

# Model Farm

## Note on the Appellant’s Cumulative Effects Assessment

### Context

Planning and Environment Decisions Wales (PEDW) provided ‘2025-07-10 – IP Rep – Clark D’ by email to the Appellant on 20 February 2026. The representation notes the exclusion of candidate sites submitted to the Vale of Glamorgan Replacement Local Development Plan (RLDP) process, specifically those sites that have been promoted to accommodate housing development in proximity to the settlements of Barry and St Athan.

The same point is iterated at point 9 of Mr Gibb’s updated Statement.

This statement has been prepared by Darren Parker. I confirm that the opinions expressed in my evidence are my true and professional opinions. I am aware that my duty as a professional planning consultant is to the inquiry, irrespective of by whom I am employed.

Following the receipt of the PEDW Environmental Statement (ES) Completeness Report in June 2023, the updated ES was submitted to PEDW in September 2024. No further ES information has been submitted since the submission of the updated ES in September 2024. PEDW issued a second ES Completeness Report in October 2024 which confirmed that the ES contained the level of information identified in regulation 17 and schedule 4 of the 2017 EIA regulations and was complete for the purposes of those Regulations.

### Approach to cumulative assessment

ES Volume 3, Appendix 1.3 sets out the methodology that has been applied to the cumulative effects assessment (CEA). ES Volume 3, Appendix 1.3 outlines the tier system that has been applied to the CEA. Tier 3 includes:

*‘RLDP 2021-2036 Site Register March 2023, with appropriate weight given based on identification within the preferred strategy, also recognising there will be limited information available regarding proposals.’*

At the time of assessment, the RLDP was at Preferred Strategy stage. At this stage, no site allocations were identified. In completing the CEA, the RLDP Candidate Site register was reviewed and only those sites with a degree of certainty were scoped into the CEA – for example, Aberthaw Power Station (ref. 433), Land at Port Road, Rhoose (ref. 361) and The Port of Barry (ref. 554).

The adopted LDP allocation Land north of the Railway Line, Rhoose (Policy MG2 (35)) was identified for assessment in the CEA as detailed in ES Volume 3, Appendix 1.3.

### New housing sites allocated in the RLDP

The Deposit RLDP was published for consultation in January 2026. The Proposals Map identifies the following ‘Key Site’ and ‘Housing Allocation’ sites within proximity to the Model Farm site:

Site	Proposal	Consideration in CEA
Policy HG1, Policy KS5 Land to the West of St Athan	Mixed use development to accommodate up to 600 homes, alongside new community and commercial facilities and land safeguarded for the provision of a new	This site was not allocated in the adopted LDP and was not considered in the CEA due to its status as a Tier 3

Site	Proposal	Consideration in CEA
	station and bus/train interchange at St Athan.	development and a lack of available and reliable information.
Policy KS4 Land at Church Farm	Housing-led site to deliver up to 532 homes and a class A1 retail food store of up to 20,000 sq ft (1,858 sq m) with associated car parking.	This site is part-allocated in the adopted LDP under Policy MG2 (3) to deliver 250 homes.  It was not considered in the CEA due to a combination of its size and distance from the Model Farm site and its status as a Tier 3 development and a lack of available and reliable information.
Policy KS3 – Land at Readers Way	Housing-led site to deliver up to 520 homes.	This site was not allocated in the adopted LDP and was not considered in the CEA due to its status as a Tier 3 development and a lack of available and reliable information.
Policy HG1 (9) Land North of the Railway Line	Housing-led site to deliver up to 339 homes.	This site is a carry-forward site that is allocated in the adopted LDP (Policy MG2 (35)). The site was identified for consideration in the CEA.
Policy HG1, Policy KS1 Land at North West Barry	Key housing site to deliver up to 376 homes.	This site was not allocated in the adopted LDP and was not considered in the CEA due to its status as a Tier 3 development and a lack of available and reliable information.

## RLDP Evidence Base

The RLDP Evidence Base includes the Strategic Transport Assessment – Stage 2 (December 2025)<sup>1</sup> prepared by Link Transport Planning for the purpose of reviewing the highway impact of the delivery of the proposed housing allocations. The findings indicate that, at a strategic level, the RLDP housing allocations are unlikely to give rise to any material adverse impacts on the highway network. Overall, the results demonstrate that the proposed strategic housing growth can be accommodated within the existing and planned transport networks, provided continued progress is made towards sustainable travel and effective integration of land use and transport planning principles.

The RLDP Evidence Base also includes the Integrated Sustainability Appraisal (ISA) of the Deposit Plan (November 2025)<sup>2</sup>. In relation to transport and movement, paragraph 9.7.8 to 9.7.18 sets out the cumulative assessment undertaken in respect of the RLDP site allocations. Whilst an adverse effect on the road network is identified, the ISA confirms that overall minor positive effects are identified as a result of the RLDP policy focus on delivering connectivity and supporting infrastructure.

<sup>1</sup> [https://valeofglamorgan.oc2.uk/docfiles/63/BP14A%20Strategic%20Transport%20Assessment%20-%20Stage%202%20\(Technical%20Notes%205-8\).pdf](https://valeofglamorgan.oc2.uk/docfiles/63/BP14A%20Strategic%20Transport%20Assessment%20-%20Stage%202%20(Technical%20Notes%205-8).pdf)

<sup>2</sup> <https://valeofglamorgan.oc2.uk/docfiles/64/VoG%20Integrated%20Sustainability%20Appraisal.pdf>