

STATEMENT OF COMMON GROUND

Legal & General Strategic Land Ltd and the Vale of Glamorgan Council

JCD0064
13 April 2026

REPORT

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
Draft	For review	EA	DP	DP	February 2025
Final	For agreement	EA	DP	DP	April 2026

Signed 

Name Darren Parker

Date 10 April 2026

Position Operations Director – Planning (England, Scotland & Wales)

For Tetra Tech RPS (on behalf of Legal & General (Strategic Land) Ltd)

Signed 

Name Liam Jones

Date 10 April 2026

Position Operational Manager for Planning & Building Control

For Vale of Glamorgan Council

Contents

1	STATEMENT OF COMMON GROUND BETWEEN LEGAL & GENERAL (STRATEGIC LAND) LTD AND THE VALE OF GLAMORGAN COUNCIL	3
1.1	Introduction.....	3
1.2	Approach to SoCG	3
1.3	Summary of SoCG	4
1.4	Agreement Log.....	5

Tables

Table 1.1: Summary of areas agreed

Table 1.2: Agreement Log between the parties in respect of procedural matters

Table 1.3: Agreement Log between the parties in respect of other matters raised by Interested Parties

1 STATEMENT OF COMMON GROUND BETWEEN LEGAL & GENERAL (STRATEGIC LAND) LTD AND THE VALE OF GLAMORGAN COUNCIL

1.1 Introduction

1.1.1 This Statement of Common Ground (SoCG) has been prepared between Legal & General (Strategic Land) Ltd (hereafter referred to as 'L&G') and the Vale of Glamorgan Council (hereafter referred to as 'VoGC'), together the parties. The SoCG sets out matters agreed between the parties in relation to the appeal, in accordance with Section 78 (2) of the Town & Country Planning Act 1990, against the non-determination of application reference 2019/00871/OUT by the VoGC.

1.1.2 The need for a SoCG between the parties is set out within email correspondence received from Planning Environment Decisions Wales (PEDW) on 6 December 2024.

In agreeing to this SoCG, the VoGC does not depart from its neutral position, as outlined in its Opening Statement [CD6.9] to the Inquiry.

1.2 Approach to SoCG

1.2.1 This SoCG has been developed prior to the commencement of the Inquiry in respect of the appeal which opened on 1 April 2025 and reconvened on 24 March 2026.

1.2.2 Email notification was issued to parties on 17 February 2025 to confirm the matters to be discussed at the Inquiry. It confirmed the matters to be:

1. The adequacy of the environmental statement
2. The effect of the proposed development on the character and appearance of the area
3. The effect of the proposed development on traffic movement
4. The effect of the proposed development on nature conservation interests
5. The effect of the proposal on heritage assets
6. Whether the proposed development would be consistent with the Development Plan and other relevant policies
7. The effect of other considerations on the overall planning balance
8. Whether planning obligations are necessary for the development to proceed
9. Whether any planning permission should be the subject of conditions

1.2.3 The same matters were identified for consideration on the 2026 Inquiry Timetable issued by PEDW.

1.2.4 This SoCG therefore seeks to set out areas of agreement specifically in respect of the matters that PEDW has confirmed are to be discussed at the Inquiry.

1.2.5 In addition to addressing the matters raised by PEDW to be discussed at the Inquiry, this SoCG also covers matters that have been raised by other Interested Parties following the deadline for submission of the Appellant's Statement in response to representations received.

1.2.6 The structure of this SoCG is as follows:

- Section 1.1: Introduction
- Section 1.2: Approach to SoCG
- Section 1.3: Summary of SoCG

- Section 1.4: Agreement log

1.3 Summary of SoCG

- 1.3.1 This SoCG presents the position between the parties reached on 27 March 2026.
- 1.3.2 Table 1.1 provides a summary of those matters agreed between the parties. Table 1.2 and Table 1.3 sets out the level of agreement between the parties for each relevant component of the appeal (as identified in section 1.2.2 and 1.2.4).

Table 1.1: Summary of areas agreed

Topic	Agreement Status
The adequacy of the Environmental Statement.	Agreed
Procedure followed in the determination of the planning application	Agreed
What, if any, planning obligations are necessary for the development to proceed.	Agreed
Whether any planning permission should be the subject of conditions.	Agreed
The effect of the proposed development on the character and appearance of the area.	Agreed
The effect of the proposed development on traffic movement.	Agreed
The effect of the proposed development on nature conservation interests.	To be agreed
The effect of the proposal on heritage assets.	Agreed
Whether the proposed development would be consistent with the Development Plan and other relevant policies.	Agreed
The effect of other considerations on the overall planning balance.	Agreed
Any other matters raised in representations submitted by other Interested Parties	Agreed

1.4 Agreement Log

Table 1.2 Agreement Log between the parties in respect of procedural matters

Reference Number	Discussion Point	Legal & General Strategic Land Ltd Position	Vale of Glamorgan Council Position	Status
Adequacy of the Environmental Statement				
MF.1	The Environmental Statement submitted by Legal & General (Strategic Land) Ltd in September 2024 contains the level of information identified in Regulation 17 and Schedule 4 of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 ('the EIA Regulations') and is complete for the purposes of those Regulations.	The PEDW 'Assessment of Environmental Statement' issued on 30 October 2024 confirms that the Environmental Statement (ES) is complete for the purposes of the EIA Regulations.	Agrees that the ES contains the level of information required for the reasons set out in PEDW's 'Assessment of Environmental Statement' issued on 30 October 2024.	Agreed
MF.2	Statutory consultees have been notified of the submission of the updated Environmental Statement.	PEDW confirmed by email 20 February 2025 that statutory consultees were informed of the appeal as interested parties by the Local Planning Authority. All documents were available to view via PEDW's online casework portal and interested parties were given the opportunity to comment at this stage.	Interested parties and statutory consultees were notified of the appeal in accordance with Regulation 15 of The Town and Country Planning (Referred Applications and Appeals Procedure) (Wales) Regulations 2017 on 18th January 2025. Further notifications and Site Notices publicising the Inquiry were also sent prior to or 28 th February 2025.	Agreed
Procedure followed in the determination of the planning application by the VoGC				
MF.3	The publicity requirements in respect of the submission of the Environmental	PEDW issued an Environmental Statement	The publicity requirements relating to the ES prior to the	Agreed

	<p>Statement have been fulfilled for the purposes of the EIA Regulations'2017.</p>	<p>Completeness Report on 12 June 2023 which formally requested further information under Regulation 24(1) of the EIA Regulations. The updated Environmental Statement was submitted to PEDW in accordance with Regulation 21 of the EIA Regulations.</p> <p>Following adjournment of the inquiry in March 2025, PEDW commenced a 12-week consultation period on the further ES information which commenced on 17 April 2025 and expired on 10 July 2025.</p> <p>PEDW confirmed by email dated 24 March 2026 that the further ES information was requested for the purposes of an inquiry and therefore Regulation 24(2) disapplied the further publicity requirements set out under paragraphs (3) to (9). Accordingly, the necessary publicity requirements have been met.</p>	<p>submission of the appeal were carried out in accordance with the EIA Regulations 2017 and The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended). In summary, this comprised of the erection of Site Notices, Press Notices, and notifying Welsh Ministers and interested parties.</p>	
<p>MF.4</p>	<p>The VoGC failed to determine planning application reference 2019/00871/OUT:</p>	<p>Legal & General (Strategic Land) Ltd submitted the appeal, in accordance with Section 78 (2) of the Town & Country Planning Act 1990,</p>	<p>Members of the Planning Committee were unable to provide reasons for refusal for the application to be determined at Planning</p>	<p>Agreed</p>

REPORT

	<ul style="list-style-type: none"> The planning application was presented to the VoGC Planning Committee on the 1 March 2023. The Case Officer's report presented to Planning Committee recommended that the application be approved subject to conditions and a Section 106 Legal Agreement. The Planning Committee voted against the Officer's recommendation. Members of the Committee were unable to provide reasons for refusal for the application to be determined. Following the Council's failure to determine the application, on the 29 March 2023, an appeal to PEDW was made under Section 78 (2) a) of the Town and Country Planning Act 1990. 	<p>against the non-determination of application reference 2019/00871/OUT by the VoGC.</p>	<p>Committee on the 1 March 2023.</p>	
MF.5	<p>The process followed by the VoGC to confirm the putative reasons for refusal and to subsequently withdraw those putative reasons for refusal.</p>	<p>The process followed by the VoGC to confirm the putative reasons for refusal and to subsequently withdraw those putative reasons for refusal was consistent with the VoGC Standing Orders¹</p>	<p>The process followed by the VoGC to confirm the putative reasons for refusal and to subsequently withdraw those putative reasons for refusal was consistent with the VoGC Standing Orders.</p>	<p>Agreed</p>
MF.6	<p>The VoGC has subsequently withdrawn the previously agreed putative reason for refusal (1) in respect of the appraisal of</p>	<p>The updated Environmental Statement includes an additional chapter on</p>	<p>Due to the undertaking of further ecology surveys and associated reports</p>	<p>Agreed</p>

¹ The Vale of Glamorgan Council Constitution Section 26 - Director Of Place, Head Of Sustainable Development, Operational Manager (Planning and Building Control) and only where indicated, Principal Planning Officers

REPORT

	biodiversity interests at the site due to the submission of the updated Environmental Statement.	Ecology (Chapter 9) which provides a comprehensive appraisal of biodiversity interests at the site.	(culminating in the submission of the updated Environmental Statement which included an additional chapter on Ecology (Chapter 9)), the VoGC withdrew putative reason for refusal (1).	
MF.7	The VoGC has subsequently withdrawn the previously agreed putative reason for refusal (2) in respect of the impact of the Proposed Development on the significance of historic assets due to a harmful change in setting which was deemed not to be outweighed by the benefits of the scheme.	The Proposed Development will result in a certain degree of change to the setting of several identified heritage assets. This conflicts with the strict requirements of LDP Policy SP10 (Built and Natural Environment) and MD8 (Historic Environment). Notwithstanding, the principle of developing the site for employment use is set by its LDP allocation. With the economic benefits to be delivered, the benefits of the Proposed Development outweigh its impact on the setting of historic assets.	No objection was received to the planning application by Cadw. The Council's Conservation Officer did not support the application due to conflict with the LDP Policies. When Members re-considered the putative reasons for refusal on 17 January 2025, it was determined that despite considerable weight being given to the impact on the setting of heritage assets and in light of the new information submitted in respect of ecology that the benefits of the scheme outweighed the impact.	Agreed
MF.8	The agreed determination period in respect of 2019/00871/OUT expired on 31 January 2023.	The VoGC requested by email that the Appellant agree to an extension of time for the determination of 2019/00871/OUT to 31 March 2023. The Appellant did not agree to the request and therefore the determination period for the	The VoGC's records show that the agreed extension of time expired on 31 January 2023. A request to extend time until 31 March 2023 was made on 27 February 2023. The VoGC has searched its records which show that this request was	Agreed

		application expired on 31 January 2023.	not responded to and the period to determine the application expired on 31 March 2023.	
Whether planning obligations are necessary for the development to proceed				
MF.9	<p>Appropriateness of the revised Heads of Terms:</p> <ul style="list-style-type: none"> • 48ha extension to Porthkerry Country Park as indicated on plan reference JCD0064-003 210511, to include transfer of the land to the Council at nil value and a commuted sum of £920,000 toward facilitation, access, ecology mitigation and maintenance. • Transfer of a 10m wide section of land to the Council along southern side of Port Road as indicated on plan reference JCD0064-003 T 210511, at nil value, for provision of an active travel route. • The safeguarding of land for a rapid transit corridor and relocated hotel parking as indicated on plan reference JCD0064-003 T 210511, for 10 years, and a further 10 years if evidence of a detailed design is presented by Transport for Wales within three months of the expiry of the initial period. 	The revised Heads of Terms have been agreed with the VoGC as appropriate to enable the development to proceed.	The revised Heads of Terms have been agreed with the Appellant.	Agreed
MF.10	The measures in place to secure the management and maintenance	The revised Heads of Terms have been agreed with the VoGC through discussion with the Countryside	The VoGC has agreed to the revised Heads of Term and	Agreed

REPORT

	arrangements for the Porthkerry Country Park are appropriate.	Services team as sufficient to secure the long term management and maintenance of the Country Park extension land.	agree that the measures in place secure the management and maintenance arrangements for the Porthkerry Country Park.	
Whether any planning permission should be the subject of conditions				
MF.11	Appropriateness of the proposed planning conditions set out in the 2023 Committee Report.	The proposed planning conditions set out in the 2023 Committee Report have been subject to a number of updates as confirmed in the Schedule of Planning Conditions (version 2b). The conditions as drafted are appropriate for imposition on the planning permission should the inspector determine the appeal be allowed.	The most recent version of proposed planning conditions is the Schedule of Planning Conditions (version 2b). This includes updates to Condition 7 so as to provide a more comprehensive Biodiversity Strategy. The VoGC agrees that, except where indicated on the list of draft conditions, that these are appropriate should the Inspector allow the appeal.	Agreed
MF.12	Proposed Condition 38 sufficiently controls the phasing of the Proposed Development to secure the necessary infrastructure to accommodate the travel demand generated and to achieve the mode shift set out in the Transport Assessment (July 2019).	Proposed Condition 38 controls a phased approach to delivery of the Proposed Development to ensure the necessary infrastructure is in place to accommodate the travel demand generated by the Proposed Development and to ensure the mode shift set out in the Transport Assessment (July 2019) is achieved.	The active travel route (subject of Condition 38) is a high priority for the Council. Welsh Government Active Travel Core Allocation funding is being used to complete the detailed design of a walking and cycling route from Weycock Cross to the Airport, and it is hoped that further funding to complete the detailed design will be agreed for this next	Agreed

REPORT

			<p>financial year, as well as progress made on land acquisition for the project, with a view to commencing construction in the financial year 2026/27 (subject to funding).</p> <p>In respect of the remaining items in Table 2 Transport Implementation Strategy (11 March 2021), although these would be welcome in terms of facilitating development of the EZ, no further design work has taken place and there are no committed funds for these. The rationale for the LPA's position and in relation to Condition 38 is set out in the Officer's report to committee in March 2023.</p>	
MF.13	A detailed Biodiversity Management Strategy will be prepared prior to the commencement of development to secure the measures outlined as part of the outline planning application.	The assessment contained within the Environmental Statement relies on the commitment to secure the outline biodiversity strategy measures as part of a Detailed Biodiversity Strategy which will include long-term management measures.	Draft Condition 7 requires no development to take place until a Biodiversity Management Strategy has been submitted to and approved by the Local Planning Authority.	Agreed
MF.14	Pre-construction surveys will be required to ensure that the baseline information	Pre-construction surveys will be undertaken in accordance with draft	Draft Condition 32 requires a pre-construction protected species survey to be	Agreed

REPORT

<p>remains up to date and any necessary further mitigation measures are secured.</p>	<p>Condition 32 to ensure that the baseline is updated prior to development and to inform any necessary additional mitigation measures to be agreed with the Local Planning Authority and implemented accordingly. As necessary, protected species licences will be obtained prior to development commencing.</p>	<p>undertaken prior to the commencement of any phase of the development. If the survey confirms the presence of protected species, no development or site clearance shall take place until the results of the survey, together with proposed mitigation measures, have been submitted to and approved by the Local Planning Authority.</p>	
--	---	--	--

Table 1.3 Agreement Log between the parties in respect of other matters raised by other Interested Parties to the appeal

The effect of the proposed development on the character and appearance of the area				
<p>MF.15</p>	<p>Whether the effect of the Proposed Development on the character and appearance of the area is acceptable.</p>	<p>The site does not fall within any statutory landscape designation nor is it within a Special Landscape Area.</p> <p>Environmental Statement Chapter 5 concludes that whilst there would be some significant visual effects, these would be confined to local visual receptors and that by year 10, the proposed mitigation measures would reduce this to no greater than moderate adverse. Chapter 5 has been updated in response to the PEDW Completeness Report to include an assessment of cumulative construction</p>	<p>The Officer's Report states that the development would not inherently appear over scaled in the context or visually incongruous, subject to detailed design. The proposed parameters and design brief are considered acceptable, with review of detailed design only possible at reserved matters stage. The Officer's Report concluded that the proposals comply with Policy MD2 Place Making of the LDP.</p>	<p>Agreed</p>

		<p>effects for which it is concluded that the overall effect would be no greater than moderate adverse.</p> <p>Should the appeal be allowed, the appellant will be required to submit an application for Reserved Matters which will include details of the layout, appearance, landscaping and scale. The detailed design of the Proposed Development will be required to respect the character and appearance of the area.</p> <p>The Proposed Development is therefore compliant with LDP Policies MG17 Special Landscape Areas, MG28 Public Open Space Allocations 2. Porthkerry Country Park and SP10 Built and Natural Environment.</p>		
MF.16	The Representative Viewpoint locations which have been relied upon in the Environmental Statement are appropriate.	The VoGC suggested additional locations for Representative Viewpoint photography and RPS responded to these suggestions in June 2021. The 15 Representative Viewpoints provide an appropriate range of publicly accessible locations where there is the potential for intervisibility with Proposed	The VoGC Officer's Report identified an additional view point to be taken into assessed that was 'scoped out' by the LVIA: a rural track, part of the adopted highway, connecting PRoW 4/13/1 to Tredogan Road. The Officer's Report considered that when this viewpoint is considered with the locations identified	Agreed

		<p>Development and accepted as such by the VoGC.</p>	<p>in the Environmental Statement, the VoGC accepts that representative viewpoints have been considered.</p>	
<p>The effect of the proposed development on traffic movement</p>				
<p>MF.17</p>	<p>Effects of the Proposed Development in respect of traffic congestion and road safety, both as a result of the project alone and as a result of the project in combination with other projects and/or sites including the proposed Cardiff and Vale College Campus, Aberthaw Power Station and new residential development at Rhoose.</p>	<p>The Transport Assessment used the South East Wales Transport Model (SEWTM) to assess the impact of the Proposed Development alongside all cumulative developments. It concludes that the proposed development has suitable access arrangements and it can be accommodated without detriment to the existing highway safety or the operation of the local highway network.</p> <p>Environmental Statement Chapter 4 (Transport) includes a cumulative effects assessment which considers the Cardiff and Vale College Advanced Technology Centre (CAVC), Aberthaw Power Station and new residential development at Rhoose. The effect of the cumulative development traffic flows is predicted not to have any significant residual effects.</p>	<p>The Officer's Report confirms that the Transport Assessment demonstrates satisfactorily that the existing highway network is capable of accommodating the Proposed Development's forecasted traffic, without resulting in an unacceptable traffic impact locally and in the wider highway network. It continues that this is notably reliant upon infrastructure improvement in the locality, in order to promote travel by means other than private car – as secured by the proposed Section 106 agreement.</p> <p>At the time the Officer's Report was drafted, there was no committed development at Aberthaw Power Station. It was allocated as an existing employment site in the LDP and this is the basis on which it was considered.</p>	<p>Agreed</p>

REPORT

		The Transport Assessment prepared to support the CAVC planning application (2024/00329/FUL) included Model Farm in its cumulative assessment and concluded that the effect of the development, in terms of highway capacity, is not significant and does not give rise to any severe residual cumulative impacts.	The Committee Report states that the proposals would not have an unacceptably harmful impact upon traffic congestion or highway safety, complying with the requirements of policies MD1, MD2, and MD7 of the LDP and the Councils Parking Standards SPG.	
MF.18	Whether sufficient active travel infrastructure is in place to allow the Proposed Development to come forward in a single phase.	To ensure the necessary infrastructure is in place to accommodate the travel demand generated by the Proposed Development, draft Condition 38 secures a phased approach to the delivery of the Proposed Development.	The LPA considers that there is currently not sufficient active travel infrastructure in place to allow development in a single phase and have proposed Condition 38 to ensure build out is limited unless the AT route (MF11) is built out, for the reasons described in the Committee Report in March 2023.	Agreed
The effect of the proposed development on nature conservation interests				
MF.19	Whether appropriate consideration has been given to the impact of the Proposed Development on habitats and species.	The Proposed Development design promotes biodiversity through avoiding designated sites and the highest value habitats. Where avoidance of habitats of value has not been possible, they have been minimised and their loss mitigated, with on-site (including the Country Park	Due to the undertaking of further ecology surveys and associated reports (culminating in the submission of the updated Environmental Statement which included an additional chapter on Ecology (Chapter 9)), the	Agreed

REPORT

		<p>extension) compensation proposed through the creation of replacement habitats.</p> <p>Potential adverse of protected and priority species are addressed through the provision of new habitats and features design to maintain the conservation status of populations.</p> <p>Environmental Statement Chapter 9 demonstrates the avoidance and mitigation measures which would minimise the impact on biodiversity in accordance with LDP Policy MD9.</p>	<p>LPA withdrew putative reason for refusal (1).</p>	
<p>MF.20</p>	<p>Whether the requirements of The Environment (Wales) Act 2016 and Planning Policy Wales Edition 12 have been met in respect of the step-wise approach.</p>	<p>The requirement in PPW 12 in respect of the stepwise approach and the DECCA framework were not a matter of policy at the time of the application submission. Notwithstanding, the green infrastructure approach outlined in the Environmental Statement and illustrated on the Green Infrastructure Parameter Plan incorporates the DECCA framework and ecosystem resilience to ensure a positive residual effect is achievable.</p>	<p>Planning Policy Wales Edition 12 preceded the Officer's Report for the 1 March 2023 planning committee meeting. Consistent with the LPA's neutral position, it is not providing comment on compliance with planning policy in a way that differs to the conclusions reached in the Officer's Report.</p>	<p>To be agreed</p>

		<p>The design of the Proposed Development has avoided sensitive receptors as far as possible. This includes avoiding direct impacts to Ancient Woodland, watercourses, and Sites of Importance for Nature Conservation. Embedded mitigation to avoid direct and indirect impacts to these features have been incorporated into the design including protected buffers and best practice measures. With the exception of hedgerows, and a small block of woodland, all priority habitats have been avoided.</p> <p>Where avoidance of habitats of value has not been possible, loss has been minimised and mitigated, with on-site compensation proposed in the form of replacement planting.</p>		
--	--	--	--	--

The effect of the proposal on heritage assets

MF.21	<p>The view of the VoGC Conservation Officer that harm would be made to historic assets, including Listed buildings.</p>	<p>It was acknowledged that the proposal would result in a certain degree of change to the setting of several identified heritage assets. The principle of developing the site for employment use is set by its LDP allocation. With the economic benefits to be delivered, the benefits</p>	<p>The Council's Conservation Officer did not support the application due to conflict with the LDP Policies arising from harm to historic assets.</p> <p>When Members re-considered the putative reasons for refusal on 17</p>	<p>Agreed</p>
-------	--	--	--	---------------

		<p>of the Proposed Development outweigh its impact on the setting of historic assets.</p>	<p>January 2025, it was determined that despite considerable weight being given to the impact on the setting of heritage assets and in light of the new information submitted in respect of ecology, that the benefits of the scheme outweighed the impact.</p>	
<p>Whether the proposed development would be consistent with the Development Plan and other relevant policies</p>				
<p>MF.22</p>	<p>The Proposed Development is broadly consistent with the Development Plan as a whole and other relevant planning policies.</p>	<p>There are no areas of difference between the Appellant’s position on accordance with planning policy and the content of the Officer’s Report.</p>	<p>The report to Committee in March 2023 sets out the reasons why the Officers consider that the Proposed Development is acceptable in principle, in terms of the loss of the farm and buildings and in terms of sustainability, design scale, highway safety, traffic and transportation, impact on neighbouring uses, residential amenity, ecology, drainage, flooding, contamination, soil conservation and, on balance, the landscape impact and impact to the historic environment.</p> <p>The Planning Committee did not agree this position at the time, but have withdrawn their putative reasons for refusal following the submission of further ecology survey</p>	<p>Agreed</p>

REPORT

			information as part of the appeal process.	
MF.23	Consistency with National Policy	Future Wales: The National Plan 2040 makes reference to the airport, Enterprise Zone and the offer of development sites. Cardiff Airport is an essential part of Wales' strategic transport infrastructure. It is an international gateway connecting Wales to the world and is an important driver within the Welsh economy. Cardiff Airport is located within the Cardiff Airport and Bro Tathan Enterprise Zone which offers opportunities for investment in the site and surrounding areas. The Enterprise Zone offers a wide range of development sites and business accommodation, providing opportunities for the development of bespoke facilities or investment in existing accommodation.	<p>The Officer's report to Committee in March 2023 sets out the position in relation to national policy.</p> <p>Consistent with the LPA's neutral position, it is not providing comment on compliance with planning policy in a way that differs to the conclusions reached in the Officer's Report.</p>	Agreed
MF.24	The weight that should be attributed to the Replacement Local Development Plan in the determination of the appeal.	The Deposit Plan recognises the ambition of the Council to realise the economic benefit of the delivery of employment land at the Application Site to the wider regional economy by its allocation under Policy SP14: Employment Growth.	A consultation on the Replacement Local Development Plan ran from 28 January 2026 to 11 March 2026. The VoGC is currently considering the responses to that consultation. In accordance with the	Agreed

	<p>Some but limited weight can be attributed to the RLDP which remains unadopted.</p>	<p>Council's Approved Delivery Agreement (Revised January 2026), it is anticipated that a report of consultation will be considered by Full Council in October-November 2026, with a view to submitting the RLDP to PEDW/WG for Examination in November 2026. In this context, limited weight can be afforded to the Replacement Local Development Plan.</p>		
<p>The effect of other considerations on the overall planning balance</p>				
<p>MF.25</p>	<p>The findings of the Delivery Report submitted in consideration of the demand for industrial units B1/B2/B8 in South Wales.</p>	<p>Public intervention in the property market is not uncommon due to widespread and persistent market failure, whereby the costs of development exceed the market value of sites, disincentivising private sector development. An updated Delivery Report was submitted in support of the appeal which confirms that there is a lack of new and modern floorspace across most sectors of the office and industrial market.</p>	<p>The VoGC Adopted LDP relies on the delivery of this site to meet employment land requirements during the plan period. The proposed allocation of the site in the Deposit Replacement LDP demonstrates the VoGC's reliance on the site to encourage inward investment and consolidate the role of the Vale of Glamorgan within the Capital Region.</p> <p>The Employment Land Study (2023), prepared as part of the evidence base for the RLDP, concludes that the strategic site</p>	<p>Agreed</p>

REPORT

			allocated as 'Land adjacent to Cardiff Airport and Port Road', which includes the Model Farm site, should continue to be identified for B-Class uses.	
Any other matters raised in representations submitted by other Interested Parties				
MF.26	The absence of a foul water solution for the Proposed Development.	Dwr Cymru Welsh Water stated no objection to the planning application in the 2023 Committee Report subject to the application of a condition requiring a foul water drainage scheme be agreed prior to any approval of reserved matters or commencement of development. This is secured by Condition 9.	Dwr Cymru Welsh Water did not object to the application but requested a condition. This is reflected in draft Condition 9 which requires: No development shall take place on any phase of the development, until a foul water drainage scheme, for that phase and/or other identified part, has been submitted to and agreed in writing by the Local Planning Authority. No further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.	Agreed
MF.27	Appropriateness of the location of the Proposed Development on agricultural land and the consequential impact on food security.	The principle of the development of this site is established by virtue of Policies MG9 – Employment Allocations & MG10 St Athan - Cardiff Airport Enterprise Zone of the Vale of Glamorgan Local	The 2023 Committee Report which recommended approval of planning application 2019/00871/OUT confirmed that the principle of the development proposed in the application	Agreed

REPORT

		Development Plan 2011-2026 (LDP).	is established through the adoption of the LDP.	
MF.28	Whether the Proposed Development will result in increased flood risk elsewhere.	The majority of the site is not in an area identified as being at risk from flooding according to the Technical Advice Note (TAN) 15 Flood Map for Planning (FMfP). A small portion of Area B is affected by Flood Zones 2 and 3, however, no built development is proposed in Area B. The proposal incorporates provision for sustainable drainage features to manage surface water flows.	The 2023 Officer's Report to Committee states that the proposal accords with Policy MD7 (Environmental Protection) of the Local Development Plan. The VoGC's Drainage Section confirmed no objection to the planning application subject to the application of conditions requiring a Flood Exceedance Plan, management details, and a Construction Environmental Management Plan.	Agreed