



VALE OF GLAMORGAN COUNCIL

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended)**

Section 78 Appeal

PLANNING POLICY UPDATE

**Appeal by Legal & General (Strategic Land) Ltd
Site at Land at Model Farm, Port Road, Rhoose, CF62 3BT**

**TOWN AND COUNTRY PLANNING (REFERRED APPLICATIONS AND APPEALS PROCEDURE) (WALES)
REGULATIONS 2017**

PLANNING INSPECTORATE REF. NO: CAS-02641-G8G7M5

VALE OF GLAMORGAN REF. NO: 2019/00871/OUT

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1. INTRODUCTION

- 1.1 This appeal relates to the decision of the Vale of Glamorgan Council to refuse to determine a planning permission for the 'Hybrid application comprising an outline application for the demolition of existing buildings and erection of 44.75ha Class B1/B2/B8 Business Park, car parking, landscaping, drainage infrastructure, ecological mitigation and ancillary works (all matters reserved aside from access) within Area A and a full application for change of use from agricultural land to country park (Use Class D2) within Area B.' at Land at Model Farm, Port Road, Rhose, CF62 3BT.
- 1.2 The Council's Written Statement on the appeal dated 13th March 2025, sets out the national and local planning policy changes that had taken place since the application was reported to Planning Committee in March 2023.
- 1.3 At the case management conference held on 13th January 2026, it was agreed that the LPA would provide a further policy update and this Planning Policy Update, therefore provides an update on policy changes since the publication of its Written Statement in March 2025.

2. PLANNING POLICY UPDATE – FEBRUARY 2026

Vale of Glamorgan Local Development Plan Annual Monitoring Report (October 2025)

- 2.1 The Local Development Plan [Annual Monitoring Report](#) (LDP AMR) for the period 1st April 2024 to 31st March 2025 was approved by Cabinet in October 2025 and submitted to Welsh Government.
- 2.2 The AMR includes the following relevant employment indicators:
- 1.3 - Employment land permitted (ha) on allocated sites as a percentage of all employment allocations.
 - 8.1 - Total strategic employment development permitted on allocated sites under Policy MG9 (ha).
- 2.3 Annual Monitoring Indicator 1.3 sets a monitoring target to secure planning permissions on 92% (340.5 Ha) of employment land by 2026. This includes both strategic sites and local sites. As of the end of the monitoring period, only 131.84 ha has been approved, equating to 35.73% of allocated employment land. The analysis indicates that this is some way below the monitoring target.
- 2.4 Annual Monitoring Indicator 8.1 highlights that 119.91ha of employment land has been approved on strategic sites as identified in LDP Policy MG9, against a monitoring target of 314 ha (net) with one year of the plan period remaining. The report highlights that the target for 314ha of strategic employment land and is unlikely to be met, notwithstanding outstanding planning permissions yet to be determined on strategic employment sites. Whilst the take up of employment sites in the Vale of Glamorgan has been low, recent applications submitted to

the Council indicate that market interest is returning.

- 2.5 The report states that *“the LDP is currently being reviewed through the preparation of the RLDP. As a part of this, in 2022, the Council engaged consultants BE Group to undertake an employment land assessment of the Vale of Glamorgan and to provide recommendations on how to encourage, protect and deliver employment growth through the planning system. The findings of the BE Group’s research informed the Replacement LDP’s Preferred Strategy, which was published in December 2023. This identified a varied policy approach to the existing LDP, whereby an oversupply of land (168ha) was identified for allocation to meet the identified need (67.8ha). This results in a significantly reduced, and more achievable, target when compared to the 369ha set out in the adopted LDP. The ‘need’ would be the target to assess delivery against and the purpose of the oversupply is to safeguard employment land for delivery beyond the plan period. A policy and research review has resulted in significantly reduced targets to be taken forward into the Replacement LDP. This is considered to be a rational approach to addressing underperformance against this monitoring target.”*
- 2.6 The report states *“It should be noted that the 2020-21 AMR stated that 44.75ha of employment land was approved in July 2021, at Model Farm (Policy MG9(2) refers). However, it should be noted that this planning permission was quashed in October 2021. A new planning application was submitted following this, and it is currently subject to an appeal for non-determination.”*
- 2.7 The indicator concludes that *“the monitoring trigger has been met. The Council has identified new policy in the Preferred Strategy of the RLDP that sets more achievable targets for the delivery of employment land, and this is considered to be a rational approach to addressing underperformance. The ongoing monitoring of this target will assist in the justification for a reduction in the employment land provision in the RLDP.”*

Deposit Replacement Local Development Plan

- 2.8 The [Deposit Replacement Local Development Plan](#) (RLDP) was approved for consultation purposes by Full Council on 12th January 2026. A statutory six-week public consultation on the Deposit Plan commenced on 28th January 2026. Whilst the Deposit RLDP has no status in decision making, the position in respect of Model Farm is detailed below.
- 2.9 Land south of Port Road (Model Farm) is identified as a major employment allocation under Policy SP14 Employment Growth, with a capacity of 44.75 ha net. The supporting text of the policy states:

“The employment land hierarchy contains four strategic sites at Bro Tathan Aerospace and Business Park, land east of Cardiff Airport Business Park and land south of Port Road (Model Farm) which together make up the Cardiff and St Athan Enterprise Zones and Land to the South of Junction 34 of the M4. Their position as major employment sites within the employment hierarchy reflects their importance as key areas of investment and employment

opportunities within the Vale.

Cardiff Airport and Bro Tathan are seen to offer significant opportunities for the development of aerospace and advance manufacturing, research and development and innovation within the Vale of Glamorgan. Building on the existing skills base of Cardiff Airport, British Airways Maintenance Cardiff, and more recent developments at Bro Tathan Enterprise Zone, their importance to the wider region is recognised in Future Wales, the National Plan, which identifies Cardiff Airport as one of four Strategic Gateways to Wales (Policy 10 – Internal Connectivity), stating that: “Cardiff Airport is an essential part of Wales’s 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” (Future Wales, page 82).”

- 2.10 It goes on to state “Land south of Port Road (Model Farm) Rhoose is currently subject to an appeal for non-determination of an outline planning application for a B1, B2, B8 use. If the appeal is allowed, the site is anticipated to deliver 1.7 million sq. ft of Class B1, B2 Vale of Glamorgan Deposit Replacement Local Development Plan 2021-2036 182 and B8 offices, light industrial and warehousing and distribution units, alongside car parking, landscaping, drainage infrastructure and biodiversity enhancement works which include land for expansion of Porthkerry Country Park to the south. The site’s proximity to Cardiff Airport and Bro Tathan alongside the Cardiff and Vale College development the opportunity to develop the area into a high-quality business cluster.”
- 2.11 In addition to the Employment Land Study (ELS) which is referenced in the March 2025 Written Statement, an [Employment Supplementary Paper](#) has been prepared as part of the evidence base for the Deposit RLDP. This states “Land South of Port Road (Model Farm), Rhoose is anticipated to be able to deliver 44.75 ha of employment land (net) within the Plan period. An application referenced 2019/00871/OUT is currently subject to an appeal for non-determination for 1.7 million sq. ft of class B1, B2 and B8 offices, light industrial and warehousing. The ELS recommends that the site should continue to be protected as strategic employment land and therefore the site’s boundary remains unchanged from the LDP 2011-2026 although, as explained above, for the purposes of the RLDP, it is being considered as part of a separate allocation.

Consideration will be given to the outcome of the appeal decision and any implications this may have. However, based on the recommendations of the ELS, it is considered appropriate to retain the site as an allocation.”