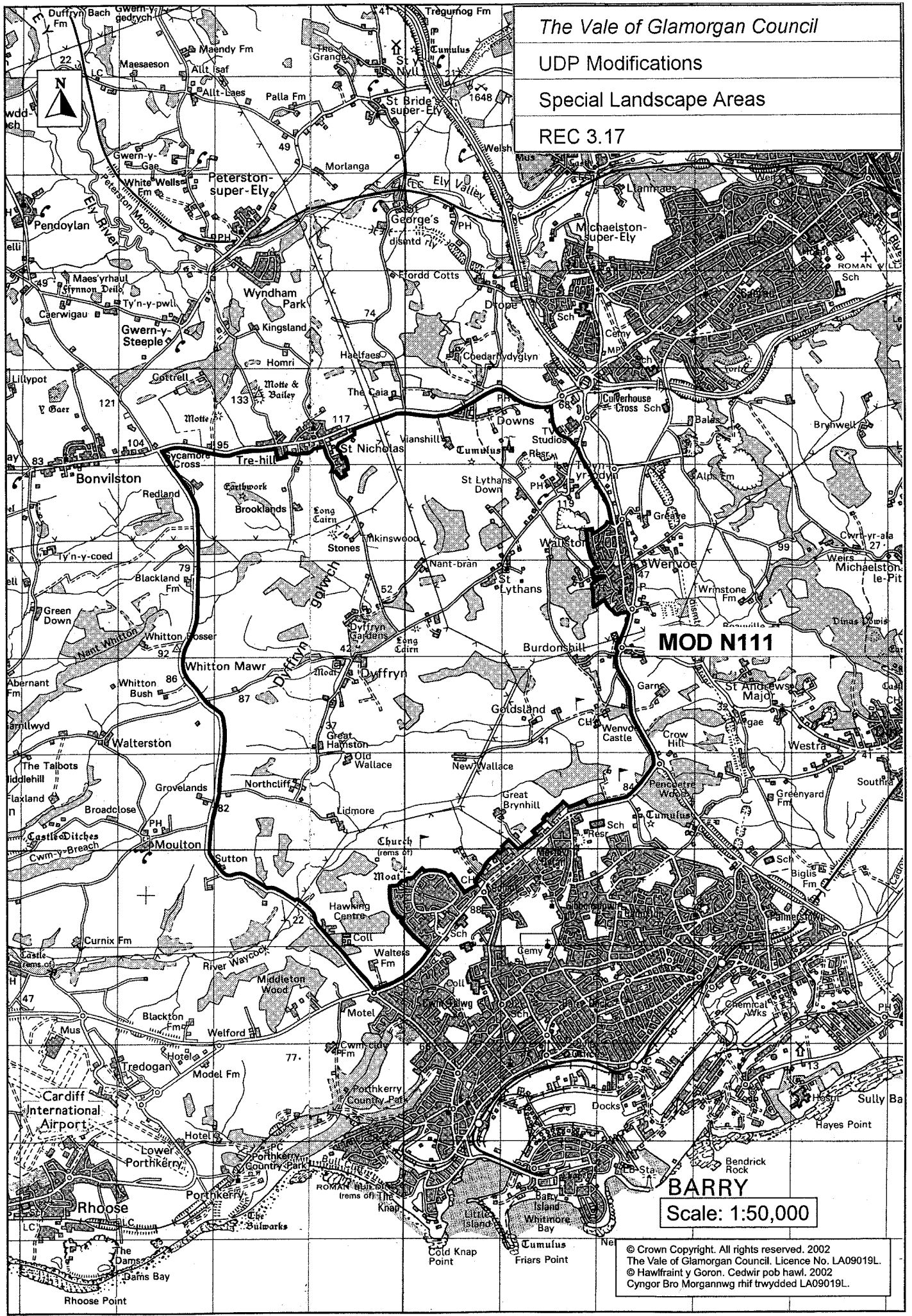
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UDP Modifications

Special Landscape Areas

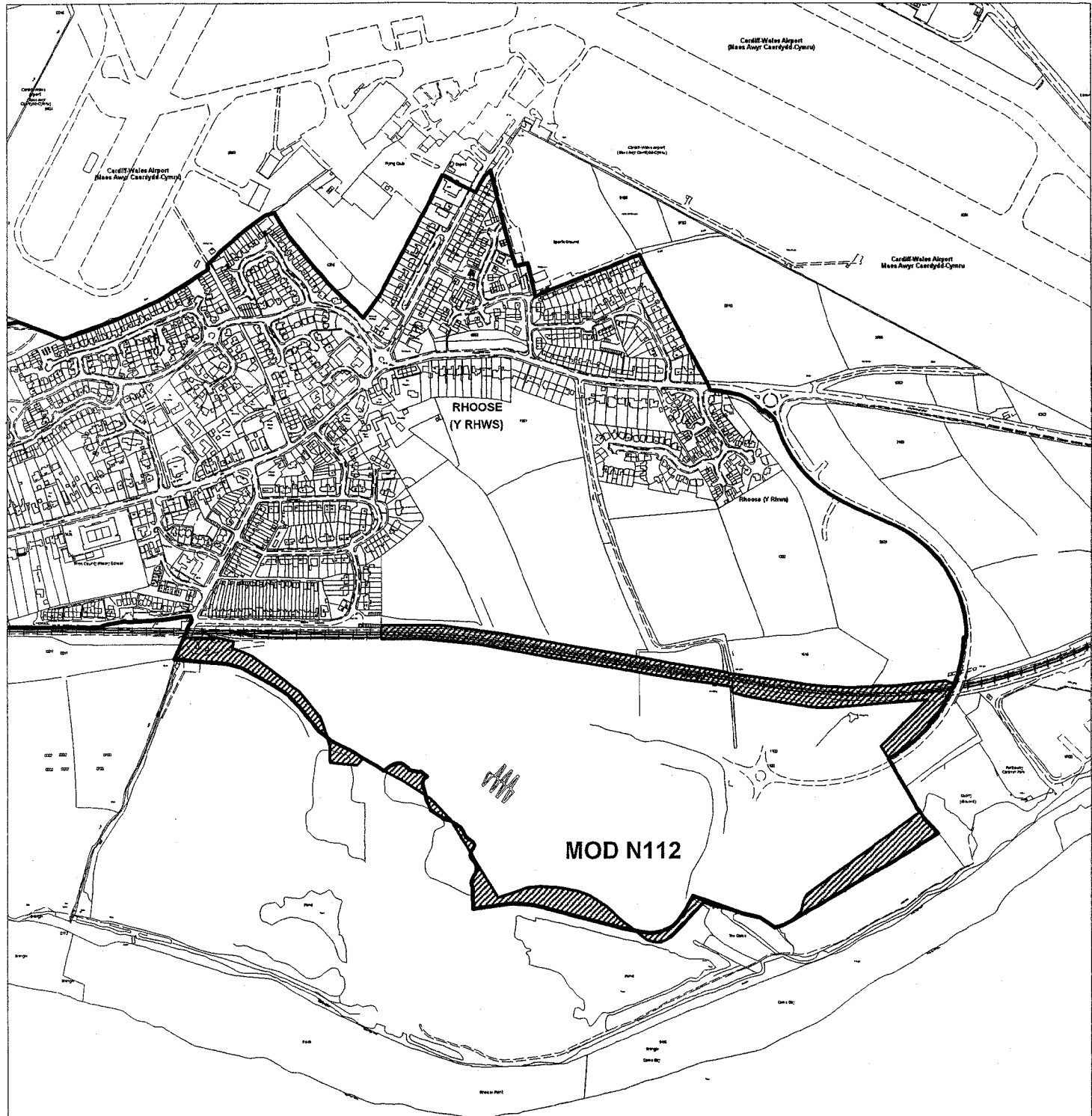
REC 3.17



MOD N111

BARRY
Scale: 1:50,000

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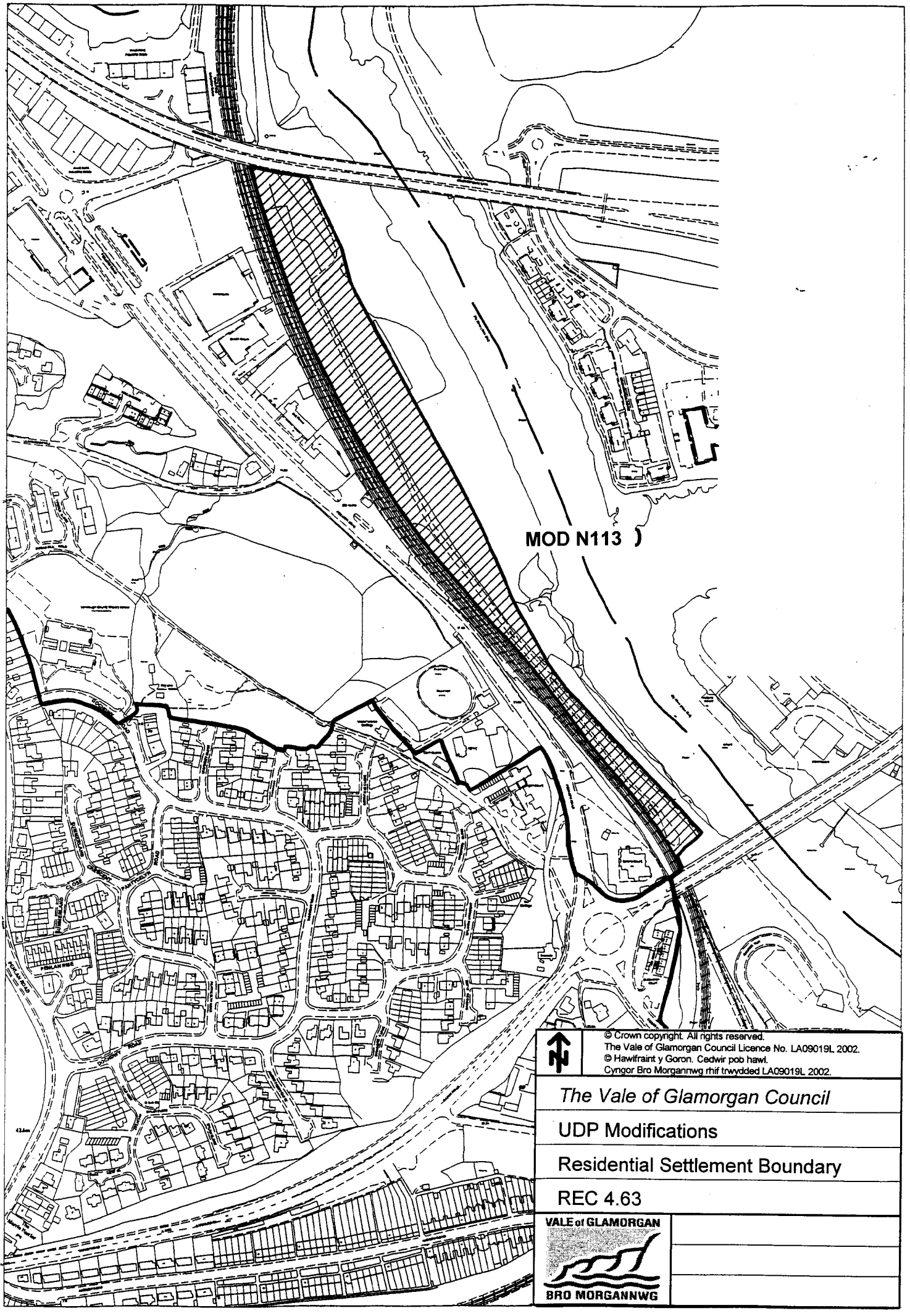
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UDP Modifications

Residential Settlement Boundary

Rhoose Point - Factual Update





MOD N113)



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UDP Modifications

Residential Settlement Boundary

REC 4.63

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BRO MORGANNWG

Cardiff-Wales Airport
(Maes Awyr Caerdydd-Cymru)

Cardiff-Wales Airport
(Maes Awyr Caerdydd-Cymru)

RHOOSE
(Y RHWS)

MOD N114



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UDP Modifications

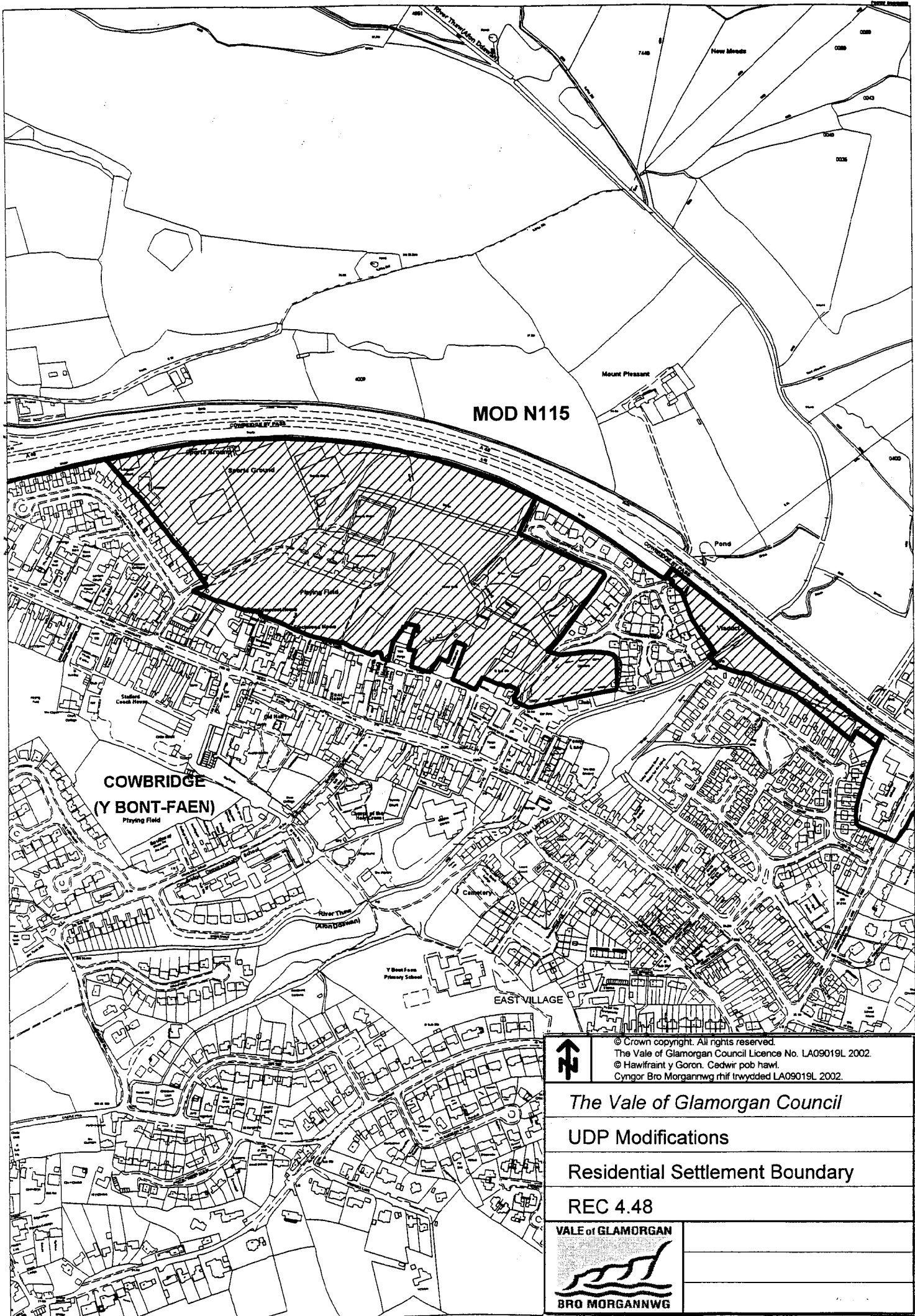
Residential Settlement Boundary

REC 4.79

VALE of GLAMORGAN



BRO MORGANNWG



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UDP Modifications

Residential Settlement Boundary

REC 4.48

VALE of GLAMORGAN



UDP MODIFICATIONS

UPDATE

MOD N116

Text on Proposal Map 3 at Rhoose that reads:

“Current mineral extraction permission for Rhoose Quarry will be terminated by legal agreement once redevelopment begins.
Policy MIN 9 (ix) applies”

Be deleted.

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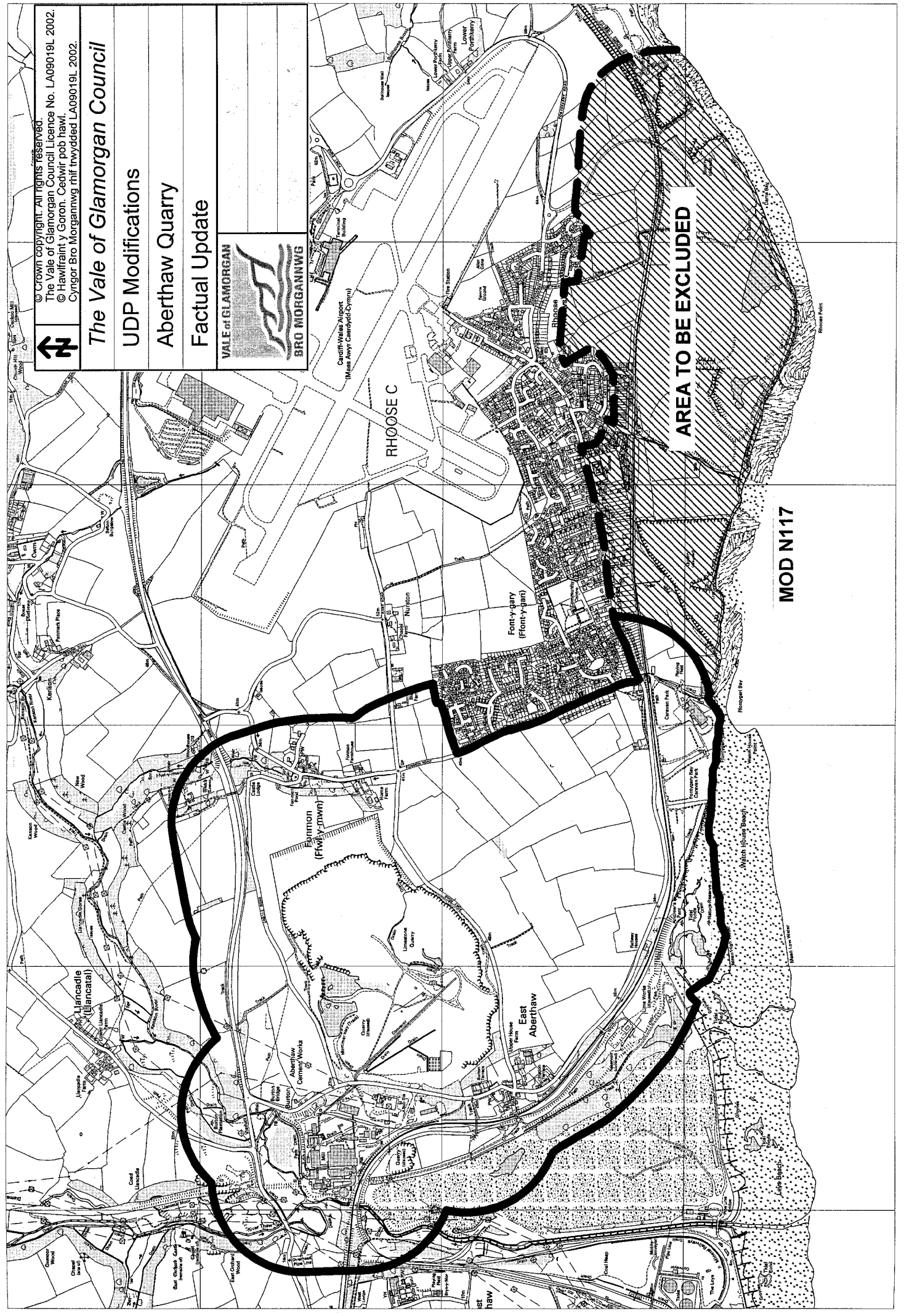


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UDP Modifications

Aberthaw Quarry

Factual Update



AREA TO BE EXCLUDED

MOD N117



**The Vale of Glamorgan Council,
Directorate of Environmental & Economic Regeneration,
Dock Office, Barry Docks, Barry. CF63 4RT**

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