VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN 2011-2026

LOCAL DEVELOPMENT PLAN

7TH ANNUAL MONITORING REPORT 1ST APRIL 2024 TO 31ST MARCH 2025

OCTOBER 2025

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1. EXECUTIVE SUMMARY

1.1. INTRODUCTION

1.1.1 The Vale of Glamorgan Local Development Plan 2011 - 2026 (LDP) was adopted on the 28th June 2017. Section 76 of the Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to monitor the implementation of their adopted LDPs by preparing an Annual Monitoring Report (AMR).

1.1.2 The AMR is prepared in accordance with the Monitoring Framework contained in the adopted LDP at page 129 (section 9). The monitoring framework of the LDP includes a set of indicators and targets which are set against trigger points to indicate if one part of the Plan is not achieving the desired outcomes. Trigger points have been included to assess the level to which a policy has diverged from the monitoring target to such an extent that it could identify that the policy is failing to be implemented or needs to be amended. Many of the indicators include biannual targets or refer to appropriate target dates for specific developments / facilities to assess the performance of the Plan.

1.1.3 The AMR is the primary mechanism for reviewing the relevance and success of the LDP and for establishing whether any changes or revisions to the Plan are required. The primary function of the AMR is to demonstrate the extent to which the LDP strategy and objectives are being achieved and whether the Plan's policies are functioning effectively. The production of an AMR also enables the Council to assess the impact that the LDP is having on the social, economic, and environmental well-being of the authority and helps identify any significant contextual changes that may influence Plan implementation or review.

1.1.4 The Town and Country Planning (LDP) (Wales) Regulations 2005 and the Development Plans Manual Edition 3 (March 2020) (DPM) provide guidance on the content of the AMR and when it should be submitted to the Welsh Government. In accordance with the LDP Regulations and Welsh Government guidance the Council's first AMR was submitted to the Welsh Government by the 31st October 2019 deadline and covered the period 1st April 2018 to 31st March 2019. This is the seventh AMR to be prepared since the adoption of the Vale of Glamorgan LDP and it is based on data collected for the period 1st April 2024 to the 31st March 2025.

1.1.5 It should be noted that the AMR includes some additional monitoring indicators that were not included in the adopted LDP monitoring framework. The new indicators have resulted from the actions of previous AMRs and changes to Welsh Government guidance. In addition, some of the original LDP monitoring indicators are no longer applicable as the monitoring targets have been met and / or projects have been completed. Furthermore, there are some indicators that can no longer be monitored as the data is no longer available. In such instances, a reference is included in the AMR to this effect.

1.1.6 On the 19th of October 2020, Cabinet endorsed a recommendation to commence a full review of the adopted LDP before the 28th of June 2021 (minute C344A refers). The recommendation is in line with LDP Regulation 41 to ensure that the LDP remains up to date and responds to the new challenges and opportunities facing the authority over the next 15 years. However, AMRs will continue to be submitted to the Welsh Government on an annual basis until the new Replacement Local Development Plan (RLDP) is adopted.

1.1.7 The Preferred Strategy for the Replacement Local Development Plan (RLDP) was subject to a 10-week public consultation between the 6th December 2023 and the 14th February 2024. A report was considered by Full Council in September 2024, where the Preferred Strategy was endorsed as a basis for the Deposit RLDP. It is anticipated that the Deposit RLDP will be published for consultation in the 2025/26 monitoring period.

1.2. **KEY FINDINGS OF THE SEVENTH ANNUAL MONITORING PROCESS** (1ST APRIL 2024 TO 31ST MARCH 2025)

CONTEXTUAL INFLUENCES

1.2.1 Section 3 of the AMR provides information on the various contextual changes that have occurred since the adoption of the plan which could have impacted upon the aims and objectives of the LDP. This includes new / amended national legislation and/or relevant plans, policies and strategies at the national, regional, or local level which could have a bearing on the delivery of the LDP strategy. In addition, the section also provides an overview of the prevailing economic situation over the monitoring period together with information on progress on key Supplementary Planning Guidance (SPG). Where appropriate, any potential implications for the LDP have been summarised.

1.2.2 Some of the external factors that have been identified may have implications for the LDP over the longer term. The impact of the factors identified and any future changes on the aims and objectives of the LDP will therefore be considered in future AMRs and the emerging RLDP. Contextual information which is specific to a LDP policy area is provided in the relevant policy analysis section for ease of reference and is therefore not repeated here.

LOCAL DEVELOPMENT PLAN MONITORING – POLICY ANALYSIS

1.2.3 Section 5 of the AMR examines how the LDP's strategic policies and associated managing growth and managing development policies are performing against the Plan's monitoring targets. It also looks at whether the LDP strategy and objectives are being delivered. A 'traffic light' rating system has been employed as a visual aid in monitoring the effectiveness of the Plan's policies and to provide a quick reference overview of policy performance as follows:

Continue Monitoring (Green)
Where indicators are suggesting the LDP Policies are being implemented effectively and there is no cause for review.
Training Required (Blue)
Where indicators are suggesting that LDP Policies are not being implemented as intended and further officer or member training is required.
Supplementary Planning Guidance Required and Development Briefs (Purple)
Indicators may suggest the need for further guidance to be provided in addition to those already identified in the Plan. Additionally, should sites not be coming forward as envisaged; the Council will actively engage with developers / landowners to bring forward Development Briefs on key sites to help commence the development process
Policy Research (Yellow)
Where indicators are suggesting the LDP Policies are not being effective as they should further research and investigation is required. This may also include the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate may be required.
Policy Review (Amber)
Where indicators are suggesting the LDP Policies are failing to implement the strategy a formal review of the Policy is required. Further investigation and research may be required before a decision to formally review is confirmed.
Plan Review (Red)
Where indicators are suggesting the LDP strategy is failing and a formal review of the Plan is required. This option to fully review the Plan will need to be fully investigated and undertaken following serious consideration.

KEY FINDINGS

1.2.4 Generally, the key findings of the seventh AMR remain positive. However as in the previous AMR, several of the 'CORE' and 'Local' indicators have recorded 'red' or 'amber' performance ratings. These however, all relate to either housing or retail indicators, and are considered to reflect the difficulties that have been experienced in the UK economy over the plan period. While these performance ratings are of some concern, given the prevailing economic climate and the fact that a full plan review has already commenced, it is considered that the performance of the core indicators does not warrant any further action. Notwithstanding the above, several 'Local' indicators that recorded 'amber' performance rating within the last AMR have reverted to 'green' ratings for the current monitoring period. Once again, the majority of the 'LOCAL' indicators remain positive (green) indicating that the relevant LDP policies continue to achieve their objectives and are being

implemented effectively. Notwithstanding this, as detailed above, the Council is well progressed in the preparation of the RLDP.

1.2.5 This AMR contains LDP indicators which are used to monitor the effectiveness of the Plan and its policies. The indicators are categorised by Plan objectives and include the following: Sustainable Communities, Climate Change, Transport, Built and Natural Environment, Community Facilities, Retail, Housing, Economy, and Natural Resources. A summary of the results from previous AMRs is provided in the table below. It should be noted that the total number of indicators varies between AMRs. This is due to the identification of new indicators in the AMRs e.g., need for new SPG and deletion of some superseded monitoring indicators such as 7.1.

TABLE 1: KEY FINDINGS - CORE AND LOCAL INDICATORS

Assessment	Action	AMR 1 2018 -19	AMR 2 2019 - 20	AMR 3 2020 - 21	AMR 4 2021 - 22	AMR 5 2022-23	AMR 6 2023-24	AMR 7 2024-25
		No. of indicators within the Category	No. of indicators within the Category	No. of indicators within the category	No. of indicators within the category	No. of indicators within the category	No. of indicators within the category	No. of indicators within the category
Where indicators suggest that LDP policies are being successfully implemented.	No further Action required. Continue monitoring in future AMRs.	60	59	59	59	47	50	48
Where indicators suggest that LDP policies are not being implemented as intended.	Officer and/or Member training is required.	1	0	0	0	0	0	0
Where indicators suggest the need for further guidance in addition to that already identified in the Plan.	Supplementary Planning Guidance and/or Development Briefs may be required.	3	0	0	0	0	0	0
Where indicators suggest that the LDP policies are not as effective as they should be.	Further research and investigation and comparison with adjacent LPA may be required.	2	2	1	2	5	3	3
Where indicators	Further investigation	0	0	0	0	2	1	1

suggest that LDP policies are failing.	and research may require a policy review.							
Where indicators suggest that the LDP strategy is not being implemented.	Following confirmation, the LDP will be subject to a full review process.	0	0	0	0	7	7	8

HOUSING (INCLUDING AFFORDABLE HOUSING)

1.2.6 The Vale of Glamorgan continues to be an attractive place to live and demand for properties throughout the authority remains high. Between 1st April 2011 and 1st April 2025, a total of **6,999 dwellings were completed** within the Vale of Glamorgan of which **4,641** units were general market dwellings against the 2025 AMR target of **6,387** that should have been developed at this point in the plan period, in accordance with the target. **The number of additional general market dwellings delivered is 27.3% below the monitoring target and therefore greater than the monitoring trigger threshold** (10% less than the monitoring target over 2 consecutive years)**. The trigger has been reached as this is the 4th year this has occurred.**

1.2.7 In terms of affordable housing, a further **220 additional affordable homes** have been provided within the period, bringing the total number to **2,358 affordable** dwellings having been provided since 2011, which is slightly below the LDP target of **2,741 by 2025.**

1.2.8 Of the total dwellings completed, **5,209** dwellings were on LDP Policy MG2 allocated housing sites which below the 2025 AMR target of **7,969** dwellings to be completed on LDP allocated housing sites identified in the indicator, and the third consecutive year that the target has not been achieved. Notwithstanding this, developer interest remains strong within the authority, with a number of housing developments presently under construction and sites granted permission yet to commence.

1.2.9 Following the revocation of TAN 1 Joint Housing Land Availability Studies and the publication of the new Development Plan Manual (DPM) in March 2020, the Council updated the LDP monitoring framework with new housing indicators (7.1.1 and 7.1.2 refer). The DPM states that Local Planning Authorities with an LDP that was adopted before the publication of the latest DPM should monitor housing delivery against the annual average requirement. The monitoring data shows that the Council has delivered **6,999 dwellings** to date which is less than the 2025 trajectory target of **8,829 dwellings**.

1.2.10 The total number of dwellings completed equates to an **annual average of 500** dwellings against the annual average requirement of 630.66 to deliver the LDP housing requirement of 9,460 dwellings by 2026. This lower annual build rate can be primarily attributed to the impact which the economic climate has had on the house building industry nationally within the plan period.

EMPLOYMENT

1.2.11 During the 2024/25 monitoring period, the Council approved two planning applications for employment uses on LDP employment allocations which resulted in an additional 33.54 ha of approved employment uses, bringing the total approved employment uses approved since adoption to 131.84 ha (AMR Indicator 1.3 refers). This is below the 2025 monitoring target of 340ha. Notwithstanding the above, it is likely that the current shortfall is indicative of the economic climate across the UK during the plan period, as well as structural changes in the type of employment accommodation required since the Covid 19 pandemic. This is the third year that the percentage of employment land securing planning permission has been over 10% below the monitoring target. The situation will continue to be monitored and reviewed as a part of the emerging RLDP.

1.2.12 An employment land assessment undertaken by BE Group has recently been completed which provides recommendations on how to encourage, protect and deliver employment growth through the planning system. The report will inform the emerging RLDP and policy development to 2036. Further, 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 this remains subject to an appeal for non-determination under Section 78 (2) of the Town and Country Planning Act 1990, which has been called-in by the Welsh Ministers.

1.2.13 For the period 2024-25 a total of 6.84 ha of new employment land has been approved and the total amount of employment land approved on MG9 allocated local employment sites since the plan was adopted in 2017 has therefore increased to 18.31 ha.

1.2.14 The Council will closely monitor the take up of allocated strategic and local employment sites over the next AMR period. However, it should be noted that the RLDP evidence base includes a review of the employment land requirement within the authority as well as a review of the effectiveness of the current LDP employment policies. A new SPG on employment land and premises was adopted in February 2023.

1.2.15 120 new jobs have been created on strategic employment sites during the monitoring period.

RETAIL

1.2.16 The retail monitoring indicators illustrate that since the LDP was adopted in 2017 there has been a reduction (8.2%) of retail floorspace in the town and district centres and increases in office floorspace (18.7%%) and leisure floorspace (30.8%) since 2017. This reflects the changing role of town centres, which is also apparent elsewhere in the UK and reflects the changes made to national planning policy which now promote retail and commercial centres as hubs for social and economic activity and the focal point for a diverse range of services which support

the needs of local communities. The Council will continue to closely monitor this trend in future AMRs and consider the implications of the changes through the emerging RLDP.

1.2.17 Overall, the Vale of Glamorgan town, district retail centres appear to be showing some resilience to the prevailing economic climate and the level of vacancy rates and A1 uses within the centres remain largely within indicator targets. In respect of local and neighbourhood centres, while a small number of centres have experienced increases in vacancy rates since the last AMR, it is considered that the increases are not representative of major issues and merely reflect natural variations in vacancy rates within the centre(s) and do not indicate a major trend or warrant immediate concern.

1.2.18 As a part of the evidence base for the RLDP, in 2023, the Council engaged Nexus consultants to undertake a Retail and Commercial Leisure Study to provide the Council with an up-to-date, objective assessment of retail and leisure development needs within the Council area and to consider possible strategic policy responses to any prevalent or prevailing issues. The final report was produced in June 2023 and provides key information on the Vale's main retail centres that will direct emerging policy development in the RLDP. In addition, in February 2023 the Council adopted a new Retail SPG to provide greater clarity on the application of existing LDP policies for both applicants and development management officers.

GYPSIES AND TRAVELLERS

1.2.19 While a permanent gypsy and traveller site has yet to be identified, investigations continue to try to find a suitable site to meet the identified long-term gypsy and traveller need through a variety of mechanisms. Following the unsuccessful general call for candidate sites undertaken during 2019, and again during February to April 2024, investigations have sought to identify the availability of land on the open market, but these have proved unproductive. The Strategic Housing Board is currently considering the matter further and the options available to the Council are being assessed. A new Gypsy and Traveller Accommodation Assessment (GTAA) was approved by Cabinet in January 2023 and formally approved by the Welsh Government on the 19th June 2024. The GTAA identifies a need for 9 pitches within the 5 years of the GTAA study period to 2026 and a further 2 pitches in the period up to 2036, equating to a total need for 11 pitches. However, this has been significantly revised. The approval of four private pitches—three at Old Brocastle Quarry and one at Twyn Yr Odyn—reduced the initial need. Furthermore, a change in residents at Old Brocastle Quarry means the previously identified short-term need for four pitches is no longer relevant; any future need from this site is now expected from 2028 onward. As a result of these factors, the revised short-to-medium term need for pitches in the Vale of Glamorgan up to 2026 is now only one. The establishment of a permanent site for gypsy and travellers remains unresolved and work continues to identify a suitable site(s) that can be developed to meet the need identified in the 2022 GTAA. The findings of the GTAA will form part of the evidence base for the RLDP, and the identification of suitable sites will be addressed through the RLDP process and considered at inquiry.

TRANSPORT

1.2.20 The LDP monitoring framework required the completion of six local transport schemes identified under Policies SP7 and MG16 by 2020. This monitoring target was met early in the plan period and the latest AMR again indicates that good progress has been made on several of the other schemes

1.2.21 With regards to the active travel routes proposed for completion by 2026, planning applications have been submitted for the Sully to Cosmeston and Barry to Dinas Powys Active Travel routes. Work planned during FY25-26 will include discussions with land owners and finalising detailed design plans in preparation for a future construction bid to Welsh Government.

1.2.22 Any schemes which have not commenced or made significant progress will be reviewed and considered as a part of the RLDP review. With regard to improvements to the Valley Lines, this work is out of the direct control of the Vale of Glamorgan Council and while overall improvements continue, it is regrettable that proposed increases to frequency on the VoG line have been deferred however a commitment from TfW remains and on a positive note, new Class 321 trains will be running on nearly all services to Barry and Barry Island. All relevant planning applications were accompanied by a Travel Plan or conditioned in line with the Travel Plan SPG and TAN 18. Considerable progress has been made on developing the Active Travel network within the Vale of Glamorgan

SUSTAINABILITY APPRAISAL (SA) MONITORING

1.2.23 The LDP and the AMR must comply with relevant European Directives and Regulations. In this regard, monitoring of the LDP should accord with the requirements for monitoring the sustainability performance of the LDP through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) process.

1.2.24 SA helps to demonstrate that the LDP is sound by ensuring that it reflects sustainable development objectives and contributes to the reasoned justification of policies. The SA identifies a set of objectives and significant effect indicators which are intended to measure the social, economic, and environmental impact of the LDP.

1.2.25 Section 6 of the AMR examines the performance of the LDP against the SA monitoring objectives. This provides a short-term position statement on the performance of the Plan against several sustainability indicators and provides a baseline for future comparative analysis.

CONCLUSIONS

1.2.26 The seventh AMR provides a comparison with the baseline data provided by previous monitoring reports. The key conclusions in the seventh year of reporting are that most of the Plan's policies continue to perform well in terms of delivering the Plan's strategy and meeting the targets set out in the adopted LDP Monitoring Framework.

1.2.27 Welsh Government procedural guidance contained within the Development Plans Manual (Edition 3, March 2020) (table 31 refers) sets out five questions which the AMR should consider. The issues contained in these questions have been considered throughout the AMR as part of the analysis of data. However, for completeness, they are addressed below:

- *What new issues have occurred in the plan area, or changes to local/national policy?*

1.2.28 Section 3 of the AMR contains information on the contextual changes that have occurred since the adoption of the LDP. These include any new / amended national legislation and relevant plans, policies, and strategies at the national, regional, or local level which could have a bearing on the delivery of the LDP strategy and/or key infrastructure or projects which could impact upon the delivery of the LDP objectives.

1.2.29 While the implications of some of these contextual changes could have future implications for the LDP they will be incorporated and fully considered in future AMRs and the RLDP. As recommended in the first AMR, new SPG has been prepared for specific policy areas where targets are not being met or where and when there is considered to be a need for additional SPG.

- *How relevant, appropriate, and up to date is the LDP strategy and its key policies and targets?*

1.2.30 The evidence collected as part of the AMR process shows that good progress is being made regarding the implementation of the LDP strategy and objectives. Section 5 provides a detailed assessment of how the Plan's key policies are performing against the identified monitoring targets. In a few instances, monitoring targets have not been met however, it is considered that no further action is required at this time and that the indicator should be monitored and reviewed in the next AMR and if deemed appropriate, necessary policy interventions made through the development of the RLDP. This has enabled the Council to make an informed judgement of the Plan's performance during this period. Table 1 (page 4) provides a useful overview of the effectiveness of the Plan's policies during this monitoring period using the 'traffic light' rating system used in the assessment and only shows 2 indicators that require further research and investigation. This is currently underway and will inform the emerging RLDP.

- *What sites have been developed or delayed in relation to the plan's expectations at both places and in the phasing programme (as set out in the trajectory).*

1.2.31 LDP monitoring indicator 1.2 in section 5 examines the total number of housing units completed on the allocated housing sites identified in policy MG2. As of 1st April 2025, 5,209 dwellings had been completed on the allocated sites which is below the 7,969 dwelling target for the current monitoring period. Although this represents a 34% shortfall below the monitoring target and has activated the

monitoring trigger which is based on a -10% shortfall against the dwelling target over 2 consecutive years.

1.2.32 In terms of the delivery of the Policy MG2 housing allocations, as at the 1st April 2025, 40 of the 48 sites had been granted planning permission (including sites subject to s106) and of these sites 34 were either complete or under construction. In addition, the Council is engaged in pre-application discussions with interested parties or a planning application is awaiting determination on several of the remaining sites as well as other potential windfall sites, indicating that developer interest in the Vale of Glamorgan remains strong.

- *What is the degree of variance from the anticipated annual and cumulative build rate? Is there a two-year trend of under delivery (annual completions not number of AMRs submitted)?*

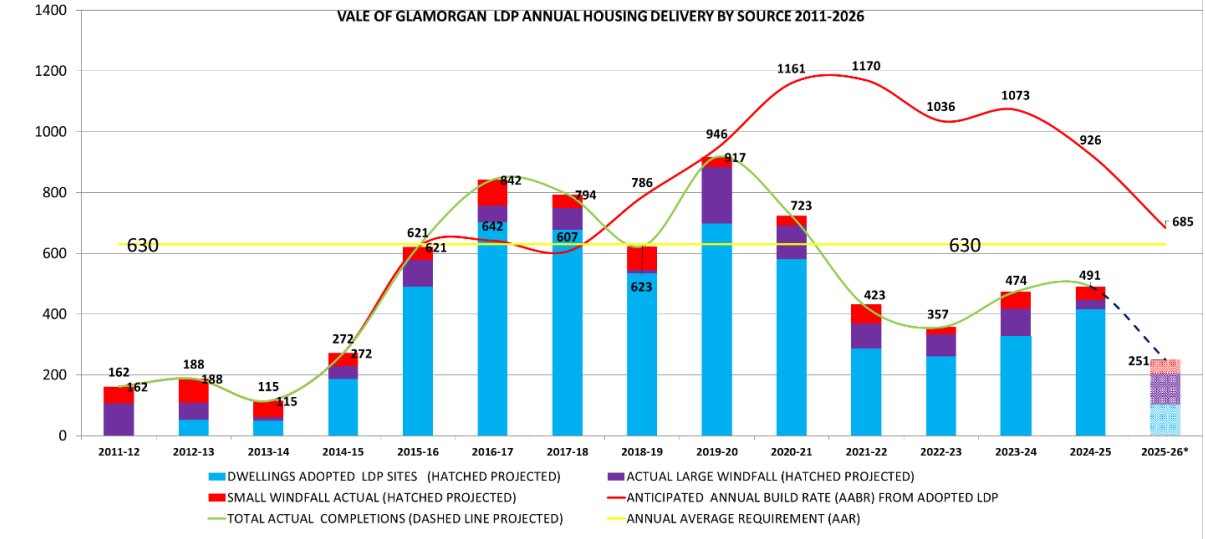
1.2.33 The LDP identifies a housing requirement of 9,460 dwellings over the plan period 2011-2026, equating to an average housing requirement of 630.66 dwellings per annum. Section 5 examines the annual level of housing completions in relation to the annual average requirement. The analysis also includes a comparison between housing delivery and the housing trajectory prepared as evidence at the LDP Examination.

1.2.34 The monitoring data indicates that between 1st April 2011 and 1st April 2025, the LDP has delivered 6,999 dwellings which equates to an annual average delivery of 500 dwellings per annum as opposed to 630.66. This is 20.7% below the 2025 cumulative dwelling target of 8,829 dwellings at 1st April 2025.

1.2.35 This lower annual build rate is primarily reflecting the impact which the global economic recession has had on the housing industry nationally which resulted in a lower rate of housing completions within the Vale of Glamorgan compared to that experienced prior to the recession. In addition, in the early years of the plan period, the LDP had not been adopted and as such the availability of housing land within the Vale of Glamorgan had not been fully established.

1.2.36 The graph below illustrates the growth in housing delivery within the Vale of Glamorgan since 2011, highlighting a steady annual increase in housing completions reflecting the national economic recovery along with the availability of deliverable housing land. For the years 2016-17, 2017-18, 2019-20 and 2020-21 the table illustrates that housing dwelling completions have exceeded the annual average requirement. However, the number of annual completions has been below the annual average requirement in recent years. The graph provides comparisons between the rate of housing delivery over the Plan period (Green Line) against the annual average requirement (Yellow Line) and the dwelling completions within the LDP housing trajectory (Red Line). The bar graph provides a breakdown of housing delivery by source, namely adopted LDP housing allocations and small and large windfall developments.

FIGURE 1: HOUSING TRAJECTORY GRAPH



1.2.37 For the remaining full year of the plan period, it is anticipated that completions will be lower than the average annual requirement, reflecting the completion of a number of allocated sites. The Council is currently progressing with its RLDP and a new housing trajectory shall be prepared for the RLDP.

- *What has been the effectiveness of delivering policies and preventing inappropriate development?*

1.2.38 The policies have been very effective to date in delivering policies and discouraging inappropriate development as set out in section 5. The most significant achievements include the following:

- *6,825 dwellings have been approved on allocated housing sites which is 4.6% above the April 2025 target of 6,524 dwellings target.*
- *57.4% of all new housing approved during this AMR period has been on brownfield sites (Indicator 10.5).*
- *No windfall development permitted on BMV land contrary to the policies in the LDP (Indicator 10.6).*
- *While the next renewable indicator target is outside the current reporting period, a further 1.3MW of renewable energy developments were approved by the Local Planning Authority during the monitoring period, bringing the total consented renewable energy for electricity production to 255.54GWh since the adoption of the plan (Indicator 2.3).*
- *No major office or leisure development permitted outside established town and district centre boundaries in this AMR period (Indicator 6.1(ii)).*
- *All relevant planning applications were accompanied by a Travel Plan in this AMR period (Indicator 3.2).*
- *Net increase in public open space (0.53ha) gained through development in this AMR period (Indicator 4.7).*

- *Significant progress on delivery of new education facilities. All monitoring targets for the current monitoring period have been met and good progress is being made on subsequent targets for 2026. (Indictor 5.1).*
- *No development approved in this AMR period which resulted in the unacceptable loss of community facilities (Indicator 5.4).*
- *No development approved in C1 and C2 floodplains that did not meet the TAN 15 tests in this AMR period (Indicators 2.1 & 2.2).*
- *The latest SWRAWP Annual Report (2023) confirms that the authority has a 33-year land bank of permitted aggregate reserves which is significantly higher than the 10 year target (Indicator 10.1).*

1.2.39 Although there are a couple of areas where further work and / or investigations are required, overall, the AMR demonstrates that the LDP continues to be largely successful in achieving its objectives. Nevertheless, the Council has commenced work on a RLDP in accordance with LDP Regulation 41 of the TCPA (LDP)(Wales) Regulations 2005 (as amended) and these matters will be included as part of this process.

1.2.40 The Council will continue to monitor the adopted LDP through the preparation of successive AMRs and the findings will be used to inform the preparation of the RLDP. While the full impact of the COVID 19 pandemic remains uncertain, it has undoubtedly had impacts across society and changed the way we live and work. Some of the impacts are likely to require policy intervention at both national and local level and such matters will need to be fully considered in future policy formulation, plan preparation and monitoring.

2. INTRODUCTION

2.1 INTRODUCTION

2.1.1. The Vale of Glamorgan LDP 2011- 2026 was formally adopted by the Council on the 28th June 2017 and is the principal land use planning document for determining planning applications in the Vale of Glamorgan. The LDP sets out the Council's objectives and priorities for the development, use and management of land until 2026. The LDP contains a Monitoring Framework which includes targets and indicators against which the performance of the Plan's strategy, policies and allocations can be measured.

2.1.2. Section 61 of the Planning and Compulsory Purchase Act (2004) (PCPA) and the associated Regulations requires Local Planning Authorities (LPAs) to keep under review all matters which may be expected to affect the development of their area or the planning of its development. Section 76 of the Act requires the Council to present this information in the form of an Annual Monitoring Report (AMR).

2.1.3. The AMR is the key mechanism to assess the delivery and implementation of an LDP strategy and provides transparency in the planning process by keeping stakeholders, business groups and the community informed of is effectiveness and identifies any issues.

2.1.4. Regulations and guidance on the form and content of the AMR is set out in the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and the Development Plans Manual (Edition 3 March 2020) (DPM).

2.1.5. The AMR has two primary roles:

- To consider whether the policies identified in the LDP Monitoring Framework are being achieved and implemented successfully; and
- To consider the Plan against all of the information gathered to determine whether a complete or partial review of the Plan is necessary.

2.1.6. The AMR is also an opportunity for the Council to assess the impact that the LDP is having on the social, economic, and environmental well-being of its administrative area. It can assist the Council to:

- Identify areas of success.
- Identify where certain policies are not being successful in delivering their intended objectives.
- Identify gaps in the evidence base, perhaps through a change in the economy, which needs to be addressed and reflected in the LDP; and
- Identify what actions will be taken to address the issues identified to ensure the implementation of the LDP, including any revisions that need to be made to the LDP.

2.1.7. The Council is required to commence a full review of the LDP every 4 years from the date of its initial adoption, in accordance with Regulation 41 Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015). This provides an opportunity for the Council to review progress in

implementing the policies and make modifications where required. The review also enables the Council to ensure that the LDP is kept up to date in respect of changes in national planning policy and other relevant national and regional documents or legislation.

2.1.8. On the 19th of October 2020, Cabinet endorsed a recommendation to commence a full review of the adopted LDP before the 28th of June 2021 (minute C344A refers) in line with LDP Regulation 41 to ensure that the LDP remains up to date and responds to the new challenges and opportunities facing the authority over the next 15 years. The Delivery Agreement (DA) for the Replacement Local Development Plan (RLDP) was initially approved by the Welsh Government on the 4th May 2022 and a revised DA was approved by the Welsh Government on the 21st November 2023. Since the DA was formally adopted, significant progress has been made on the RDLP, inter alia, preparation of issues, vision, objectives background paper, consideration of spatial and growth options, sustainable settlements review, call for candidate sites and publication of candidate site register, as well as various background studies including employment, retail and renewable energy. A 10-week public consultation on the RLDP Preferred Strategy was held from 6th December 2023 to 14th February 2024. A report was considered by Full Council in September 2024, where the Preferred Strategy was endorsed as a basis for the Deposit RLDP. It is anticipated that the Deposit RLDP will be published for consultation in the 2025/26 monitoring period. In accordance with the LDP Regulations, AMRs for the existing LDP will be required to be submitted to the Welsh Government until a new RLDP is adopted.

2.1.9. In tandem with these primary objectives, the AMR must also consider conformity with the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA). The AMR has been prepared in accordance with the requirements of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended); Strategic Environmental Assessment Regulations (2004); and the Habitats Regulations Assessment (2004).

2.1.10. This is the seventh AMR prepared by Council and is based predominantly on data collected for the period 1st April 2024 to the 31st March 2025. It has been prepared in accordance with the LDP Regulations and the revised guidance contained in the Development Plan Manual (Edition 3, March 2020) (DPM) and will be submitted to the Welsh Government by the 31st October 2025. It should be noted that the content reflects the amended guidelines and requirements set out in the revised DPM, particularly in relation to housing completions and the housing trajectory.

2.2 THE REQUIREMENT FOR LDP MONITORING

2.2.1 Section 61 of the Planning and Compulsory Purchase Act 2004 requires local authorities to keep under review matters that may affect the planning and development of their areas or the planning of its development.

2.2.2 These matters include:

- The principal physical, economic, social, and environmental characteristics of the area of the authority (including the extent to which the Welsh language is used in the area).
- The principal purposes for which land is used in the area.
- The size, composition, and distribution of the population of the area.
- The communications, transport system and traffic of the area.
- Any other considerations which may be expected to affect those matters.
- Such other matters as may be prescribed or as the Assembly in a particular case may direct.

2.2.3 Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations requires that an LPA must publish its AMR on its website and submit it to the National Assembly on or before the date specified in guidance issued by the Assembly.

2.2.4 Regulation 37 requires that the AMR should identify policies that are not being implemented and for each policy:

- Identify the reasons why the policy is not being implemented.
- Identify the steps (if any) that will be taken to enable the policy to be implemented.
- Explore whether a revision to the plan to replace or amend the policy is required.

2.2.5 In addition, the Development Plan Manual requires that all monitoring frameworks include a range of indicators as follows (Table 29 in the DPM refers). In accordance with the latest guidance these indicators have been incorporated into all subsequent AMRs.

Indicators Required by Legislation	
Number of net additional affordable and market dwellings built in the LPA area.	LDP Regulation 37. All AMRs must include the annual affordable and market housing completions in the plan area.
Key Indicators Applicable to all Plans	
Spatial distribution of housing development	To monitor housing completions each year in line with the growth strategy and the settlement hierarchy.
The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR).	Annual housing completions must be monitored against the Anticipated Annual Build Rate (AABR) as specified in the adopted housing trajectory (see Table 21 and Diagram 16). This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x%). For those plans published prior to the publication of the DPM, completions will be measured against the Average Annual Requirement (AAR) set out in the plan. This must be presented clearly in the AMR both

	in numerical and percentage terms (plus/minus x%). The components of housing supply, including site allocations, large and small windfalls should also be monitored separately. See section on updating housing trajectory through the AMR.
Total cumulative completions monitored against the anticipated cumulative completion rate.	Cumulative housing completions must be monitored against the cumulative completion rate as specified in the adopted housing trajectory (see Table 21 and Diagram 16). This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %). For those plans published prior to the publication of the DPM, completions will be measured against the cumulative average annual housing requirement set out in the plan. This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x%). See section on updating the housing trajectory through the AMR.
The level of affordable housing completions monitored against the plan's overarching target. The tenure of affordable housing completions.	To monitor affordable housing completions delivered through the planning system each year against the target set in the plan. A separate indicator should monitor the tenure split (social rented and intermediate) in line with need identified in the LHMA.
Employment land take-up against allocations. Job growth.	To monitor the take-up of employment land in the plan. Indicators monitoring Class B job growth in line with the strategy.
Delivery of affordable housing policy - thresholds and percentage targets for each sub-market area.	To monitor the delivery of affordable housing in line with policy targets and thresholds in each sub-market area (where relevant) including any deviation above or below the target.
Viability.	LPA should monitor trends (positive and negative) in key determinants of market conditions and viability such as, house prices, land values, build costs.

The rate of development on key allocations (completions linked to phasing trajectories and infrastructure schemes, where appropriate).	To monitor the development of land uses and associated infrastructure on key development sites in the plan. The rate of development will need to be considered against the anticipated trajectory, Placemaking principles and delivery appendix.
The delivery of key infrastructure that underpins the plan strategy.	This will monitor the development of new infrastructure, such as road and rail improvements and utility enhancements on which the plan strategy is dependent.
The completion of Gypsy and Traveller sites to meet identified need.	This will monitor the development of allocated gypsy and traveller sites to meet identified need over the full plan period. A separate indicator will also be required to monitor and make provision for any newly arising need outside of the GTAA.
The scale/type of highly vulnerable development permitted within C2 flood risk areas.	To demonstrate the effectiveness of avoiding highly vulnerable development in the areas at most risk.
Locally Specific and Contextual Indicators	
Local Indicators	Policy/topic specific indicators should be defined by each LPA specific to their area and considered against the importance of monitoring the effectiveness of the plan's strategy.
Contextual Indicators.	These should be defined by each LPA and involve the consideration of influences at a strategic level to describe the economic, social, and environmental conditions within which the development plan operates.
Linkages to SA/SEA Monitoring	
SA /SEA.	The plan will need to consider the linkages between the SEA/SA monitoring process and the LDP monitoring process to avoid duplication. Opportunities for joint reporting should be maximised. See also AMR section.

2.2.6 While largely the same as in the previous DPM, the latest version includes additional monitoring indicators which reflect the Welsh Government's new housing delivery monitoring system.

2.3 THE VALE OF GLAMORGAN LDP MONITORING FRAMEWORK

2.3.1 Section 9 of the LDP entitled 'Measuring Success' sets out the Monitoring Framework that forms the basis of the AMR.

2.3.2 The Monitoring Framework includes a set of targets and indicators against which the performance of the policies and development proposals contained within the LDP can be measured. The Monitoring Framework was developed in accordance with the relevant Welsh Government Regulations / guidance on monitoring and was considered at the LDP Examination and in the Inspector's Report. The monitoring framework is reviewed annually to ensure that the framework is consistent with any changes to national policy and guidance relating to the monitoring of development plans.

THE ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES (WALES) REGULATIONS 2004 AND THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 (AS AMENDED)

2.3.3 The LDP and the AMR must comply with relevant European Directives and Regulations. In this regard, monitoring of the LDP should accord with the requirements for monitoring the sustainability performance of the LDP through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) process.

2.3.4 SA helps to demonstrate that the LDP is sound by ensuring that it reflects sustainable development objectives and contributes to the reasoned justification of policies. The SA of the LDP identifies a set of objectives and significant effect indicators which are intended to measure the social, economic, and environmental impact of the LDP.

2.3.5 The LDP Sustainability Objectives are:

1 To provide the opportunity for people to meet their housing needs.

2 To maintain, promote and enhance the range of local facilities.

3 To maintain and improve access for all.

4 Reduce the causes of deprivation.

5 To maintain, protect and enhance community spirit.

6 To minimise the causes and manage the effects of climate change.

7 To minimise waste.

8 To use land effectively and efficiently.

9 To protect and enhance the built and natural environment.

10 To provide a high-quality environment within all new developments

11 To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.

12 To reduce the need to travel and enable the use of more sustainable modes of transport.

13 To provide for a diverse range of local job opportunities.

14 To maintain and enhance the vitality and viability of the Vale's town, district, and local centres.

15 To promote appropriate tourism.

2.3.6 The preparation of the AMR therefore accords with the requirements for monitoring the sustainability performance of the Plan through the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 and the Conservation of Habitats and Species Regulations 2010 (as amended).

ANNUAL MONITORING REPORT FORMAT AND CONTENT

2.3.7 The AMR is the main mechanism for reviewing the relevance and success of the LDP and helps to identify any changes that may be necessary from established trends, as follows:

- **Section 1 Executive Summary** - identifies key findings and conclusions in relation to the delivery of the strategy and whether a plan review is required.
- **Section 2 Introduction** - outlines the requirement, purpose, and structure of the AMR.
- **Section 3 Contextual Changes** - provides an overview of the relevant contextual information which, although outside the remit of the Plan, could affect the performance of the LDP policy framework. Policy specific contextual information is provided in the relevant policy analysis section, including changes to policy framework at a national or local level.
- **Section 4 LDP and SA Monitoring Process** - explains the monitoring processes undertaken.
- **Section 5 LDP Monitoring Framework** - Indicator analysis - Reports on the performance of the LDP monitoring indicators as set out in the LDP Monitoring Framework and agreed during the LDP examination process.
- **Section 6 Sustainability Appraisal Monitoring** - provides an assessment of the performance of the LDP performance against the 15 SA objectives.
- **Section 7 Conclusions and Recommendations** - sets out an overview of all indicators and Plan performance in the monitoring period 1st April 2022 to 31st March 2023.

FUTURE MONITORING

2.3.8 The DPM advises that the broad structure of the AMR should remain the same from year to year in order to enable comparisons between successive reports and build on preceding results (paragraph 8.12 of the DPM refers). In addition, given that the monitoring process is dependent upon a wide range of statistical information that is sourced from the Council and external sources e.g., StatsWales, any changes to the way in which the external information sources are presented could make certain indicators ineffective or out-dated. Therefore, while every attempt will be made by the Council to maintain a consistent format for the AMR, external influences may require reporting or presentational changes to be incorporated in future AMRs. Notwithstanding the above, this is now the seventh AMR to be prepared by the Council and while the layout remains largely the same as previous documents, the way in which the monitoring indicators have been presented in section 5 has been amended.

Only the previous AMR performance is included in the table but Appendix 1 contains an overview of the performance of all AMRs for ease of reference.

2.4 CONTEXTUAL CHANGES

2.4.1 It is important to understand how the implementation of the LDP strategy and objectives have been affected or influenced by external influences and / or local, regional, national, and international factors.

2.4.2 This section therefore provides information on contextual changes that have occurred since the adoption of the LDP that could have influenced the LDP strategy and/or policy performance. These include new and/or amended national legislation and relevant plans, policies, and strategies at the national, regional or local level.

2.4.3 In addition, the section also provides an overview of the prevailing economic situation over the monitoring period together with information on progress on key Supplementary Planning Guidance (SPG). Where appropriate, any potential implications for the LDP have been identified. Contextual information which is specific to a particular LDP policy area is provided in the relevant policy analysis section for ease of reference and is therefore not repeated here.

2.5 LEGISLATIVE CHANGES

PLANNING (WALES) ACT 2015

2.5.1 The Planning (Wales) Act received Royal Assent in July 2015 and came into force in stages between October 2015 and January 2016. As well as a series of legislative changes to deliver reform of the planning system in Wales, the Act introduced a legal basis for the preparation of a National Development Framework (NDF) and Strategic Development Plans (SDP). The NDF known as 'Future Wales' is a national land use plan that sets out Welsh Government's policies in relation to the development and use of land in Wales and SDPs are intended to address cross boundary issues at a regional level on issues such as housing, employment, transport, and waste (see Section 2.6).

2.5.2 Discussions and work continue towards the potential development of a new Planning (Wales) Act. This ongoing initiative aims to consolidate and simplify existing planning legislation in Wales, with the aim of improving the accessibility, clarity and effectiveness of planning law in Wales. While not yet enacted, the consolidation of this Act (and supporting subordinate legislation) represents a long-term strategic direction for national planning policy in Wales.

IMPLEMENTATION OF SCHEDULE 3 OF THE FLOOD AND WATER MANAGEMENT ACT 2010: THE MANDATORY USE OF SUSTAINABLE DRAINAGE SYSTEMS (SUDS)

2.5.3 From the 7th January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require a sustainable drainage system (SuDS) for surface water. The SuDS must be designed and built in accordance with Statutory SuDS Standards as published by the Welsh ministers and

SuDS schemes must be approved by the local authority acting as the SuDS Approving Body (SAB), before construction work commences.

2.5.4 Implementing SuDS compliant with the statutory standards for all new development will contribute directly to delivering:

- Well-being Goals for cohesive, resilient, and healthier communities, consistent with the duties on public bodies under the Well-being of Future Generations (Wales) Act 2015;
- Sustainable development, consistent with duties on planning authorities under the Planning (Wales) Act 2015; and
- Biodiversity enhancement, consistent with duties on public bodies under the Environment (Wales) Act 2016.

THE LOCAL GOVERNMENT AND ELECTIONS (WALES) ACT (2021)

2.5.5 The Local Government and Elections (Wales) Bill [the Bill] was passed by the Senedd on 18th November 2020 and received Royal Assent on 21st January 2021. The Bill covers a range of topics from electoral reform, public participation, governance, and performance through to regional working.

2.5.6 In respect of land use planning, the Act makes provision for the establishment of Corporate Joint Committees (CJCs) to exercise certain local authority functions on a collaborative basis through Strategic Development Plans (SDPs) as well as regional transport planning and economic development strategies.

THE TOWN AND COUNTRY PLANNING (STRATEGIC DEVELOPMENT PLAN) (WALES) REGULATIONS 2021

2.5.7 The Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021 establish the procedural requirements for the preparation, monitoring, and review of SDPs.

2.5.8 The SDP Regulations reflect the main stages of plan preparation and review requirements outlined in the LDP Regulations and provide details about the key stages, procedures and consultation arrangements that must be followed by CJCs when preparing an SDP. They set out the requirements for the preparation, examination, monitoring and revision of SDPs and associated matters. The regulations also set out the provisions for the content, availability, and publication of documents. The Regulations were laid before the Senedd in March 2021 and came into force on 28th February 2022.

A MORE EQUAL WALES – THE SOCIO-ECONOMIC DUTY (2021)

2.5.9 The Socio-economic Duty is a legal requirement under the Equality Act 2010 that came into force in Wales on the 31st March 2021. The Duty requires specified public bodies to consider how their decisions might help to reduce the inequalities associated with socio-economic disadvantage when making strategic decisions.

2.5.10 This includes considering how policies, programmes and services can reduce inequalities and promote social inclusion. As the Duty applies to strategic policy development, it is relevant to the RLDP.

THE CLIMATE CHANGE (WALES) REGULATIONS 2021

2.5.11 In December 2020, the Climate Change Committee published its progress report "Reducing Carbon Emissions in Wales". This is the first report on Wales' progress towards meeting its emission reduction targets, as required under Article 45 of the Environment (Wales) Act 2016.

2.5.12 The progress report and advice recognise the actions taken in Wales to reduce greenhouse gas emissions– including achieving some of the highest national recycling rates in the world, taking a proactive role in supporting the large-scale deployment of renewable energy generation, and integrating a response to the climate and nature emergency throughout its priorities for the reconstruction of the economy following the Covid-19 pandemic.

2.5.13 In February 2021, the Welsh Government announced its commitment to reaching net zero emissions by 2050 through the publication of The Climate Change (Wales) Regulations 2021 which came into force on the 19th March 2021. The Regulations establish the legal commitment to net zero carbon emissions by 2050.

2.5.14 The new Regulations form part of the wider statutory framework for the reduction of emissions in Wales, set out in Part 2 of the Environment (Wales) Act 2016, amending the previous set targets for 2030 and 2040 targets from 45% and 67% to 63% and 89% respectively.

THE DISUSED MINE AND QUARRY TIPS (WALES) BILL 2024

2.5.15 The Disused Mine and Quarry Tips (Wales) Bill was introduced on December 9, 2024. The aim of the bill is to prevent disused tips, both coal and non-coal, from posing a threat to human welfare due to their instability. The bill replaces the existing legislative framework, the Mines and Quarries (Tips) Act 1969, which was deemed no longer effective for managing disused tips in the 21st century.

2.5.16 The primary objective of the Bill is to establish a new public body called the Disused Tips Authority for Wales, responsible for the assessment, registration, monitoring, and management of disused tips across Wales.

INFRASTRUCTURE (WALES) ACT 2024

2.5.17 The Infrastructure (Wales) Act 2024 came into force in June 2024. This Act introduces a new, streamlined statutory consenting process for Nationally Significant Infrastructure Projects (NSIPs) in Wales. It aims to provide a more efficient and integrated consent framework for major developments, including energy, transport, water, and waste projects, by replacing the need for multiple consents with a single

'Infrastructure Consent'. This will have a significant impact on the planning and delivery of large-scale infrastructure across Wales, impacting how these projects are assessed and consented within the national planning framework

2.6 NATIONAL PLANNING POLICY

FUTURE WALES- THE NATIONAL PLAN (2040)

2.6.1 On the 24th February 2021, the Welsh Government published *Future Wales: The National Plan 2040*, the Welsh Government's national development framework. On publication, Future Wales came into force with immediate effect and now forms part of the development plan system in Wales and must be considered alongside Local Development Plans or extant Unitary Development Plans when determining planning applications, and in decision making.

2.6.2 A key objective of Future Wales is to ensure that the planning system supports the delivery of the Welsh Government's strategic aims and policies such as those contained within the Welsh National Marine Plan, Llwybr Newydd The Wales Transport Strategy 2021, the Natural Resources Policy and Prosperity for All A Low Carbon Wales.

2.6.3 Future Wales builds on national planning policy set out in Planning Policy Wales and outlines the Welsh Government's strategies for addressing key national priorities through the planning system. These include sustaining and developing a vibrant economy, providing quality development in the right places for the right reasons, achieving decarbonisation and climate-resilience, developing strong ecosystems, and improving the health and well-being of communities.

2.6.4 It sets out the development policies for Wales as a whole and for three national growth areas: Wrexham and Deeside (North Wales), Swansea Bay and Llanelli (Mid and South West Wales) and Cardiff, Newport, and the Valleys (South East Wales). The Vale of Glamorgan falls within the South East Wales growth area, which is consistent with the Cardiff Capital Region and aligns with proposed Strategic Development Plan (SDP) areas for the regions identified.

2.6.5 Other key areas considered within Future Wales include priorities for the delivery of new affordable housing, a requirement to identify new Green Belts in the South East Wales and North Wales regions (to be identified through SDPs), national policy objectives for renewable and low carbon energy generation, and a commitment to strengthening town centres through a town centre first approach for retail and other town centre uses.

2.6.6 In line with Welsh Government guidance, the RLDP shall have regard to Future Wales and any implications for future AMRs shall also be reported.

PLANNING POLICY WALES 12TH EDITION (FEBRUARY 2024)

2.6.7 The latest iteration of Planning Policy Wales (Edition 12) was released by the Welsh Government on the 7th February 2024 with immediate effect. The release followed the

earlier consultation, on revisions to Chapter 6 of PPW Distinctive and Natural Places. The main changes relate to:

- **Green Infrastructure:** stronger emphasis on taking a proactive approach to green infrastructure covering cross boundary considerations, identifying key outputs of green infrastructure assessments, the submission of proportionate green infrastructure statements with planning applications and signposting Building with Nature standards.
- **Net Benefit for Biodiversity and the Step-wise Approach:** further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider enhancement and long-term management at each step. The use of the green infrastructure statement as a means of demonstrating the stepwise approach is made explicit. A simplified diagram of the policy approach has been developed (which will be further refined in the consolidated version of PPW12). The importance of strategic collaboration to identify and capture larger scale opportunities for securing a net benefit for biodiversity is recognised.
- **Protection for Sites of Special Scientific Interest**: strengthened approach to the protection of SSSIs, with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape'. Other development is considered unacceptable as a matter of principle. Exceptionally, a planned approach may be appropriate where necessary safeguards can be secured through a development plan.
- **Trees and Woodlands:** closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place.

2.6.8 The revision to PPW will require an update to the Biodiversity and Development Supplementary Planning Guidance originally adopted by the Council in 2018.

2.6.9 In line with national guidance future LDPs must have regard to the revised PPW and Future Wales, alongside any implications these may have on AMRs.

LLWYBR NEWYDD THE WALES TRANSPORT STRATEGY 2021

2.6.10 'Llwybr Newydd: The Wales Transport Strategy 2021' was published in March 2021 and sets out the Welsh Government's strategic priorities for transport investment in Wales. The central aim of the strategy is to reduce the impact that transport has on climate change, setting a target for 45% of all journeys within Wales to be undertaken sustainably by 2040.

2.6.11 The overriding vision is for "*an accessible, sustainable and efficient transport system" and the priority is to "actively aim to achieve a shift away from private car use to more sustainable transport modes for the majority of journeys. "*

2.6.12 The three main priorities in the Strategy are to:

- Bring services to people in order to reduce the need to travel – which will mean an increase of local services;
- Allow people and goods to move easily from door to door by accessible, sustainable, and efficient transport services and infrastructure and

- Encourage people to make the change to a more sustainable transport option by making public transport more affordable and reliable.

2.6.13 The strategy will be supported by a 5-year investment programme to be set out in a National Transport Delivery Plan (NTDP) that shall set out the specific transport interventions to be financed by the Welsh Government, based on the priorities in Llwybr Newydd, the Wales Transport Strategy 2021, including the delivery of projects that are already underway.

2.6.14 Additionally, the Strategy also requires the establishment of Regional CJCs that will oversee the preparation of Regional Transport Plans to be aligned with Future Wales – The National Plan 2040 and the emerging Strategic Development Plans (SDPs).

WELSH NATIONAL MARINE PLAN (WNMP)

2.6.15 The first WNMP was adopted by the Welsh Government on 12th November 2019 and sets out the Welsh Government's policies for, and in connection with, the sustainable development of 32,000km^2 of sea and 2,120 km of coastline around Wales identified as the marine plan area. The WNMP takes a 20-year view and covers the inshore plan area from high water spring tides out to 12 nautical miles and the offshore plan area beyond 12 nautical miles.

2.6.16 The overarching objective of the WNMP is to support the sustainable development of the Welsh marine area by contributing across Wales' well-being goals, supporting the sustainable management of natural resources through decision making and by taking account of the cumulative effects of all uses of the marine environment.

2.6.17 The plan contains policies on a wide range of sectors including aggregates, aquaculture, defence, dredging and disposal, energy (low carbon and oil and gas), fisheries, ports and shipping, subsea cabling, surface water, waste treatment and disposal and tourism and recreation.

2.6.18 The statutory requirement to consider marine policy documents comes from the Marine and Coastal Access Act (MCAA) 2009 which amends the Planning Act. Under Section 58 (1) of the MCAA, Local Planning Authorities must take any authorisation or enforcement decision in accordance with the appropriate marine policy documents, unless relevant considerations indicate otherwise. If a public authority takes an authorisation or enforcement decision other than in accordance with the appropriate marine policy documents, the public authority must state its reasons.

2.6.19 Additionally, the scope of the WNMP and the MCAA is wider than the planning division. The Council must therefore have regard to the WNMP when making relevant decisions (Section 58 (3) of MCAA).

THE NATIONAL STRATEGY FOR FLOOD AND COASTAL EROSION RISK MANAGEMENT IN WALES

2.6.20 In line with the Flood and Water Management Act (2010), Welsh Government has produced its second national strategy on flood and coastal erosion risk management

(FCERM) (October 2020). The strategy sets out how the Government intends to manage the risk and sets objectives and measures for all partners for the next ten years. Future LDPs will need to recognise the risk and provide a policy framework which looks to prevent exposure to risk which will be informed by the Wales Flood Map.

PROSPERITY FOR ALL: A LOW CARBON WALES (MARCH 2019)

2.6.21 This Plan sets out the Welsh Government's approach to cutting emissions and increasing efficiency in a way that maximises wider benefits for Wales, ensuring a fairer and healthier society. It sets out policies and proposals that seek to directly reduce emissions and support the growth of the low carbon economy. Of relevance to planning are targets and policies introduced in relation to:

- Energy;
- Transport;
- Buildings;
- Industry;
- Land Use, Land Use Change and Forestry;
- Agriculture; and
- Waste Management

BUILDING BETTER PLACES: THE PLANNING SYSTEM DELIVERING RESILIENT AND BRIGHTER FUTURES (JULY 2020)

2.6.22 This document sets out the Welsh Government's planning policy priorities to assist in taking action in the recovery period after the COVID 19 pandemic crisis. It emphasises that the planning system should be centre stage in the consideration of the built and natural environmental issues that have arisen from this situation.

SMARTER WORKING: A REMOTE WORKING STRATEGY FOR WALES (MARCH 2022)

2.6.23 The COVID-19 pandemic accelerated the move to remote working and made employees and businesses think about how and where they work. The strategy outlines the Welsh Government's approach to achieving 30% of the Welsh workforce working at or near home and sets out the economic, social, environmental, and cultural benefits of remote working, and explains how the Welsh Government plans to embed remote working for the long-term in the Welsh workplace.

HEAT STRATEGY FOR WALES (JULY 2024)

2.6.24 The Heat Strategy for Wales 2024 outlines the Welsh Government's long-term plan to achieve net-zero emissions in the heating sector across all areas by 2050. Recognising that heat accounts for roughly half of all energy consumption in Wales, the strategy aims to provide clean, affordable, and reliable heat for homes, businesses, industry, and the public sector while also fostering a sustainable, low-carbon economy.

2.6.25 A key element of the strategy is the aim of significantly increasing the deployment of heat pumps as the dominant solution for homes in Wales. The strategy aims to deploy 580,000 heat pumps by 2035.

CLIMATE ADAPTION STRATEGY FOR WALES (OCTOBER 2024)

2.6.26 The Climate Adaption Strategy for Wales was published on 22nd October 2024, and details over 240 ongoing or planned actions the Welsh Government is undertaking in response to climate change. Key areas focus include creating better flood defences, Nature-based Solutions to flooding, the Sustainable Farming Scheme, and the commitment to protect and effectively manage 30% of land, freshwater and marine areas by 2030.

2.7 TECHNICAL ADVICE NOTES (TANS)

TAN 1: JOINT HOUSING LAND AVAILABILITY STUDIES (JANUARY 2015)

2.7.1 This TAN was revoked in its entirety as a consequence of the policy change to PPW on the 26th March 2020 which removed the five-year housing land supply policy and replaced it with a policy statement making it explicit that the housing trajectory, as set out in adopted LDPs, would be the basis for monitoring the delivery of development plan housing requirements.

TAN 11: NOISE

2.7.2 The Welsh Government has issued a call for evidence to support a review of TAN11: Noise, to incorporate Air Quality and Soundscape. The revised TAN will be expanded to include guidance on air quality and soundscape. Responses to the consultation were due by 4th May 2020.

TAN 15: FLOODING

2.7.3 Following consultation on the draft TAN 15 between January and April 2023, the Welsh Government issued a revised TAN 15 on 31st March 2025 in relation to flooding and coastal erosion. The new TAN was accompanied by the Flood Map for Planning (replacing Development Advice Maps), which built on the Flood Risk Assessment Wales map and included allowances for climate change.

2.7.4 The TAN places a stronger emphasis on the role of Local Development Plans and Strategic Flood Consequence Assessments when allocating land. Furthermore, the TAN now provides more flexibility for redevelopment on brownfield sites within flood risk areas, and also introduces a new 'water compatible' development category. For planning applications submitted and registered before March 31, 2025, the previous version of TAN 15 (2004) will still be used for assessment.

2.8 PLANNING GUIDANCE

DEVELOPMENT PLAN MANUAL (EDITION 3) (MARCH 2020) (DPM)

2.8.1 The DPM is a reference document for practitioners who are responsible for, or contribute to, the preparation and implementation of development plans. It contains practical guidance on how to prepare, monitor and revise a development plan, underpinned by robust evidence to ensure that plans are effective and deliverable and contribute to placemaking, as defined in national policy set out in PPW.

2.8.2 The revised DPM has been written in the context of current national policy and legislation, the Planning and Compulsory Purchase Act 2004, the Planning (Wales) Act 2015 and associated Regulations (The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015). It will be updated to ensure best practice and policy changes are embedded in a timely manner. This will be particularly important to respond effectively to updates to national planning policy set out in PPW and Future Wales, SDPs, and related Local Development Plan Lites (LDPLs) as they come forward.

2.8.3 The main changes in the DPM affecting the AMR stem from the removal of the five-year housing land supply policy and its replacement with a policy statement making it explicit that the housing trajectory, as set out in adopted LDPs, will be the basis for monitoring the delivery of development plan housing requirements.

PLACEMAKING CHARTER (SEPTEMBER 2020)

2.8.4 The aim of the Placemaking Charter is to strengthen the focus on Placemaking in policy and practice in Wales. The Charter outlines six placemaking principles that cover the range of considerations that contribute to establishing and maintaining good places. These include:

- People and Community
- Movement
- Public Realm
- Location
- Mix of uses

2.8.5 The Charter has been developed in collaboration with the Placemaking Wales Partnership which is made up of stakeholders representing a wide range of interests within the built and natural environment.

2.8.6 The Vale of Glamorgan is a signatory to the Placemaking Charter.

3. NATIONAL, REGIONAL & LOCAL CONTEXT

3.1 NATIONAL INFLUENCES

BREXIT

3.1.1 The UK formally left the European Union (EU) on the 31st January 2020 and entered an 11-month transition or implementation period which ended on the 31st December 2020. Since the 1st January 2021, the UK has no longer been part of the EU single market or the EU customs union.

3.1.2 Following the end of the transition period, the Trade and Cooperation Agreement negotiated by the EU and the United Kingdom entered into force provisionally on the 1st January 2021 after all 27 member states approved the Agreement and its provisional application. On 27 April 2021, the European Parliament also voiced its approval meaning the Agreement was able to enter into force fully on 1 May 2021.

Changes to policy, funding opportunities and labour markets as a result of Brexit has inevitably led to a level of economic uncertainty across the UK. As the Welsh economy largely tracks that of the wider UK, the implications of Brexit on investment decisions in Wales will have had an impact on the timescales and cost of delivering schemes identified within the Vale of Glamorgan.

COVID-19 PANDEMIC

3.1.4. While the significant social and health impacts of the Covid-19 pandemic are now largely behind us, it is evident that the pandemic has influenced the way people work, travel, shop, socialise and use open green spaces and the urban environment and that the impacts of the pandemic have been extensive.

3.1.5. In September 2020, the Council published its Coronavirus Recovery Strategy[1], highlighting the social, economic and well-being impacts that the pandemic has had on communities and setting out its key priorities and objectives, to be implemented through the Council's Annual Delivery Plans. Of note to the current LDP review is the focus on green economic growth, employment, and infrastructure; addressing housing need including reducing homelessness; promoting active travel, embracing homeworking and improving public spaces and the public realm. These themes are likely to be reflected in the RLDP as well as the wider role that planning can have in assisting in the recovery.

3.1.6. Furthermore, the Welsh Government has published planning guidance to aid in the recovery from the impacts of Covid-19 entitled Building Better Places – The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 Recovery (2020). This guidance starts to identify actions to achieve Covid-19 recovery and areas which must be built upon, and developed in future reviews of Planning Policy Wales, such as the role of development management and its role in "creating healthy, thriving active places with a focus on a positive, sustainable future for our communities" (p.9, 2020 refers).

[1] https://www.valeofglamorgan.gov.uk/Documents/_Committee%20Reports/Cabinet/2020/20-09-21/Coronavirus-Recovery-Strategy.pdf

3.1.7. Whilst the monitoring data collected in the period since the pandemic may provide an insight into the immediate impacts that lockdown restrictions during the pandemic have had on economic activity, such as employment and retail, further examination of the long-term impacts will be required as part of the RLDP process.

RUSSIAN INVASION OF UKRAINE

3.1.8. The Russian invasion of Ukraine in February 2022 and the subsequent sanctions placed on Russia continue to have an impact on the world economy. While the UK has few direct links to Russia, the global impact of the invasion to the energy, commodities and financial markets has meant that the UK and European economies have not escaped the impacts of the conflict and increases in energy and fuel costs have impacted on businesses throughout the UK and contributed to rising inflation which has had a major impact on the UK economy particularly affecting consumers and businesses. While inflation has started to decline from its peak, sustained higher energy and fuel costs and broader inflationary pressures continue to impact construction costs, viability of developments, and the capacity of local authorities.

2021 CENSUS

3.1.9. The UK census takes place every ten years and provides the most accurate estimate of all people and households in England and Wales. The census contains questions about individuals and households and helps build a detailed picture of UK society and information from the census helps central government and local authorities across the UK to plan and fund local services and service provision. The census provides key data for development plans, including the release of population and household estimates.

3.1.10. The census is conducted by the office of National Statistics (ONS) and the release of results commenced on June 28th, 2022.In addition, rebased mid-year population estimates were published in November 2023, which seek to align the population estimates between 2012 and 2021 with the 2021 Census.

GENERAL ELECTION 2024

3.1.11. The UK General Election in July 2024 resulted in a new Labour government with priorities for England's planning system differing from the previous government. (e.g. mandatory housing targets and focus on "grey belt" land). Whilst the planning system in Wales is devolved from the UK, the new UK government's economic policies, shared broad objectives, and any future UK-wide legislation will influence the context in which Welsh planning policy operates.

3.2 REGIONAL CONTEXT

STRATEGIC DEVELOPMENT PLAN AND CORPORATE JOINT COMMITTEES

3.2.1. Part 3 of the Planning (Wales) Act 2015 provides the legislative framework to bring forward an SDP to deal more effectively with cross boundary planning issues. The Regulations make reference to three potential strategic planning areas including

South East Wales, the Cardiff Capital Region which comprises the 10 Local Authorities in the South East Wales region namely: Blaenau Gwent, Bridgend, Caerphilly, Cardiff, Merthyr Tydfil, Monmouthshire, Newport, Rhondda Cynon Taff, Torfaen, and the Vale of Glamorgan.

3.2.2. An SDP for the south-east Wales region will complement the City Region approach and will provide an opportunity to incorporate the City Region work into the planning system. SDPs must be in general conformity with Future Wales and local planning authorities in an area covered by an SDP must have regard to it when developing their LDPs. Where an SDP covers an LDP administrative area, Local Planning Authorities will only be required to produce a 'light' LDP for the part of their area already covered by the SDP.

3.2.3. The Local Government and Elections (Wales) Act 2021 ("the LGE Act") created the framework for a consistent mechanism for regional collaboration between local government, namely Corporate Joint Committees (CJCs). The Act provides for the establishment of CJCs through Regulations. Regulations creating four CJCs in Wales ("the Establishment Regulations") were made on 17 March 2021 and the following CJCs were established on 1 April 2021:

- The North Wales Corporate Joint Committee
- The Mid Wales Corporate Joint Committee
- The South East Wales Corporate Joint Committee
- The South West Wales Corporate Joint Committee

3.2.4. The four CJCs have functions relating to strategic development planning and regional transport planning. They are also able to undertake actions to promote the economic well-being of their areas. Legislation enabling the formation of CJCs in Wales was published in July 2022.

3.2.5.

STRATEGIC DEVELOPMENT PLAN – DRAFT DELIVERY AGREEMENT (OCTOBER 2024)

3.2.6. The Cardiff Capital Region (CCR) has published a draft delivery agreement that outlines how it will prepare its Strategic Development Plan (SDP). The SDP will play a pivotal role in shaping the future growth of the region by setting out strategic proposals and land-use policies over the period 2026-2051.

3.2.7. The document explains how and when stakeholders and the community can get involved in the plan-making process, setting out a timetable for the plan's preparation. According to the Delivery Agreement, the SDP is set to be submitted to PEDW in December 2030, with the indicative aim of adoption in December 2031 – January 2032. The Delivery Agreement was approved in principle by the CJC in March 2025, pending confirmation on financial support from the Welsh Government

3.2.8.

CARDIFF CAPITAL REGION CITY DEAL

3.2.9. The Cardiff Capital Region City Deal is a unique programme of collaborative working committed to being the catalyst for regional growth and sustainable success. The deal represents the joint commitments made by the ten local authorities of the Cardiff Capital Region (CCR), the UK Government and the Welsh Government to unlock £1.2bn of collective investment. It is designed to build on the region's sectoral strengths, its high skill base and three successful universities and accelerate economic growth and productivity through a series of considered targeted investments in skills, infrastructure, innovation-led scalable projects and priority industry sectors and businesses.

3.2.10. Over its lifetime of 20 years the desired outcomes from its programmes of intervention (£734m of which is ring-fenced for Metro developments with the remaining £495m available through a wider investment fund) are to have delivered 25,000 new jobs, generated an additional £4bn of private sector investment into the region and increased GVA by 5%.

3.2.11. The £1.3 billion CCRCD was formally ratified on the 1st March 2017 by the ten local authorities. Since the formal ratification, CCRCD has developed work programmes and supported a number of investment projects across the region. In May 2021, the UK Government announced its approval of the next five years of funding for the Cardiff Capital Region City Deal, following a gateway review that highlighted "a number of significant successes across the deal to date".

3.2.12. The CCRCD and any implications for the RLDP will be given due consideration in subsequent AMRs where appropriate.

CCR REGIONAL ECONOMIC INDUSTRIAL PLAN 2023-2028

3.2.10 Cardiff Capital Region seeks to foster a regional economy that is bigger, fairer and greener, generating good growth and creating conditions for shared prosperity across the ten local authorities in the region and the regional Economic and Industrial Plan has been prepared to support these objectives. The Plan identifies several challenges but seeks to achieve the ambition of being "a proud Cardiff Capital region where everyone is connected locally and globally, enjoying work, business and life opportunities that make us the place to fulfil potential."

3.2.11 The Plan identifies three areas of focus – Becoming More Competitive More Connected and Becoming More Resilient. As part of the Becoming More Competitive themes, specific reference is given to growing the green economy through innovation initiatives centred on green technologies and future skills, with specific reference to the development of a Green Energy Park at Aberthaw. The RLDP will have a role in facilitating land and developing appropriate policies that would support the objectives and projects within the Plan.

SOUTH WALES METRO

3.2.12. One of the objectives of the Cardiff Capital Region (CCR) is to connect communities, business, jobs, facilities, and services in the area. The CCR Transport Authority has been established as a sub-committee by the CCR Cabinet,

to work closely with the Welsh Government, Transport for Wales, and others, to facilitate the City Deal by coordinating transport planning and investment across the region.

3.2.13. One of the main priorities with regards to improved transportation is the delivery of the South Wales Metro. £734 million of the City Deal fund has been pre-allocated for the project, which will be split between the Valley Lines Electrification programme and the wider South Wales Metro scheme.

3.2.14. The South Wales Metro is a major infrastructure project and signals an ambitious 'modal shift' in connecting people and places and enhancing the functional economic geography of the region. It represents forward thinking on the future of mobility and its mission is to provide contemporary public transport that will promote behavioural change.

3.2.15. The Barry Town Centre Gateway Regeneration project identified the need to comprehensively regenerate land in the vicinity of Barry Docks Railway Station, which is an important gateway to the town centre and Waterfront. As part of the Metro Plus programme, a £50 million programme of schemes, developed with the Regional Transport Authority (RTA) to support the implementation of the South Wales Metro, the Barry Transport Hub was completed in June/July 2023 and provides a planned bus interchange, additional park and ride capacity, improve connectivity with the town centre and has created a modern well-designed arrival point.

3.2.16. The future implications of the metro proposals will therefore be monitored and be given due consideration in future AMRs where appropriate.

REGIONAL TRANSPORT PLAN

3.2.17. The Cardiff Capital Region (CCR) Draft Regional Transport Plan (RTP), also known as "Transport for CCR," is a long-term vision for developing an efficient, sustainable, and inclusive transport network across South East Wales. The RTP aims to guide transport investment and policy from 2025 to 2030 and beyond. The core aims of the RTP are to build a Competitive, Connected, and Resilient Region by establishing an efficient, affordable, and low-carbon transport network.

3.2.18. The RTP aligns with the Welsh Government's 'Llwybr Newydd: The Wales Transport Strategy 2021' and moves away from individual local transport plans towards a more integrated regional approach, with Corporate Joint Committees taking the lead. While the plan covers strategic road and rail networks, it focuses on schemes to be delivered by local authorities.

3.2.19. It is recognised that the Vale of Glamorgan faces a range of transport challenges. These include an ageing population placing increased pressure on public transport, disparities in transport access between coastal communities and inland areas, more limited public transport options in rural areas, and peak-time congestion on major routes. The Draft RTP highlights that the Vale of Glamorgan to Cardiff represents the highest number of daily road trips, with a weekday AM peak of 7,358 vehicles recorded, and 5,385 trips from Cardiff to the Vale of Glamorgan.

3.2.20. Future transport proposals for the Vale of Glamorgan will be shaped by the objectives of the Draft RTP. Many objectives are relevant across the region, but specific objectives and strategic activities where the Vale of Glamorgan is specifically referenced includes:

- Support the Region's ambition to expand the rail network, including taking opportunities to build on existing planned programmes such as Cardiff Cross Rail, to further develop options that include greater frequencies on the City Line, expansion to Cogan and further afield.
- Investigate opportunities for additional rail infrastructure and freight and passenger services at Aberthaw / St. Athan to maximise the connectivity between road, rail, air and maritime networks
- Deliver a lower carbon, accessible, integrated, and reliable transport network, for both staff and passengers to access the airport, which also facilitates sustainable access to the neighbouring Bro Tathan Business Park.
- Maximise the airport's transport role as a national and international transport interchange and gateway into Wales for business and leisure travellers.
- Working with Associated British Ports, Cardiff, Newport and Vale of Glamorgan councils and local bus operators to improve access to the Region's ports, to help sustain their status as strategic employment sites.

3.2.21. The RTP is supported by a Regional Transport Delivery Plan (RTDP), which identifies schemes and interventions that local authorities intend to progress to achieve the vision and objectives of the RTP and the Llwybr Newydd priorities. Specific reference is given in the Draft RTDP to active travel proposals between Barry and Cosmeston, Barry and Dinas Powys and Barry and Cardiff Airport, as well as opportunities at Cogan station.

REGIONAL TECHNICAL STATEMENT FOR AGGREGATES (2020)

3.2.22. The Regional Technical Statement (RTS) has been produced by the South Wales Regional Aggregates Working Party (SWRAWP). Minerals TAN 1 (paragraph 1.45 refers) sets an overarching objective, which seeks to ensure a sustainably managed supply of aggregates essential for construction by striking the balance between environmental, economic and social costs. The RTS has been formulated to help guide individual Local Authorities in South Wales on how to implement these mineral planning policies in the formulation of their individual LDP policies and allocations.

3.3 LOCAL CONTEXT

THE VALE OF GLAMORGAN CORPORATE PLAN 2025-2030

3.3.1 The Vale of Glamorgan Corporate Plan is the Council's key strategic document and sets out the framework for the various activities the Council undertakes. The plan is built upon five core objectives aimed at achieving the vision of 'strong communities with a bright future'. These are:

- **Creating Great Places to Live, Work and Visit** – This objective focuses on placemaking, working with residents and businesses on regeneration projects, and ensuring accessible and affordable homes.
- **Respecting and Celebrating the Environment** – This objective focuses on the climate and nature emergencies, aiming for the Council to become net-zero by 2030 and support the wider Vale to reach net-zero by 2050.
- **Giving Everyone a Good Start in Life** – This objective involves supporting equal opportunities to education and skills development in the community.
- **Supporting and Protecting Those Who Need Us** – This objective focuses on ensuring residents who require extra help can access it through joined-up services, protecting vulnerable individuals, and providing access to advice and support.
- **Being the Best Council We Can Be** – This objective focuses on the efficiency, resilience and responsivity of the Council to the needs of the community.

THE VALE OF GLAMORGAN HOUSING STRATEGY 2021- 26

3.3.3 The Housing Strategy sets out the intentions of the Council and its partners to meet a wide range of housing objectives. The strategy includes a long-term vision for housing in the Vale where 'All residents in the Vale of Glamorgan have access to good quality, suitable housing and can live happily and independently in vibrant, sustainable communities". The vision is underpinned by four key aim which form the framework within which action will be taken.

- Aim 1: More Homes, More Choice
- Aim 2: Improved homes and communities
- Aim 3: Better housing advice and support
- Aim 4: Equality of access to housing and housing services

The Strategy is accompanied by a delivery plan, which is set over the same period as the strategy. The delivery plan outlines a range of actions developed by the Council and its partners, under each of the 4 aims.

THE VALE OF GLAMORGAN OLDER PERSONS STRATEGY

3.3.4 The Council's Older Persons Housing Strategy 'Creating Homes and Neighbourhoods for Later Life 2022-36' sets out a vision in the Vale of Glamorgan Council which is: 'to secure the best quality of life for older people to live as

independently as possible in later life. This means delivering a range of accommodation that enables older people to live fulfilling lives and enjoy good health in attractive homes that meet their needs and allow them to retain their independence as they age".

3.3.5 The strategy projects that by 2037 there will be a need for some 1,357-specialist age designated housing, retirement housing (for social rent and for sale) and housing with care (extra care housing for social rent and for sale). Highlighting the importance for the Council and its partners to address future housing needs associated with an aging population through the provision of appropriate housing solutions arising from a growing older population. The strategy identifies a range of mechanisms for delivery including the LDP which is seen to have a key role in encouraging private and social housing providers to develop a range of mainstream housing that is suited and attractive to older people.

LOCAL HOUSING MARKET ASSESSMENT (2023)

3.3.6 All local authorities in Wales are required to carry out a Local Housing Market Assessment (LHMA) every two years. The LHMA provides an assessment of the current housing market in the authority. The latest 2023 LHMA was considered by Cabinet on the 23rd May 2024 (Minute C9 refers). The 2023 replaces the previous LHMA (2021) and has been prepared utilising a new LHMA tool which seeks to ensure LHMAs are prepared in a consistent way across local authorities. The tool allows users to run a number of scenarios to determine need, including forecasting future need based on the level of household formation set out on the latest WG principal household projections (2018-based) as well as the projections that inform the RLDP.

3.3.7 The principal projection scenario provides annual need figures for the first 5 years, where it is assumed that the existing backlog of existing need will be met, as well as the remaining 10 years, which relates to newly arising need. Based on these figures, there is a need for:

- 1,075 new affordable homes per annum for the first 5 years (687 social rented and 388 intermediate)
- 154 new affordable homes per annum for the following 10 years.

3.3.8 The LHMA informs the LDP and provides evidence for the need for affordable housing in the Vale of Glamorgan. Operationally, it also provides a tool to negotiate affordable housing provision on planning applications, allocate Social Housing Grant and inform strategic housing priorities at the local level. The LHMA is prepared in accordance with Welsh Government guidelines and will form a key consideration in the LDP review and future AMRs.

GYPSY AND TRAVELLER ACCOMMODATION ASSESSMENT

3.3.9 The Council's latest Gypsy and Traveller Accommodation Assessment (GTAA) was completed in June 2022 having been delayed due to the Covid-19 pandemic. In accordance with section 102 of the Housing (Wales) Act 2014, the GTAA was submitted to the Welsh Government for approval on the 21st April 2023 and formally approved by the Welsh Government on the 19th June 2024. The GTAA identifies a shortfall of 9 pitches to 2026 with a further 2 pitches being required by 2036 equating to a total need of 11 pitches over the RLDP period.

3.3.10 Notwithstanding this, recent approvals for sites at Brocastle (3 pitches) and Twyn Yr Odyn (1 pitch) have reduced the identified need to 7 pitches. The new GTAA will form part of the evidence base for the RLDP. A regional working group comprising representatives of the South East Wales local authorities has also been established to investigate the need for a regional gypsy and traveller transit site or sites. This work remains ongoing, and the findings will inform the emerging RLDP in due course.

VALE OF GLAMORGAN WELL-BEING PLAN 2023-28

3.3.11 As part of the requirements of the Well-being of Future Generations Act the Council, together with public sector partners as the Vale of Glamorgan Public Services Board (PSB), has prepared its 2nd Well-being Plan for the Vale, informed by a Well-being Assessment. The Well-being Plan encompasses the 7 well-being goals and provides a framework for all public sector bodies to deliver the Sustainable Development Principle through adopting the 5-ways of working.

3.3.12 The new Well-being Plan sets out three new Well-being Objectives and the priority areas that the PSB will be focusing on, and Objectives reflect the key issues and key challenges identified by the Vale of Glamorgan Well Being Assessment:

- A more resilient and greener Vale
- A more active and healthier Vale
- A more equitable and connected Vale

3.3.12 To deliver these objectives, the Well-being Plan has identified 3 priority workstreams within which collaboration will be focussed:

- Responding to the climate and nature emergencies
- Working with the people who live in our communities that experience the highest levels of deprivation
- Becoming an Age Friendly

PROJECT ZERO- VALE OF GLAMORGAN COUNCIL CLIMATE CHANGE CHALLENGE PLAN 2021-2030

3.3.13 In February 2020, the Council signed a Climate Emergency Charter with the Vale Public Services Board (PSB) and this sets out the PSB's shared commitment to lead by example, take positive action and to reduce our impact on climate change.

3.3.14 Project Zero is the Vale of Glamorgan Council's response to the climate change emergency. Project Zero brings together the wide range of work and opportunities available to tackle the climate emergency, reduce the Council's carbon emissions to net zero by 2030 and encourage others to make positive changes. The strategy highlights the role the LDP and SPG plays in contributing to the climate change commitment through for example securing planning contributions towards sustainable transport schemes and through implementation of policies that encourage renewable energy.

CARDIFF AIRPORT AND BRO TATHAN ENTERPRISE ZONE

3.3.15 The Cardiff Airport and Bro Tathan Enterprise Zone was designated by the Welsh Government in 2013. It comprises of three distinct zones: Cardiff Airport, Bro Tathan aerospace business park and the Gateway Development Zone. The enterprise zone seeks to build upon and extend the aerospace and maintenance sector that has developed in and around the airport and the MOD base at St Athan and provides an unprecedented opportunity for Wales to both contribute to and take advantage of the competitiveness of the UK in a growing business sector.

3.3.16 The Cardiff Airport and St Athan Enterprise Zone is referred to in policies SP2, MG9 and MG10 of the LDP and is a key element in the Plan's strategy. It will assist in the delivery of significant aviation related economic growth not only in the Vale of Glamorgan but also in the wider Cardiff Capital Region.

3.3.17 Brief summaries of the ongoing success and status of the Cardiff Airport and St Athan Enterprise Zone are provided below and all elements of the Enterprise Zone will continue to be monitored and assessed in future AMRs to inform the emerging RLDP.

BRO TATHAN AEROSPACE BUSINESS PARK

3.3.18 The Bro Tathan Aerospace Business Park is already home to state-of-the-art workshops, hangars, and other buildings alongside development land with airside access which is ideal for a range of civilian or military uses including Maintenance Repair and Overhaul (MRO), manufacture, engine overhaul, Non-Destructive Testing (NDT) and Research and Development.

3.3.19 In February 2016, the Bro Tathan Aerospace Business Park fought off competition from more than 20 worldwide locations to secure Aston Martin Lagonda (AML) as its next occupant. The new manufacturing facility was officially opened by the Welsh First Minister on the 6th December 2019 and Bro Tathan is the company's sole production facility for of Aston Martin's first SUV, the DBX. Full production capability was scheduled to commence in the 2nd quarter of 2020. However, the COVID 19 pandemic has had a significant impact on production and sales. Originally the manufacturing facility was anticipated to create up to 750 jobs at peak production. However, it is understood that around 200 redundancies were made during the pandemic due to falling sales. Notwithstanding this, the first Aston Martin DBX707 customer car rolled off the production line in early 2022 and the company announced that it had hired 100 new technicians to work on the first Welsh built production car in almost 50 years.

3.3.20 The business park is an essential element of the Welsh Government's aspirations for the enterprise zone. The business park continues to attract investment and create jobs with firms such as Caerdav and eCube expanding within the specialised aviation sector. The Northern Access Road (NAR) has been completed and provides a high-quality direct access for new and existing businesses at the site. In addition, to support the continuing development at the Aerospace Business Park, the Welsh Government is currently working in conjunction with the Council to adopt a development brief to guide development proposals at the Y Porth site. This 6.7-hectare site is located on the north and south sides of the eastern end of the new NAR and marks a crucial point of arrival at the business park. The Bro Tathan site has been the subject of several

planning applications for development over its 1,200 acres, ranging from hotels, showrooms retail facilities, offices, and conferencing, to major mixed use large factories, aircraft hangars and training facilities. Planning permission for a new data centre was approved in June 2024.

CARDIFF AIRPORT

3.3.21 The LDP Strategy recognises the importance of Cardiff Airport to the future prosperity of the Vale of Glamorgan, as does its designation (along with St Athan) as part of the Cardiff Airport and Bro Tathan Enterprise Zone.

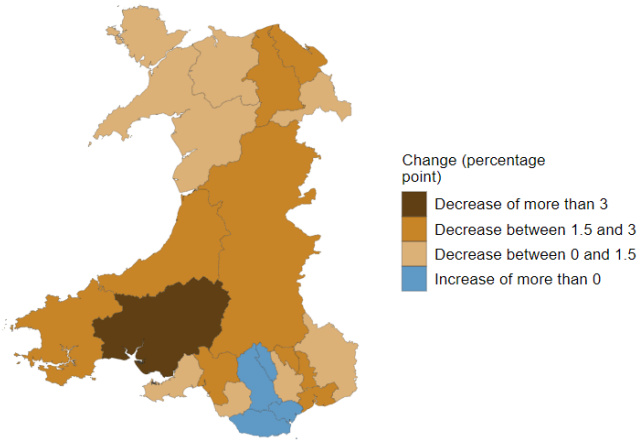
3.3.22 The airport plays an important role both as an international gateway and as a major driver within the Welsh economy. Since its acquisition by the Welsh Government in 2013 the airport has increased its passenger numbers by over 65%. However, the Covid 19 pandemic and associated travel restrictions had a significant impact on passenger numbers. Passenger numbers in 2020 were just under 220 000, and in 2021 were 123,000 a decrease of 44% compared to 2020. In 2022 passenger numbers recovered well to 857,397 (arrivals and departures) but remained well below pre-pandemic levels of circa 1.4 million (2019).

3.3.23 The Council adopted the Cardiff Airport & Gateway Development Zone Supplementary Planning Guidance (SPG) on 16th December 2019 which will guide future development on the site. An outline planning application (2019/00871/OUT refers) in relation to the allocated employment land south of Port Road comprising 44.75 hectares of B1, B2 and B8 business park, associated car parking, drainage infrastructure, biodiversity provision and ancillary works together with a country park extension was approved on 14th July 2021. 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 under Section 78 (2) of the Town and Country Planning Act 1990.

WELSH LANGUAGE

3.3.24 The latest 2021 Census indicates that all local authorities in Wales except for Cardiff, the Vale of Glamorgan, Rhondda Cynon Taf and Merthyr Tydfil saw a decrease in the percentage of people aged three or older able to speak Welsh. The census indicates that for the Vale of Glamorgan for people aged 3 or over, 13.3% can either speak, read or write Welsh, 3.5% can understand spoken Welsh and 83.25 have no Welsh language skills whatsoever.

FIGURE 2: CHANGE IN THE PERCENTAGE OF PEOPLE AGED THREE YEARS OR OLDER ABLE TO SPEAK WELSH BY LOCAL AUTHORITY, 2011 TO 2021.



Source: Welsh Government: Welsh language in Wales (Census 2021) 6th December 2022.

3.3.25 The RLDP will enable the Council to assess the potential cumulative effects of the Plan on the Welsh language in the area through the use of a Welsh Language Impact Assessment (WLIA) in accordance with Technical Advice Note 20 Planning and the Welsh Language (October 2017). The WLIA will be considered as part of the Integrated Sustainability Appraisal work.

SUPPLEMENTARY PLANNING GUIDANCE

3.3.26 A number of new / updated SPG documents that support key policy areas of the LDP have been approved by the Council since the adoption of the LDP. These are as follows:

- Affordable Housing
- Biodiversity and Development
- Cardiff Airport and Gateway Development Zone
- Conversion and Renovation of Rural Buildings
- Economic Development, Employment Land and Premises
- Minerals Safeguarding
- Parking Standards
- Planning Obligations
- Public Art in New Development
- Renewable Energy
- Residential and Householder Development
- Retail and Town Centre Development
- Tourism and Development
- Trees, Woodland, Hedgerows and Development
- Economic Development, Employment Land and Premises
- Retail and Town Centre Development

3.4 GENERAL ECONOMIC TRENDS

ECONOMIC ACTIVITY

3.4.1 The Welsh Government produces monthly Statistical Bulletins which bring together the latest key statistics relating to the Welsh economy and labour market. The Statistics Bulletin June 2024 (SB 21/2024) bulletin includes data for the three months February to April 2024 and brings together the latest key statistics relating to the Welsh labour market as well as the general economic activity data, the bulletin includes information on four national indicators as defined in the Well-being of Future Generations Act 2015.

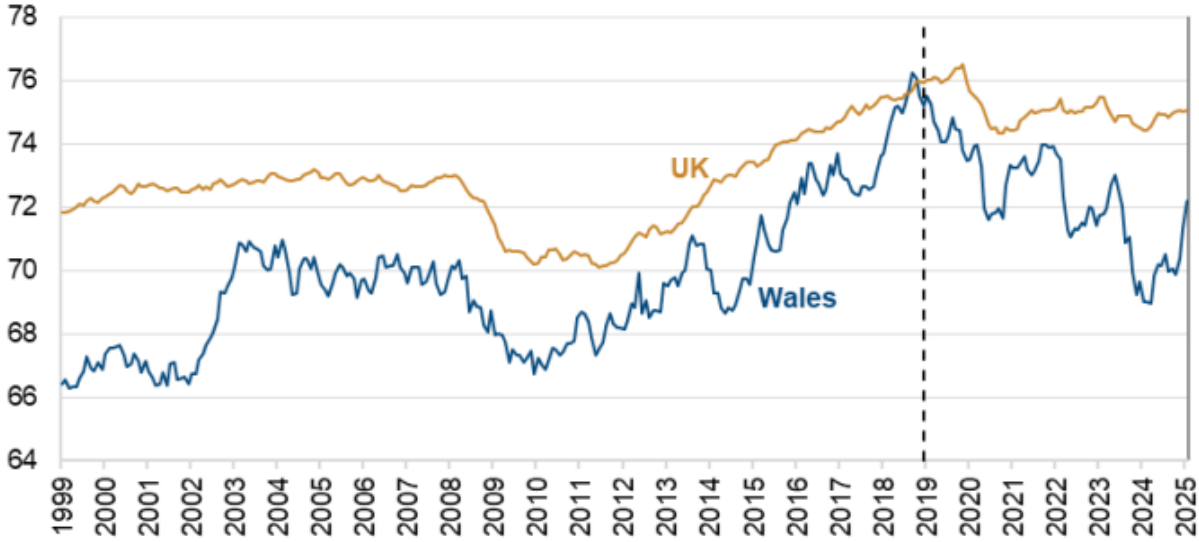
3.4.2 The headline Labour Force Survey (LFS) estimates in the bulletin are published by the Office for National Statistics (ONS) in their Labour Market Statistical Bulletin which include headline figures for Wales as a whole. The bulletin provides a more detailed breakdown of the Wales data than the ONS bulletin and presents those estimates alongside other headline estimates for the economy and labour market for Wales. The LFS is a sample survey and, as such, estimates obtained from it are subject to sampling variability.

3.4.3 The information provided in the statistical bulletin includes data up to May 2024.

EMPLOYMENT:

3.4.4 The latest LFS indicates that there were 1.48 million people in employment in Wales in February to April 2024, up 55,400 (3.9%) from the same period a year earlier. This is a rate of 72.2% of those aged 16-64, which is up 2.3 percentage points on the previous quarter and up 3.2 percentage points on the previous year. This compares to a UK employment rate of 75.1% of those aged 16-64 which is 2.9 percentage points higher than the employment rate for Wales. The trend in employment rates have differed between Wales and the UK in recent periods, however the changes for Wales are not statistically significant and should be considered alongside the longer-term trend.

FIGURE 3: EMPLOYMENT RATE (PERCENTAGE OF POPULATION AGE 16-64) APRIL 1999 TO APRIL 2025

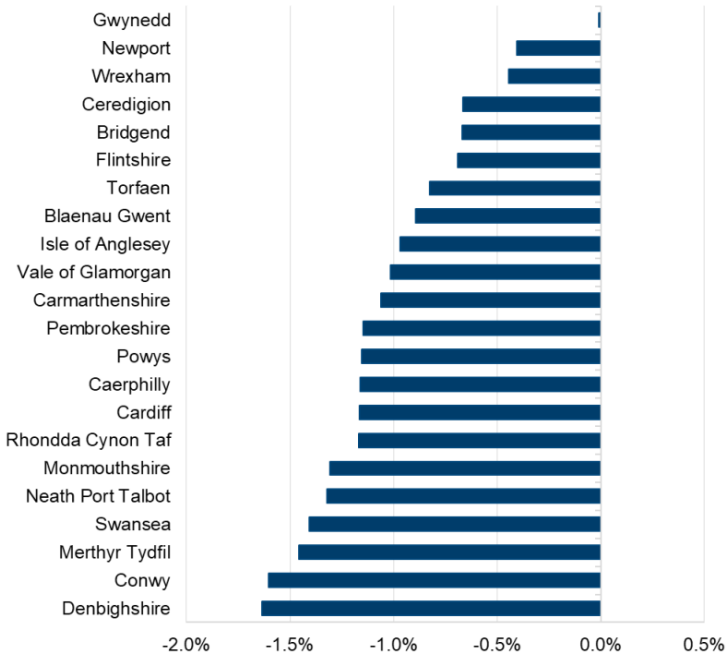


Source: WG Statistical Bulletin SB 18/2025 (12 June 2025)

3.4.5 While the disaggregated ONS economic data prepared by 'Nomis' is not directly comparable with the LFS data in the statistical bulletins, the most recent Nomis data for the Vale of Glamorgan (January 2024 – December 2024) shows that 58,700 people were in employment in the Vale of Glamorgan (74.1%) which is 1.1% above the all Wales figure of 73.0%.[2].

3.4.6 In May 2025, all 22 Welsh local authority areas saw a decrease in the number of paid employees when compared with the same month in the previous year. Denbighshire had the largest decrease (1.6%) and Gwynedd had the smallest decrease (0.01%) (Pay As You Earn Real Time Information, HMRC).

FIGURE 4: PERCENTAGE CHANGE OF PAID EMPLOYEES PER LOCAL AUTHORITY, WALES, MAY 2024 TO MAY 2025

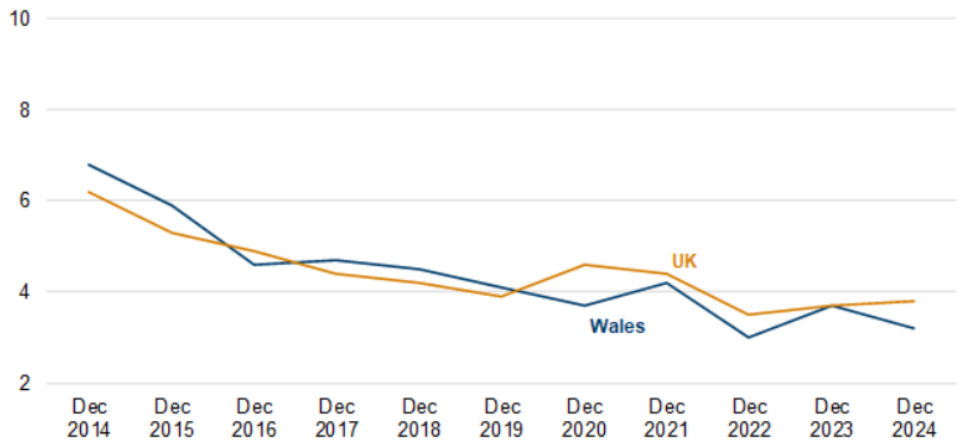


Source: WG Statistical Bulletin SB18/2025 (12 June 2025)

UNEMPLOYMENT

3.4.7 During February and April 2025, there were 72,600 unemployed people in Wales. This is a rate of 4.7% of the economically active population, down 0.7% from the previous quarter and up 1.2 percentage points compared to a year earlier. In comparison, there were 1.64 million unemployed people in the UK in February to April 2025, up 115,500 (7.6%) from the previous year. This is a rate of 4.6%, an increase of 0.2 percentage points compared to the previous year.

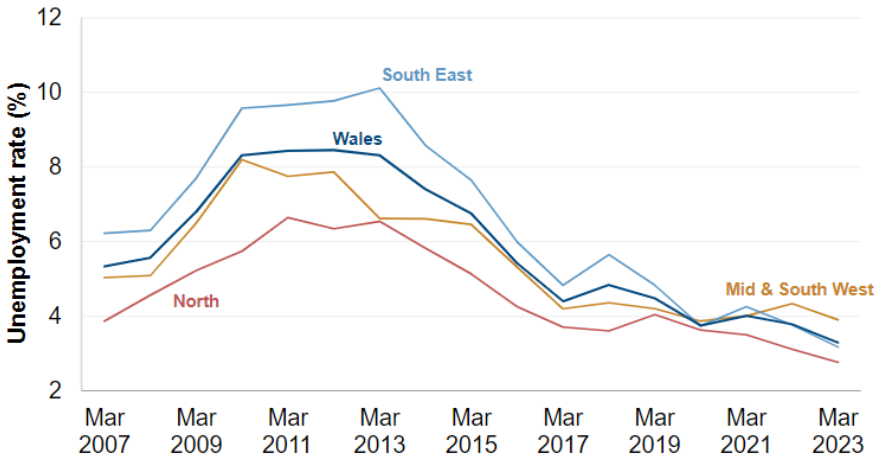
FIGURE 5: UNEMPLOYMENT RATE ***(PERCENTAGE OF ECONOMICALLY ACTIVE POPULATION)***



Source: WG Statistical Bulletin SB18/2025 (12 June 2025)

3.4.8 The unemployment rate in South East Wales was 3.4%, a decrease of 0.8 percentage points over the year, in North Wales the rate was 3.1%, and increase of 0.4 percentage points and in Mid and South West Wales the rate was 3.0%, a decrease of 0.6 percentage points (unrounded figures).

FIGURE 6: UNEMPLOYMENT RATE, ECONOMIC REGIONS, YEAR ENDING MARCH 2007 TO MARCH 2023



3.4.9 As with employment rates, the percentage of the economically inactive people within the Vale of Glamorgan mirrors the national picture and the Nomis data indicates that between January and December 2024, 2,000 people (3.3 %) in the Vale of Glamorgan were unemployed, compared to the Welsh average of 3.2% and the UK average of 3.8%.

HOUSING MARKET:

3.4.10 The full year Welsh Government housing statistics from StatsWales indicate a significant reduction of housing delivery during the period which is likely to be attributable to the impacts of the Covid 19 pandemic.

TABLE 2: NEW DWELLINGS STARTED

Year	Wales Housing Starts	Vale of Glamorgan Starts
2012/13	5,291	108
2013/14	5,786	330
2014/15	6,955	445
2015/16	6,708	843
2016/17	6,871	740
2017/18	6,037	688
2018/19	5,974	814

2019/20	6,224	747
2020/21	4,314	117
2021/22	5,659	441
2022/23	4,556	343
2023/24	5,161	220
2024/25	2,839*	87*

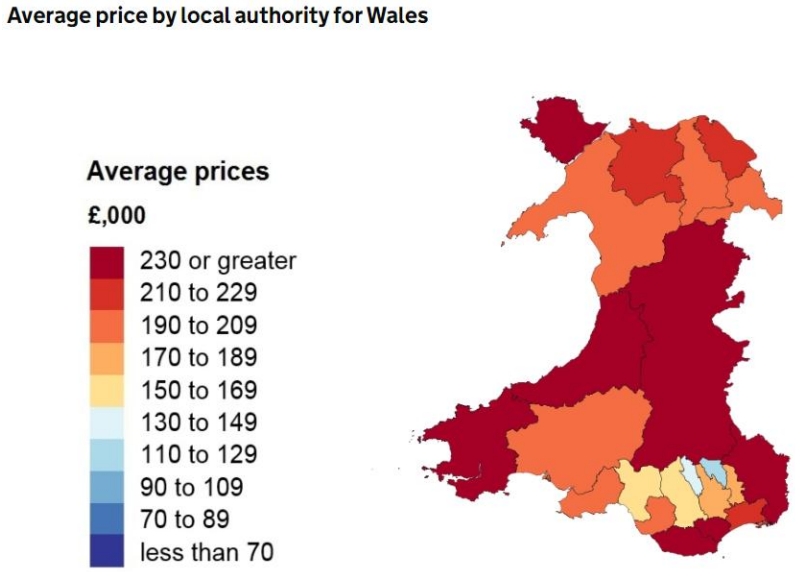
Source: Welsh Government StatsWales New dwellings started by local authority area and dwelling type.

*Note: ** **This data is updated quarterly. Partial yearly figures referenced.**

3.4.11 The latest HM Land Registry data (National Statistics UK House Price Index Wales: April 2025 (Published 18th June 2025) indicates that house prices in Wales increased by 5.3% in the 12 months to April 2025 with the average house price in Wales now being £210,000.

3.4.12 In Wales, 19 of the 22 local authority areas showed an increase in average house prices in the 12 months to April 2025. Bridgend showed the highest annual percentage change, rising by 9.5% to £215,000 in the 12 months to April 2025. In contrast, Ceredigion showed the lowest annual percentage change, decreasing by 5.5% to £219,000 in the 12 months to April 2025. In the Vale of Glamorgan, for the year April 2024 to April 2025 the average price increase was 1.0% from £284,518 to £287,413.

FIGURE 7: AVERAGE HOUSE PRICES BY LOCAL AUTHORITY IN WALES



Source: National Statistics UK House Price Index Wales: May 2023

RETAIL:

3.4.13 Although the UK economy staged a strong recovery from the global pandemic and subsequent energy crisis the national retail sector continues to face significant challenges. While high inflation rates in recent years have eased and inflation is now at the Bank of England target, household finances remain stretched by high interest and rates and mortgage costs. UK cost of living standards (measured by real household disposable income) are projected to improve in some areas but remain below pre-pandemic levels in 2024/25. Consumer confidence has stalled according to the Deloitte Consumer Confidence Index[3], showing no signs of improvement since the last quarter of 2024. Despite real wage growth and low unemployment, consumer spending remains subdued due to economic and geopolitical uncertainty. However, at -8.1% in Q1` 2025, the index remains above its long-term average of -10.7%, meaning that despite consumers nervousness about the economy, consumer confidence isn't as low as what has typically been observed in the past.

3.4.14 In terms of the retail centres in the Vale of Glamorgan, there has seen a slight increase in vacancy rates in 3 of the 5 centres monitored, these being Barry (Holton Road), Cowbridge and High Street/Broad Street. In the two remaining district centres of Llantwit Major and Penarth, vacancy rates are stable and have decreased respectively. While the increase in vacancy rates warrants attention, it is not considered a cause for concern. In Holton Road, vacancy rates have fluctuated in recent years and the current fall is considered to represent a part of this ongoing trend. In Cowbridge, the data indicates that the increase is attributable at least in part to the loss of office spaces within previously established town centre use building e.g. banks, and in High St/Broad St, the centre experiences high degrees of retail churn and the presence of additional vacant units is expected. Despite the small increases in vacancy rates in this monitoring period, no centre has experienced two consecutive years with decrease, and the indicator remains positive with all centres experiencing generally high occupancy levels. Similarly, the monitoring data indicates that most of the town and district centres have again seen a decrease in the level of non-A1 uses within both the primary and secondary shopping frontages during the monitoring period. While non-A1 uses within secondary frontages have exceeded the monitoring targets in 3 of the centres (Holton Road, Cowbridge and High St / Broad St) the overall trend is down, and the exceedance of the monitoring target is not considered to require further investigation or action.

3.4.15 To reflect the need for flexibility in retail centres, the Welsh Government made temporary amendments to The Town and Country Planning (General Permitted Development) to provide greater flexibility for changes of use within town centres. This change in legislation allowed for the temporary change of use from A1 to A2, A3, B1, D1 and D2 within retail centres for a 6-month period up to 29th April 2022 without the need to receive planning consent from the Local Planning Authority. While this grace period has now expired, the exercise nonetheless illustrated that innovative changes could help town centres adapt in a changing retail environment. However, monitoring of the retail sector within the Vale of Glamorgan should continue to ensure that the

[3] https://www.deloitte.com/uk/en/Industries/consumer/research/consumer-tracker.html The Deloitte Consumer Tracker | Deloitte UK

health of the retail centres is maintained and is not further affected by wider economic factors.

3.4.16 In relation to local planning policy, LDP Policy MG14 (Non-A1 Retail Uses within Town and District Retail Centres) seeks to minimise the loss of A1 retail uses within centres. However, the retail sector in Wales is seeing a shift away from class A1 shops towards leisure (food, beverage, and entertainment) and services – reflecting the wider trend seen in England and Scotland as town centres evolve. Notwithstanding this, while the current picture within the Vale of Glamorgan shows variance particularly within the secondary frontages of the main town and district centres, the general picture remains similar to the previous AMR with class A1 provision within the retail centres remaining largely static. LDP Policy MG14 therefore does not reflect this new policy direction and the Council has adopted guidance in the form of a new retail SPG to help solve persistent vacancy issues and ensure local planning policy keeps astride of the changing retail environment to maintain the vitality, viability, and attractiveness of its retail centres. The emerging RLDP will consider the current retail picture within the Vale's retail centres and present a modified policy stance that will seek to further enhance the vitality and viability of the town and district retail centres.

3.5 CONTEXTUAL SUMMARY

3.5.1 The contextual information provided above has identified a range of new legislation and national, regional, and local plans, policies, strategies, and economic factors which have emerged since the adoption of the LDP and during subsequent LDP monitoring periods.

3.5.2 While many of the factors identified may have future implications for the delivery of the LDP, the contextual changes identified will be considered along with other background evidence as a part of the RLDP. Subsequent AMRs will also continue to provide updates on relevant contextual information which could affect the Plan's future implementation.

4. LOCAL DEVELOPMENT PLAN AND SUSTAINABILITY APPRAISAL MONITORING FRAMEWORK

4.1 MONITORING FRAMEWORK

4.1.1 The monitoring framework comprises two key elements. Namely:

- The LDP strategy, policies, and proposals; and
- The SA which includes the requirements of the SEA Directive.

4.1.2 Section 5 provides a detailed analysis of the effectiveness of the LDP policy framework in delivering the identified policy aims / outcomes and targets, together with appropriate recommendations for further action. Consideration is also given to any significant policy specific contextual issues that have arisen over the monitoring period which could affect policy implementation. Aligned with the LDP monitoring framework, the analysis is grouped according to the Plan's monitoring framework and is structured in order of the relevant Plan objectives.

4.1.3 In order to enable the effective delivery of the LDP, the Council developed a set of targets and indicators against which the performance of the policies and development proposals can be measured. Many of the indicators include biannual targets or refer to appropriate target dates for specific developments / facilities to assess the performance of the Plan. The overall target for the Plan is to achieve the implementation of the LDP strategy.

4.1.4 The revised Development Plan Manual (March 2020) sets out the updated position regarding the core indicators and the monitoring framework has been amended to incorporate these. The monitoring framework also includes a range of local indicators which supplement the core indicators. The local indicators relate to the Vale of Glamorgan context and refer to the specific requirements of individual policies and proposals contained within the LDP. They are also based on the availability and quality of local data. Both the core and local indicators are linked to the LDP objectives and are important in monitoring the effectiveness of the LDP strategy and policies.

4.1.5 The monitoring framework of the LDP includes a set of indicators and targets which are set against trigger points to indicate if one part of the Plan is not achieving the desired outcomes. Trigger points have been included to assess the level to which a policy has diverged from the monitoring target to such an extent that it could identify that the policy is failing to be implemented or needs to be amended.

4.1.6 To assist comparison and identify any developing trends, the format of the AMR tables has been amended to include the performance of the monitoring indicators from the previous AMR.

4.2 POLICY PERFORMANCE TRAFFIC LIGHT RATING

4.2.1 To aid the interpretation and understanding of the policy assessment and to provide a quick reference overview of policy performance a 'traffic light' rating is included for relevant indicators as follows:

Continue Monitoring (Green)
Where indicators are suggesting the LDP Policies are being implemented effectively and there is no cause for review.
Training Required (Blue)
Where indicators are suggesting that LDP Policies are not being implemented as intended and further officer or Member training is required.
Supplementary Planning Guidance Required and Development Briefs (Purple)
Indicators may suggest the need for further guidance to be provided in addition to those already identified in the Plan. Additionally, should sites not be coming forward as envisaged; the Council will actively engage with developers / landowners to bring forward Development Briefs on key sites to help commence the development process
Policy Research (Yellow)
Where indicators are suggesting the LDP Policies are not being effective as they should further research and investigation is required. This may also include the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate may be required.
Policy Review (Amber)
Where indicators are suggesting the LDP Policies are failing to implement the strategy a formal review of the Policy is required. Further investigation and research may be required before a decision to formally review is confirmed.
Plan Review (Red)
Where indicators are suggesting the LDP strategy is failing and a formal review of the Plan is required. This option to fully review the Plan will need to be fully investigated and undertaken following serious consideration.

4.3 SUSTAINABILITY APPRAISAL / STRATEGIC ENVIRONMENTAL ASSESSMENT MONITORING

4.3.1 An integral part of the LDP process is the requirement to undertake a SA of the Plan. The SA process which incorporated the requirements of the SEA Directive assisted the Council to assess the likely economic, environmental, and social effects of the LDP and to plan for mitigation measures to minimise any negative effects and maximise positive benefits.

4.3.2 The SA Monitoring expands the assessment of the performance of the LDP against the SA monitoring objectives. The initial SA identified a set of 15 objectives and related indicators, and targets were developed to measure the environmental, economic, and social impacts of the LDP. This is set out in Section 6.

5. LOCAL DEVELOPMENT PLAN MONITORING FRAMEWORK – POLICY ANALYSIS

5.1. This section provides a detailed assessment of whether the Plan's strategic policies, and associated supporting managing growth / development policies, are being implemented as intended and whether the LDP strategy and objectives are being achieved. Appropriate recommendations are subsequently provided, together with necessary actions to address any policy implementation issues identified through the monitoring process. Aligned with the LDP, the analysis is set out in objective order.

1. SUSTAINABLE COMMUNITIES
Contextual Changes: Please refer to section 3 of this AMR
OBJECTIVE 1: To sustain and further the development of sustainable communities within the Vale of Glamorgan, providing opportunities for living, learning, working, and socialising for all.

Ref No. 1.1		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
CORE: Total number of housing units permitted on allocated sites as a percentage of overall housing provision.	**82% of housing units permitted on allocated sites as a percentage of overall housing provision.**	**10% less than the monitoring target over 2 consecutive years.**

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024- 2025**
On 1st April 2024, the total number of dwellings approved was 8,058. Of these dwellings 6,648 were on allocated sites which is 82 % of the overall housing provision approved to date and is within the monitoring target.	On 1st April 2025, the total number of dwellings approved w**as 8,178**. Of these dwellings **6,825** were on allocated sites which **is 83.4 %** of the overall housing provision approved to date and is within the monitoring target.

Relevant LDP Policies

Strategic Policies: SP1, SP2, SP3, SP4.

Managing Growth / Development Policies: MG1, MG2, MG3, MG4, MD2, MD4, MD5, MD6.

SA Objectives: 1, 3, 4, 8, 10, 12.

Analysis

Policy SP3 identifies a housing requirement of 9,460 dwellings for the Plan period. The LDP sets out the policy framework for the delivery of the identified requirement, alongside the inclusion of a 10% margin for flexibility to ensure the availability of a range and choice of housing land throughout the Plan period.

Policy MG1 sets out the components for the delivery of the identified housing requirement, including the 10% flexibility as follows:

Development of Sites with extant planning permissions (10 or more dwellings) at April 2011	182
Allocations within the Plan	8,525

Development of unallocated windfall sites (10 or more dwellings)	840
Development of small sites (less than 10 dwellings)	861
TOTAL DWELLING SUPPLY 2011-2026	10,408

To enable the delivery of the housing requirement, Policy MG2 allocates 48 development sites throughout the Vale of Glamorgan, which together will provide 8,525 dwellings. This equates to 82% of the provision set out under Policy MG1.

Core indicator 1.1 seeks to monitor the approval of allocated sites within the Plan as a percentage of overall housing provision. To meet the 2026 target of 82%, 466 dwellings need to be permitted on allocated sites annually (i.e. 8,525 dwellings ÷ 15 years of the Plan x 82%). At 1st April 2025, 14 years into the plan period, **6,524** dwellings need to be approved on allocated sites to meet this target. The monitoring data set out in the table below indicates that **6,825** dwellings have been approved on allocated sites, which is above the monitoring target.

Number of Dwellings Approved on MG2 Sites at April 1st 2025		
Reference	Site	Number of Dwellings approved at April 1st, 2025 (*Subject to s106)
MG2 (1)	Phase 2 Barry Waterfront	1539
MG2 (2)	Land at Higher End, St Athan (part)	133
MG2 (3)	Land at Church Farm, St Athan	0
MG2 (4)	Former Stadium Site / Land adjacent to Burley Place, St Athan	0
MG2 (5)	Land to the east of Eglwys Brewis	253
MG2 (6)	Land adjacent to Froglands Farm, Llantwit Major	90*
MG2 (7)	Land between new Northern Access Road and Eglwys Brewis Road, Llantwit Major (part)	140*
MG2 (8)	Barry Island Pleasure Park	0
MG2 (9)	White Farm	177
MG2 (10)	Land to the east of Pencoedtre Lane	67
MG2 (11)	Land to the west of Pencoedtre Lane	0
MG2 (12)	Ysgol Maes Dyfan	81
MG2 (13)	Barry Magistrates Court	52
MG2 (14)	Court Road Depot, Barry	0
MG2 (15)	Holm View	42
MG2 (16)	Hayes Wood, The Bendricks	53
MG2 (17)	Cowbridge Comprehensive Lower School	21
MG2 (18)	Cowbridge Comprehensive 6th Form Block, Aberthin Road	34
MG2 (19)	Land adjoining St Athan Road, Cowbridge	0
MG2 (20)	Land to the north and west of Darren Close, Cowbridge	475
MG2 (21)	Plasnewydd Farm, Llantwit Major	149

MG2 (22)	Land adjacent to Llantwit Major Bypass	89
MG2 (23)	Former Eagleswell Primary School, Llantwit Major	90
MG2 (24)	Land at Upper Cosmeston Farm, Lavernock	576*
MG2 (25)	Land adjoining St. Josephs School, Sully Road	74
MG2 (26)	Headlands School, St Augustine's Road	0
MG2 (27)	Land adjacent to Oak Court, Penarth*	118
MG2 (28)	Land at and adjoining St. Cyres School, Murch Road	215
MG2 (29)	Land off Caerleon Road, Dinas Powys	70
MG2 (30)	Land at adjoining Ardwyn, Pen-y-Turnpike	18
MG2 (31)	Land at Cross Common Road	50
MG2 (32)	Land south of Llandough Hill / Penarth Road*	133
MG2 (33)	Land north of Leckwith Road	40
MG2 (34)	Llandough Landings	0
MG2 (35)	Land north of the Railway Line, Rhoose	347
MG2 (36)	Land south of the Railway Line, Rhoose	87
MG2 (37)	Land West of Swanbridge Road, Sully	515
MG2 (38)	Land to the west of Port Road, Wenvoe	132
MG2 (39)	Land adjoining Court Close, Aberthin	20
MG2 (40)	Land to the east of Bonvilston	120
MG2 (41)	Land to rear of St David's Church in Wales Primary School, Colwinston	64
MG2 (42)	ITV Wales, Culverhouse Cross	224
MG2 (43)	The Garden Emporium, Fferm Goch	40
MG2 (44)	Ogmore Residential Centre	70
MG2 (45)	Ogmore Caravan Park	100
MG2 (46)	Land to the East of St Nicholas	117
MG2 (47)	Land off St. Brides Road, Wick	124
MG2 (48)	Land off Sandy Lane, Ystradowen (part)	86
	Total Dwellings Approved	**6,825**

Action	**Continue monitoring: Relevant development plan policies are being implemented effectively.**

Ref No. 1.2		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Total number of housing units completed on MG2 allocated sites.	**Build 7,969 dwellings on MG2 allocated sites by 2025**	**10% less than the monitoring target over 2 consecutive years.**
Performance		
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**	

At 1st April 2024, 4,734 dwellings were completed on MG2 housing sites, which is below the LDP monitoring target of 7,172 for the monitoring period. This represents a 34% shortfall below the indicator target and has activated the trigger which is based on a -10% shortfall over 2 consecutive years.	At 1st April 2025, **5,209** dwellings were completed on MG2 housing sites, which is below the LDP monitoring target of **7,969** for the monitoring period. This represents a 35% shortfall below the indicator target and has activated the trigger which is based on a -10% shortfall over 2 consecutive years

Relevant LDP Policies

Strategic Policies: SP1, SP2, SP3, SP4.

Managing Growth Policies: MG1, MG2, MG3 MG4, MD2, MD4, MD6.

SA objectives: 1, 3, 4, 8, 10, 12.

Analysis

The Council's LDP Housing Land Supply Trajectory Background Paper (September 2016) sets out the anticipated delivery of new housing for each year of the Plan period (2011-2026) and was prepared by the Council to demonstrate how the LDP shall deliver the requirement of 9,460 dwellings over the plan period, plus 10% to provide flexibility. The trajectory provides annual projected rates of housing delivery from the residential housing allocations within the LDP, along with large and small site windfall developments.

The monitoring target for the completion of 7,969 dwellings on allocated housing sites is derived from the total number of anticipated completions within the housing trajectory at 1st April 2025. Housing monitoring data collected by the Council indicates that **5,241 dwellings** have been completed on MG2 allocated sites. This **is 34%** below the expected target and represents the 2nd year that the target has been greater than the 10% variance. Notwithstanding this, the Council has now commenced its Replacement LDP which will include a review of housing delivery, land supply and the dwelling requirement for the new plan period 2021-2036.

The following table provides details of the number of dwellings completed on each LDP housing allocation at April 1st 2025.

MG 2 Housing Allocations Progress Completions April 1st 2025			
Site	Site Name	Total Dwellings Allocated	Completed at April 1st 2025
MG2 (1)	Phase 2, Barry Waterfront	1,700	1,571
MG2 (2)	Land at Higher End, St. Athan	220	100
MG2 (3)	Land at Church Farm, St. Athan	250	0
MG2 (4)	Former Stadium Site / Land adjacent to Burley Place, St.	65	0
MG2 (5)	Land to the east of Eglwys Brewis	253	243
MG2 (6)	Land adjacent to Froglands Farm, Llantwit Major	100	0
MG2 (7)	Land between new Northern Access Road and Eglwys Brewis Road	375	0
MG2 (8)	Barry Island Pleasure Park	25	0
MG2 (9)	White Farm	177	177
MG2 (10)	Land to the east of Pencoedtre Lane	67	67
MG2 (11)	Land to the west of Pencoedtre Lane	137	0
MG2 (12)	Ysgol Maes Dyfan	81	81

MG2 (13)	Barry Magistrates Court	52	52
MG2 (14)	Court Road Depot, Barry	50	0
MG2 (15)	Holm View	50	45
MG2 (16)	Hayes Wood, The Bendricks	55	53
MG2 (17)	Cowbridge Comprehensive Lower School	21	21
MG2 (18)	Cowbridge Comprehensive 6th Form Block, Aberthin Road	20	0
MG2 (19)	Land adjoining St. Athan Road, Cowbridge	130	0
MG2 (20)	Land to the north and west of Darren Close, Cowbridge	475	344
MG2 (21)	Plasnewydd Farm, Llantwit Major	149	149
MG2 (22)	Land adjacent to Llantwit Major Bypass	89	89
MG2 (23)	Former Eagleswell Primary School	72	90
MG2 (24)	Land at Upper Cosmeston Farm, Lavernock	576	0
MG2 (25)	Land adjoining St. Josephs School, Sully Road	74	74
MG2 (26)	Headlands School, St. Augustine's Road	65	0
MG2 (27)	Land adjacent to Oak Court, Penarth	145	0
MG2 (28)	Land at and adjoining St. Cyres School, Murch Road	217	217
MG2 (29)	Land off Caerleon Road, Dinas Powys	70	70
MG2 (30)	Land at adjoining Ardwyn, Pen-y-Turnpike	18	18
MG2 (31)	Land at Cross Common Road	50	50
MG2 (32)	Land south of Llandough Hill / Penarth Road	130	0
MG2 (33)	Land north of Leckwith Road	40	40
MG2 (34)	Llandough Landings	120	0
MG2 (35)	Land north of the Railway Line, Rhoose	700	350
MG2 (36)	Land south of the Railway Line, Rhoose	87	87
MG2 (37)	Land West of Swanbridge Road, Sully	500	287
MG2 (38)	Land to the west of Port Road, Wenvoe	132	132
MG2 (39)	Land adjoining Court Close, Aberthin	20	20
MG2 (40)	Land to the east of Bonvilston	120	35
MG2 (41)	Land to rear of St David's Church in Wales Primary	64	64
MG2 (42)	ITV Wales, Culverhouse Cross	224	224
MG2 (43)	The Garden Emporium, Fferm Goch	40	40
MG2 (44)	Ogmore Residential Centre	70	70
MG2 (45)	Ogmore Caravan Park	100	100
MG2 (46)	Land to the East of St Nicholas	117	117
MG2 (47)	Land off St. Brides Road, Wick	124	124
MG2 (48)	Land off Sandy Lane, Ystradowen	85	40
		8,501	**5,241**

Action	The Council has now commenced its Replacement Local Development Plan which will include a review of housing delivery, land supply and dwelling requirement for the new plan period 2021 – 2036.

Ref No. 1.3		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
CORE: Employment land permitted (ha) on allocated sites as percentage of all employment allocations.	**To secure planning permissions on 92% (340.5 Ha) of employment land by 2026.**	**10% less than the monitoring target over 2 consecutive years.**

Performance

AMR 6: 2023 - 2024	AMR 7: 2024 - 2025
During the 2023-24 AMR period the Council approved 1 planning permission for employment uses on allocated employment land. This resulted in an additional 0.014ha of approved employment uses on allocated employment land. Overall, 97.62ha has been approved, equating to 26.46% of allocated employment land.	During the 2024-25 AMR period the Council approved 3 planning applications for employment uses on allocated employment land. This resulted in an additional 33.54ha of approved employment uses on allocated employment land. Overall, 131.84ha has been approved, equating to 35.73% of allocated employment land.

Relevant LDP Policies

Strategic Policies: SP1, SP2, SP5.

Managing Growth / Development Policies: MG3, MG9, MG10, MG11, MD14, MD15, MD16.

SA Objectives: 4, 10, 13.

Analysis

The LDP monitoring framework seeks to secure planning permissions on 92% of allocated employment land by 2026, which equates to 340.5 ha. Whilst the monitoring target is set for 2026, and outside the current monitoring year, monitoring data for the current period indicates that the Council approved 33.54 ha of employment during 2024-25, consisting of 26.7 has of strategic employment land and 6.84 ha of local employment land:

- 26.7 hectares as of strategic employment land associated with the St Athan Enterprise Zone- Land North of Ffordd Bro Tathan, St. Athan (2023/00780/FUL) - Class B8 data centre
- 6.84 hectares of local employment land- Land to the South East of Bona Road, Llandow Trading Estate, Cowbridge(2022/00883/FUL) -Erection of six buildings to provide 44 commercial units.

TABLE 1.3 Vale of Glamorgan Sustainable Development Monitoring Indicator 2024-25

1. The floorspace (square metres) granted and refused planning permission for new economic development during the year:	**Allocated Employment Sites**		**Unallocated Employment Sites**	
	Granted planning permission (square metres)	Refused planning permission (square metres)	Granted planning permission (square metres)	Refused planning permission (square metres)
Business (B1)	nil	nil	35.18	nil
General Industry (B2)	nil	nil	nil	nil
Storage and Distribution (B8)	67227.00	nil	995.00	nil
Multiple Uses (B1/B2/B8)	15373.00	nil	nil	nil
Total	**82600**	**0**	**1030.18**	**0**

The approval takes the percentage of employment land with approvals up to 38.5 % and this is evidently some way below the monitoring target.

Notwithstanding this, the significant failure to achieve targets suggests that a change in policy approach is required. Indeed, this level of divergence from the monitoring target likely triggers a policy or plan review, as set out in the LDP Monitoring Framework. However, as set out, the Council are currently producing a Replacement Local Development Plan, and this is informed by the Review Report and an updated evidence base. 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.

Action	**Continue Monitoring: 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. As this is a core indicator the Council will continue to monitor performance against the monitoring target.**

2. Climate Change

Contextual Changes: Please refer to section 3 of this AMR. Updates will be provided in future AMRs.

OBJECTIVE 2: To ensure that development within the Vale of Glamorgan makes a positive contribution towards reducing the impact of and mitigating the adverse effects of climate change.

Ref No. 2.1		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Amount of Development (by TAN15 category) permitted in C1 floodplain areas not meeting all TAN 15 tests.	**No planning permissions granted within C1 floodplain areas unless all TAN15 tests are met.**	**1 or more developments permitted within C1 floodplain areas that do not meet all TAN15 tests.**

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
No planning permissions were approved during the AMR monitoring period in C1 floodplains, which did not meet the TAN 15 tests.	No planning permissions were approved during the AMR monitoring period in C1 floodplains, which did not meet the TAN 15 tests.

Relevant LDP Policies
Managing Development Policies: MD1, MD4, and MD7. SA Objectives: 6.
Analysis

The target has been met; no planning permissions have been granted within a C1 floodplain that did not meet all TAN15 tests within the monitoring period. In view of the monitoring data, the Council considers that the implementation of Policies MD1, MD4 and MD7 in combination with other policies within the LDP have enabled the Council to meet the monitoring target. Accordingly, it is the Council's view that the policies for delivering this target are being implemented effectively.

TABLE 2.1 Vale of Glamorgan Sustainable Development Monitoring Indicator 2024-25

Planning permission granted and refused for development in C1 and C2 floodplain areas during the year:	**Residential**		**Non-Residential**	
	Number of units		Area of land (ha)	
	C1	C2	C1	C2
Granted planning permission	nil	2	nil	0.38
Refused planning permission (on flood risk grounds)	nil	nil	nil	1.20

Action	**Continue Monitoring: Relevant development plan policies are being implemented effectively.**

Ref No. 2.2		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Amount of Development (by TAN 15 category) permitted in C2 floodplain areas not meeting all TAN15 tests.	**No planning permissions granted for highly vulnerable developments within C2 floodplain areas unless all TAN 15 tests are met.**	**1 or more highly vulnerable developments within C2 floodplain areas unless all TAN 15 tests are met.**

Performance

AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
No planning permissions were approved during the AMR monitoring period in C2 floodplains which did not meet all the TAN15 tests.	No planning permissions were approved during the AMR monitoring period in C2 floodplains which did not meet all the TAN15 tests.

Relevant LDP Policies

Managing Development Policies: MD1, MD4, MD7.

SA Objectives: 6.

Analysis

The target has been met; no planning applications were granted within a C2 floodplain that did not meet all TAN15 tests within the monitoring period.

TABLE 2.2 Vale of Glamorgan Sustainable Development Monitoring Indicator 2024-25

Planning permission granted and refused for development in C1 and C2 floodplain areas during the year:	**Residential**		**Non-Residential**	
	Number of units		Area of land (ha)	
	C1	C2	C1	C2
Granted planning permission	nil	2	nil	0.38
Refused planning permission (on flood risk grounds)	nil	nil	nil	1.20

In view of the monitoring data, the Council considers that the implementation of Policies MD1, MD4 and MD7 in combination with other policies within the LDP have enabled the Council to meet the monitoring target. Accordingly, it is the Council's view that the policies for delivering this target are being implemented effectively.	
Action	**Continue Monitoring: Relevant development plan policies are being implemented effectively.**

Ref No. 2.3		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Total energy output capacity granted planning permission (MW) on standalone renewable energy developments greater than 1MW.	**To grant planning permissions sufficient to meet 21.19% (113.36 GWh) of projected electricity demand through renewable energy sources by 2026.** **To grant planning permissions sufficient to meet 1.48% (22.56 GWh) of projected heat demand through renewable energy sources by 2026.**	**Failure to grant planning permissions to deliver sufficient renewable energy to meet the specified targets by 20% or more.**

Performance	
AMR 5: 2022 - 2023	**AMR 7: 2023 - 2024**
The monitoring target is outside the timeframe of the current AMR. No planning permissions were granted by the Council during the monitoring period for renewable energy development. However, a Development of National Significance was approved by the Welsh Government (2021/00001/DNS) for 25Mw of solar energy. This adds an additional 21.9 GWh of electricity through renewable energy sources.	The monitoring targets are outside the timeframe of the current AMR. No planning permissions were granted by the Council during the monitoring period for renewable energy development. However, four Developments of National Significance were approved by the Welsh Government totalling 195 MW of solar energy. This adds an additional 170.82 GWh of electricity through renewable sources. No planning permissions were approved that provide renewable energy to meet heat demand.

Relevant LDP Policies
Managing Growth/ Development Policies: MG27, MD2, MD19. SA Objectives: 6.
Analysis
No planning applications were approved by the Council for renewable energy during this monitoring period. However, four planning applications (ref. 2022/00001/DNS, 2023/00001/DNS, 2023/00002/DNS, and 2024/00001/DNS) were approved in 2024-25, resulting in the addition of 195MW, and 170.82 GWh of renewable energy. This brings the total consented renewable energy for electricity production to 255.54 GWh during the plan period. This equates to 47.8% of the Vale of Glamorgan's projected electricity demand up to 2026. This is an increase of 32 percentage points on the previous monitoring period, therefore achieving the monitoring target of meeting 21.19% (113.26 GWh) of the projected electricity demand (based on the projected electricity demand of 535 GWh by 2026).

A further application for a 49.9 MW solar farm has been approved through the DNS process in the Vale of Glamorgan, however the decision was issued during the 2025/26 monitoring period. The approval of this site will further exceed the target for meeting projected electricity demand by 2026. Regarding the monitoring target for heat energy, no new renewable energy developments for heat generation have been consented during the monitoring period. In previous monitoring periods the Council has approved 17.06GWh of heat energy from renewable sources, which equates to 1.12% of the projected heat demand by 2026. This is below the 2026 target of 22.56GWh (1.48% of projected demand). However, there is one further monitoring period for this target to be achieved in. The Council previously approved a biomass proposal in 2015 under application 2015/00031/OUT which would generate 9 MW of installed heat capacity. Whilst this was under construction it was noted that it did not comply with its planning permission. Subsequently, it was also decided that an EIA would be required for the biomass plant, as it was found to be Schedule 1 development. To regularise the breach of planning control planning application reference 2023/00032/FUL was submitted in January 2023, together with an Environmental Statement. If the application were allowed, the proposal would represent 2.59% of heat capacity from renewable sources (9 MWt x 0.5 x 365 x 24 = 39.42 GW / 1524 x 100 = 2.59%), meaning that the LDP would have met its 2026 target for the whole of the LDP period. However, this was refused in March 2024 before being subject to appeal. This appeal has since been withdrawn during this monitoring period. Therefore, this biomass plant is not operational.	
Action	**Continue Monitoring: The current monitoring triggers for renewable energy development for electric and heat production have not been met as both come into effect in 2026. The Replacement Local Development Plan will include a Renewable Energy Assessment, which will further identify the best locations for renewable energy development.**

Ref No. 2.4
LOCAL: Preparation of Supplementary Planning Guidance relating to Renewable Energy.
The Renewable Energy Supplementary Planning Guidance was approved in March 2019.

3. Transport

Contextual Changes: Please refer to section 3 of this AMR. Updates will be provided in future AMRs.
OBJECTIVE 3: To reduce the need for Vale of Glamorgan residents to travel to meet their daily needs and enabling them greater access to sustainable forms of transport.

Ref No. 3.1		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Number of local transport schemes delivered to assist in the delivery of schemes identified in Policies SP7 and MG16.	**To deliver the following local transport schemes by 2020:** A4050 Port Road to Cardiff Airport Bus Priority Measures. Barry Island Link Road.	**Less than 6 schemes delivered by 2020.**

	Gileston Old Mill B4265 improvements. Improvements to the A4226 between Weycock Cross, Barry and Sycamore Cross, A48 (Five Mile Lane). Cross Common Road Junction improvements. North of A48, Bonvilston Road improvements. **To deliver the following local transport schemes by 2026.** Northern Access Road. Link Road between A48 and Llantwit Major Road, Cowbridge. Barry Dock Station bus Interchange. Modernisation of the Valley Lines. NCN Route 88 & associated local urban & rural connections. A4050 Culverhouse Cross to Cardiff Airport walking and cycling route. A48 Culverhouse Cross to Bridgend vis Cowbridge walking and cycling route. Barry Waterfront to Dinas Powys walking and cycling route. Eglwys Brewis Road waking and cycling route in conjunction with the new Northern Access Road. Bus park and ride at Cosmeston. Bus priority measures at A48 Culverhouse Cross to Bridgend via Cowbridge. Bus priority measures at Merrie Harrier, Cardiff Road, Barry to Cardiff via Barry Road. Bus priority measures at Leckwith Road, Llandough to Cardiff. Bus priority measures at Lavernock Road to Cardiff via the Barrage	**Failure to deliver all of the transport schemes by 2026.**
Performance		

Monitoring Target	AMR 6: 2023 - 2024	AMR 7: 2024 - 2025
A4050 Port Road to Cardiff Airport Bus Priority Measures.	Not applicable, scheme completed 2016/17.	Not applicable, scheme completed 2016/17.
Barry Island Link Road.	Not applicable, scheme completed in 2018.	Not applicable, scheme completed in 2018.
Gileston Old Mill B4265 improvements.	Not applicable, scheme completed in 2015/16.	Not applicable, scheme completed in 2015/16.
Improvements to the A4226 between Weycock Cross, Barry and Sycamore Cross, A48 (Five Mile Lane).	Not applicable, scheme operational October 2019.	Not applicable, scheme completed in 2021/22.
Cross Common Road Junction improvements.	Not applicable, scheme completed in 2017/18.	Not applicable, scheme completed in 2017/18.
North of A48, Bonvilston Road improvements.	Not applicable, scheme completed in September 2019.	Not applicable, scheme completed in September 2019.
Northern Access Road (NAR).	Not applicable, scheme completed May 2020.	Not applicable, scheme completed May 2020.
Link Road between A48 and Llantwit Major Road, Cowbridge.	Not applicable, scheme completed April 2020.	Not applicable, scheme completed April 2020.
Barry Dock Station bus Interchange.	Construction of the Barry Dock Station bus interchange was completed in June/July 2023. Ownership of the land to the north of the railway line is now with the Vale of Glamorgan and is planned for future Park and Ride expansion and potential commercial/residential opportunities.	Construction of the Barry Dock Station bus interchange was completed in June/July 2023. Ownership of the land to the north of the railway line is now with the Vale of Glamorgan and is planned for future Park and Ride expansion and potential commercial/residential opportunities.
Modernisation of the Valley Lines.	Ongoing, work being undertaken by Transport for Wales.	Ongoing, work being undertaken by Transport for Wales.
NCN Route 88 & associated local urban & rural connections.	Ecology surveys completed and route finalised. Detailed design completed. Planning application to be submitted summer 2024. Sustrans have been doing a study into 'Quiet Lanes' on rural areas of NCN88. They are going to complete a feasibility study for Penmark, Llancarfan, Llanmaes areas.	Sully to Cosmeston – A planning application for this route has been submitted for this route, which is pending determination. Sustrans completed their study on 'Quiet Lanes' and the scheme will be considered during 2025.

A4050 Culverhouse Cross to Cardiff Airport walking and cycling route.	Unable to progress during FY23/24 due to insufficient WG funding. This is being progressed in FY24/25 with a view to submitting a bid for construction in January 2025.	Waycock Cross to Cardiff Airport 0 Changes to Welsh Government funding applications has meant that an application for construction could not be submitted for FY25/26. Work planned during FY25-26 will include discussions with land owners and the completion of detailed design.
A48 Culverhouse Cross to Bridgend via Cowbridge walking and cycle route.	This scheme is not progressing at this time.	This scheme is not progressing at this time.
Barry Waterfront to Dinas Powys walking and cycling route.	Detailed design of route complete. Public consultation planned May 2024 with a planning application being submitted autumn 2024. Construction bid to be submitted to WG in Jan 25.	A planning application for this route has been submitted for this route, which is pending determination. Work planned during FY25-26 will include discussions with land owners and finalising detailed design plans in preparation for a future construction bid to Welsh Government.
Eglwys Brewis Road walking and cycling route in conjunction with the new Northern Access Road.	Not applicable, scheme completed May 2020.	Not applicable, scheme completed May 2020.
Bus Park and ride at Cosmeston.	Scheme not being progressed at the current time.	Scheme not being progressed at the current time.
Bus priority measures at A48 Culverhouse Cross to Bridgend via Cowbridge.	Scheme not being progressed at the current time.	Scheme not being progressed at the current time.
Bus priority measures at Merrie Harrier, Cardiff Road, Barry to Cardiff via Barry Road.	Scheme not being progressed at the current time. Bus Priority measures at Barons Court – design complete and feasibility/modelling to be undertaken in FY24/25 if regional Local Transport Fund allocation is agreed.	Scheme not being progressed at the current time. Feasibility/modelling undertaken in FY24/25.
Bus priority measures at Leckwith Road, Llandough to Cardiff.	Scheme not being progressed at the current time.	Scheme not being progressed at the current time.
Bus priority measures at Lavernock Road to Cardiff via the Barrage	Scheme not being progressed at the current time.	Scheme not being progressed at the current time.
Relevant LDP Policies		
Strategic Policies: SP1, SP2, SP7.		

Managing Growth / Development Policies: MG2, MG3, MG10, MG16, MD1, MD2, MD4. SA Objectives: 6, 10, 12, 13, 15
Analysis
This indicator remains within the identified monitoring target of 2026. Planning applications have been submitted for the Sully to Cosmeston and Barry to Dinas Powys Active Travel routes. Work planned during FY25-26 will include discussions with land owners and finalising detailed design plans in preparation for a future construction bid to Welsh Government. This monitored indicator will continue to be reviewed, but any schemes which have not commenced or made significant progress will be reviewed and considered as a part of the RLDP review.

Action	**No further action is required at this time; continue to monitor in future AMRs.**

Ref No. 3.2		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Number of major planning applications to be accompanied by a travel plan, above the relevant Transport Assessment thresholds identified in TAN18 (Annex D refers).	**All relevant planning applications to be accompanied by a travel plan.**	**1 or more relevant planning applications not accompanied by a Travel Plan or secured by a condition.**

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
Between April 1st 2023 and 31st March 2024 all relevant planning applications were accompanied by a Travel Plan.	Between April 1st 2024 and 31st March 2025 all relevant planning applications were accompanied by a Travel Plan.

Relevant LDP Policies
Strategic Policies: SP1, SP2, SP3, SP5, SP7, SP11. Managing Growth /Development Policies: MG2, MG3, MG6, MG7, MG8, MG9, MG10, MG11, MG16, MG29, MD1, MD2, MD4, MD13. SA Objectives: 6, 10, 12, 13, 15.
Analysis
The Council's Adopted Travel Plan SPG (see Indicator 3.3 below) indicates that a Travel Plan may be required for the following types of development depending on the level of existing public transport provision and accessibility to services and provision to accompany planning proposals where they are either: • Residential Development of 50 dwellings or more • Retail and Leisure Developments of 1000 sqm or greater • Business Developments of 2,500 sqm or greater • Industrial Developments of 5,000 sqm or greater • Distribution and Warehousing Developments of 10,000 sqm or greater • Hospital developments of 2500 sqm or greater

- Higher and Further Education Developments of 2500 sqm or greater
- All Schools
- Sport and Stadia Developments with 1,500 seats or greater.

Between April 1st 2024, and March 31st 2025 planning permission was granted for three major applications that required a Travel Plan. Travel plans were submitted for two of the applications and was secured by condition for the third.

Details of the application are shown below:

Application reference	Address	Development Description	Travel Plan
2023/01102/RG3	Land at Former Eagleswell School, Eagleswell Road, Llantwit Major	Temporary housing accommodation and associated works	Submitted and approved
2023/00948/FUL	Land off Sandy Lane, Ystradowen	Full planning application for residential development together with engineering, drainage, landscaping, highways and other associated works	Submitted and approved
2023/00826/FUL	Darren Farm, Westgate, Cowbridge	Redevelopment of site incorporating the erection of a Class B1 office building and a retirement living scheme for older people with communal lounge, refuse, guest suite, electric buggy, and house manager accommodation. Associated car parking with electric charging points, cycle storage realigned vehicular access, substation, retaining walls, sustainable drainage and landscaped grounds.	Required by condition

The monitoring target has been met during the monitoring period as set out above. In view of this, the Council considers that the relevant LDP policies and Travel Plan SPG are functioning effectively.

Action	**No action is required at this time; continue to monitor in future AMRs**

Ref No. 3.3
LOCAL: Preparation of Supplementary Planning Guidance relating to Travel Plans.
The Council adopted new Travel Plan Supplementary Planning Guidance in July 2018.

Ref No. 3.4
LOCAL: Preparation of Supplementary Planning Guidance relating to Parking Standards.
The Council adopted new Parking Standards Supplementary Planning Guidance in March 2019.

4. Built and Natural Environment

Contextual Changes: Please refer to section 3 of this AMR. Updates will be provided in future AMRs.

OBJECTIVE 4: To protect and enhance the Vale of Glamorgan's historic, built, and natural environment.

Ref No. 4.1		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Number of planning applications approved where there is an objection from Cadw or NRW.	**No planning applications approved where there is an objection from Cadw or NRW.**	**1 or more planning applications approved where there is an objection from Cadw or NRW.**

Performance	
AMR 6: 2023-2024	**AMR 7: 2024-2025**
No planning applications were approved by the Council during the AMR monitoring period contrary to the advice of Cadw or NRW.	Not monitored

Relevant LDP Policies

Strategic Policies: SP1, SP10.

Managing Growth / Development Policies: MD1, MD2, MD5, MD6, MD7, MD8, MD9, MD11.

SA Objectives: 3, 9, 11.

Analysis

In 2024/25 NRW were consulted 192 times and CADW were consulted 37 times on historic gardens and 54 times on ancient monuments.

There is insufficient resource available to review each response due to the way responses are recorded in the Council's planning applications software.

Action	Not monitored

Ref No. 4.2		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**

LOCAL: Number of planning applications approved in a Special Landscape Area not in accordance with Policy MG17.	No planning applications approved contrary to Policy MG17.	1 or more Planning applications approved contrary to Policy MG17.
Performance		
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**	
No monitoring undertaken during the 2023 – 2024 monitoring period.	No monitoring undertaken during the 2024 – 2025 monitoring period.	
Relevant LDP Policies		
Strategic Policies: SP1, SP10 Managing Growth / Development Policies: MG17, MD1, MD2, MD10, MD11, MD12, MD13, MD14, MD17, MD19. SA Objectives: 3, 9.		
Analysis		
The Council did not monitor this indicator between 1st April 2024 and 31st March 2025 as invariably any implications of the proposed development on the Special Landscape Area would have been fully considered through the planning application process and found to be acceptable.		
Action	**No action is required.**	

Ref No. 4.3		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Number of planning applications approved in a Green Wedge contrary to Policy MG18.	**No planning applications approved contrary to Policy MG18.**	**1 or more planning applications approved contrary to Policy MG18.**
Performance		
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**	
No monitoring undertaken during the 2023 – 2024 monitoring period.	No monitoring undertaken during the 2024 – 2025 monitoring period.	
Relevant LDP Policies		
Strategic Policies: SP1, SP10. Managing Growth / Development Policies: MG2, MG18, MD1, MD2, MD5, MD10, MD11, MD12, MD13, MD14, MD17, MD19. SA Objectives: 3, 9.		
Analysis		

The Council did not monitor this indicator between 1st April 2024 and 31st March 2025 as invariably any implications of the proposed development on the Green Wedges would have been fully considered through the planning application process and found to be acceptable.	
Action	**No action is required.**

Ref No. 4.4		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Number of planning applications approved in the Glamorgan Heritage Coast contrary to Policy MG27.	**No planning applications approved contrary to Policy MG27.**	**1 or more Planning applications approved contrary to Policy MG27.**
Performance		
AMR 6: 2023 - 2024	**AMR 7: 2024 – 2025**	
No monitoring undertaken during the 2023 – 2024 monitoring period.	No monitoring undertaken during the 2024 – 2025 monitoring period.	
Relevant LDP Policies		
Strategic Policies: SP1, SP10. Managing Growth / Development Policies: MG2, MG27, MD1, MD2, MD5, MD10, MD11, MD12, MD13, MD14, MD17, MD19. SA Objectives: 3, 9.		
Analysis		
The Council did not monitor this indicator between 1st April 2024 and 31st March 2025 as invariably any implications of the proposed development on the Glamorgan Heritage Coast would have been fully considered through the planning application process and found to be acceptable.		
Action	**No action is required.**	

Ref No. 4.5		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Number of planning applications approved which would have an adverse impact on a Site of Special Scientific Interest (SSSI).	**No planning permissions granted that would have an adverse impact on the designation without complying with the tests set out in Policy MG20 or national policy.**	**1 or more planning permissions granted not in accordance with Policy MG20 or national policy.**
Performance		
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**	

No monitoring undertaken during the 2023 – 2024 monitoring period.	No monitoring undertaken during the 2024 – 2025 monitoring period.
Relevant LDP Policies	
Strategic Policies: SP1, SP10. Managing Growth / Development Policies: MG19, MG20, MG21, MD1, MD2, MD9. SA Objectives: 3, 9.	
Analysis	
The Council did not monitor this indicator between 1st April 2024 and 31st March 2025 as invariably any implications of the proposed development on the Sites of Special Scientific Interest would have been fully considered through the planning application process and found to be acceptable.	
Action	**No action is required.**

Ref No. 4.6		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Number of planning applications approved which would have an adverse impact on a Site of Importance for Nature Conservation.	**No planning permissions granted that would have an adverse impact on the designation without complying with the tests set out in Policy MG21 or national policy.**	**1 or more Planning permissions granted not in accordance with Policy MG21 or national policy.**
Performance		
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**	
No monitoring undertaken during the 2023 – 2024 monitoring period.	No monitoring undertaken during the 2024 – 2025 monitoring period.	
Relevant LDP Policies		
Strategic Policies: SP1, SP10. Managing Growth / Development Policies: MG21, MD1, MD2, MD9. SA Objectives: 3, 9.		
Analysis		
The Council did not monitor this indicator between 1st April 2024 and 31st March 2025 as invariably any implications of the proposed development on a Site of Importance for Nature Conservation would have been fully considered through the planning application process and found to be acceptable.		
Action	**No action is required.**	

Ref No. 4.7		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Amount of public open space gained through development. (Ha).	**Net increase in open space.**	**No net bi-annual increase in open space.**

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
During the AMR monitoring period there has been a net gain in open space of 0.61 ha.	During the AMR monitoring period there has been a net gain in open space of 0.53 ha.

Relevant LDP Policies
Strategic Policies: SP1, SP10. Managing Growth / Development Policies: MG2, MG3, MG10, MG28, MD1, MD2, MD3, MD4, MD5. SA Objectives: 2, 3, 4, 5, 9, 15.

Analysis
The monitoring target has been met. The Council continues to secure additional open space as a part of new developments in line with the adopted open space standards set out in the Planning Obligations SPG.

Action	No action is required at this time; continue to monitor in future AMRs.

Ref No. 4.8
LOCAL: Preparation of Supplementary Planning Guidance relating to Householder Design Guidance.
The Council adopted a new Residential and Householder Development Supplementary Planning Guidance in April 2018.

Ref No. 4.9
LOCAL: Preparation of Supplementary Planning Guidance relating to Biodiversity and Development.
In accordance with the initial AMR monitoring target, the Council adopted a new Biodiversity and Development Supplementary Planning Guidance in April 2018. Notwithstanding the above, it has been the Councils intention to update the adopted SPG to reflect various changes to national policy. The publication of a revised version of Planning Policy Wales (Edition 12) (PPW) in February 2024 by the Welsh Government has further necessitated such a review with significant changes in national policy relating to the areas of Green Infrastructure, Net Benefit for Biodiversity and the Stepwise Approach, Protection for Sites of Special Scientific Interest and Trees and Woodland. The amended PPW has direct implications for the intended update to the Council's Biodiversity and Development Supplementary Planning Guidance (SPG) which will now be revised to incorporate the changes in PPW when resources permit following the adoption of the Replacement Local Development Plan (RLDP). Similarly, the proposed revision to the Design in the Landscape SPG will be undertaken once work on the RLDP has been finalised.

Action	Revise Biodiversity and Development Supplementary Planning Guidance following the adoption of the Replacement Local Development Plan.

Ref No. 4.10
LOCAL: Preparation of Supplementary Planning Guidance relating to Conversion and Renovation of Rural Buildings.
The Council adopted a new Conversion and Renovation of Rural Buildings Supplementary Planning Guidance in April 2018.

Ref No. 4.11		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Preparation of Supplementary Planning Guidance relating to Design in the Landscape.	**To produce Design in the Landscape Supplementary Planning Guidance within two years of the Plan's adoption.**	**Failure to prepare Supplementary Planning Guidance within two years of the Plan's adoption.**

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
The final draft Design in the Landscape SPG has been prepared by officers. However, progress on the SPG has been delayed due to other work requirements namely, progressing the Replacement Local Development Plan Draft Preferred Strategy and other related work.	The final draft Design in the Landscape SPG has been prepared by officers. However, progress on the SPG has been delayed due to other work requirements namely, progressing the Replacement Local Development Plan Deposit Plan and other related work.

Relevant LDP Policies
Strategic Policies: SP1, SP10. Managing Growth /Development Policies: MG17, MG18, MG27, MD1, MD2, MD10, MD11, MD12, MD13, MD14, MD17, MD19. SA Objectives: 1, 9, 10.

Analysis	
While the monitoring target has not been met, the draft SPG has been prepared but has been delayed due to other overriding work commitments. Preparation of the Deposit Replacement Local Development Plan is well underway and in light of the limited resources available, a revision to the Design in the Landscape SPG is only likely to commence after plan adoption.	
Action	**No action is required at this time; continue to monitor in future AMRs.**

Ref No. 4.12

LOCAL Preparation of Supplementary Planning Guidance relating to Public Art.
The Council adopted a new Public Art Supplementary Planning Guidance in July 2018.

Ref No. 4.13
LOCAL: Preparation of Supplementary Planning Guidance relating to Trees and Development.
The Council adopted a new Trees, Woodlands, Hedgerows and Development Supplementary Planning Guidance in July 2018.

5. Community Facilities

Contextual Changes: Please refer to section 3 of this AMR. Updates will be provided in future AMRs.

OBJECTIVE 5: To maintain enhance and promote community facilities and services in the Vale of Glamorgan.

Ref No. 5.1		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Education facilities identified in Policy MG6, secured through S106/CIL in association with new development.	**Deliver Policy MG6 (1) education facility by 2018.**	**Failure to deliver the new education facilities identified in Policy MG6 in accordance with the monitoring targets.**
	Deliver Policy MG6 (2) education facility by 2020.	**Failure to deliver the new education facilities identified in Policy MG6 in accordance with the monitoring targets.**
	Deliver Policy MG6 (3) education facility by 2024.	**Failure to deliver the new education facilities identified in Policy MG6 in accordance with the monitoring targets.**
	Deliver Policy MG6 (6) education facility by 2024.	**Failure to deliver the new education facilities identified in Policy MG6 in accordance with the monitoring targets.**
	Deliver Policy MG6 (4) and Policy MG6 (5) education facilities by 2026.	**Failure to deliver the new education facilities identified in Policy MG6 in accordance with the monitoring targets.**

Performance		
Monitoring Target	**AMR 6: 2023 - 2024**	**AMR 7: 2024 - 2025**
Deliver Policy MG6 (1) education facility by 2018.	Completed. No further action.	Completed. No further action.

Deliver Policy MG6 (2) education facility by 2020.	Completed. Target met.	Completed. Target met.
Deliver Policy MG6 (3) and Policy MG6 (6) education facility by 2024	MG6 (3) Completed. Target met.	MG6 (3) Completed. Target met.
	Completed. Target met.	Completed. Target met.
Deliver Policy MG6 (4) and Policy MG6 (5) education facilities by 2026.	MG6 (4) The Section 106 Agreement requires the land for the school site to be transferred prior to 150 dwellings. This transfer has now been completed and a planning application is anticipated in early 2025 with completion of the school anticipated in Q3 of 2026.	The Section 106 Agreement requires the land for the school site to be transferred prior to 150 dwellings. The land transfer was completed in 2024 and the contractor undertaking the development has since been appointed.
	For site MG6 (5) the outline planning application for this allocated mixed-use site, including for a primary school (planning application ref: 2020/01170/OUT) was approved by Planning Committee in March 2024 subject to the applicant entering into a Section 106 agreement. This application was subject to a call-in direction from the Welsh Minister, until the week commencing 30 September 2024, when the Welsh Minister advised that the Local Planning Authority could now determine the application.	The outline planning application for this allocated mixed-use site, including for a primary school (planning application ref: 2020/01170/OUT) was approved by Planning Committee in March 2024 subject to the applicant entering into a Section 106 agreement. Welsh Ministers were subsequently asked to call in the planning application for their own determination. However, in October 2024, it was confirmed that the application should not be called in and that the Local Planning Authority should determine the application. The draft Section 106 agreement is currently awaiting completion and requires a financial contribution towards educational requirements arising from the development as well as the transfer of the 1ha school site to the Council.

Relevant LDP Policies
Strategic Policies: SP1, SP2. Managing Growth / Development Policies: MG2, MG3, MG6, MD1, MD2, MD4, MD5. SA Objectives: 2, 4, 5.
Analysis
The target date of 2026 for the delivery of a new primary school on land to the north and west of Darren Close, Cowbridge (Policy MG6 [4] refers) is still on track to be met. However, given the delays in the planning application process for land at Upper Cosmeston Farm, Lavernock, the monitoring target date of 2026 for this new school may slip.

Action	**No action is required at this time; continue to monitor in future AMRs.**

Ref No. 5.2		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Community facilities identified in Policy MG7, secured through S106/CIL in association with new development.	**Deliver Policy MG7 (1) Barry Waterfront community facility by 2018.**	**Failure to deliver the new community facilities identified in Policy MG7 in accordance with the monitoring target.**
	Deliver Policy MG7 (3) Ogmore by Sea community facility by 2020.	
	Deliver Policy MG7 (2) St. Cyres Community facility by 2024.	
	Deliver Policy MG7 (4) Cosmeston community facility by 2026.	
Performance		
Monitoring Target	**AMR 6: 2023 - 2024**	**AMR 7: 2024 - 2025**
Deliver Policy MG7 (1) Barry Waterfront community facility by 2018.	The Council has previously secured S106 contributions from the developers of Barry Waterfront for the provision of community facilities which have supported the delivery of a number of relevant schemes to date. The East Quay public open space is being implemented and the district centre continues to be marketed.	The Council has previously secured S106 contributions from the developers of Barry Waterfront for the provision of community facilities which have supported the delivery of a number of relevant schemes to date. The East Quay public open space is nearing completion and some units within the district centre are now occupied.
Deliver Policy MG7 (3) Ogmore by Sea community facility by 2020.	The new village hall at Ogmore by Sea opened in January 2022 but did not meet the 2020 target set out in the LDP monitoring framework for the reasons previously identified. Completed.	The new village hall at Ogmore by Sea opened in January 2022 but did not meet the 2020 target set out in the LDP monitoring framework for the reasons previously identified.
Deliver Policy MG7 (2) St. Cyres Community facility by 2024.	The Council received the Section 106 Community Facilities contribution (£281,736) on 02/09/2020 from the development at the Former St. Cyres Lower School, Murch Road, Dinas Powys. The developer is still undertaking various site works prior to the transfer of the land back to the Council. In view of the delays with the site works, a Deed of Variation to the Section 106 agreement is being progressed to extend the date by which the community facilities contribution must be spent. In accordance with the Cabinet approval on 25/4/22 (minute C925 refers) the land will be disposed	The Council received the Section 106 Community Facilities contribution (£281,736) on 02/09/2020 from the development at the Former St. Cyres Lower School, Murch Road, Dinas Powys. The developer is still undertaking various site works prior to the transfer of the land back to the Council. In view of the delays with the site works, a Deed of Variation to the Section 106 agreement is being progressed to extend the date by which the community facilities contribution must be spent. In accordance with the Cabinet approval on 25/4/22 (minute C925 refers) the

	of to Dinas Powys Community Council by virtue of a 99-year lease. Dinas Powys Community Council are considering potential future uses for the site.	land will be transferred to Dinas Powys Community Council by virtue of a 99 year lease. Dinas Powys Community Council are considering potential future uses for the site.
Deliver Policy MG7 (4) Cosmeston community facility by 2026.	Planning application 2020/01170/OUT received on the 30/09/2020 was approved by Planning Committee in March 2024 subject to the applicant entering into a Section 106 agreement. This application was subject to a call-in direction from the Welsh Minister, until the week commencing 30 September 2024, when the Welsh Minister advised that the Local Planning Authority could now determine the application. Planning application 2022/01113/RG3 for a new specialist school and associated works at Lower Cosmeston farm, Lavernock has now been approved by the Council. Work commenced on site in April 2024.	Planning application 2020/01170/OUT was approved by Planning Committee in March 2024 subject to the applicant entering into a Section 106 agreement. However, it should be noted that this application was subject to a call-in direction from the Welsh Ministers. In October 2024 it was confirmed that the application should not be called in and that the Local Planning Authority should determine the application. Community facilities of circa 0.1-0.2 hectares will be provided on site. The Section 106 agreement is currently awaiting completion.

Relevant LDP Policies

Strategic Policies: SP1, SP2, SP6, SP11.

Managing Growth / Development: MG2, MG3, MG7, MG8, MG29, MD1, MD2, MD4, MD5, MD13.

SA Objectives: 2, 4, 5.

Analysis

In addition to the provision of site-specific facilities on the developments identified in policy MG7, where community facilities cannot be delivered on site, financial contributions have been accepted by the Council in lieu of community facilities. These payments have been used to upgrade and/or support existing community facilities within the locality.

The monitoring target for Policy MG7 (1) Barry Waterfront (as part of mixed use) was only partially met in the previous AMRs. However, significant progress has been made in recent years and work is underway to deliver additional community facilities both on site, and within the vicinity of the site.

The monitoring target for Policy MG7 (2) St. Cyres (as part of mixed use) has not been met due to the site works by the developer taking longer than expected. These are currently underway and it is anticipated that the land transfer will be progressed shortly. Dinas Powys Community Council are considering potential future uses for the site.

The monitoring target for Policy MG7 (4) Cosmeston Farm (as part of mixed use) is 2026 and will continue to be reviewed in future AMRs.

In view of the above, the Council considers that Policy MG7 and other relevant policies are working effectively.

Action	**No action is required at this time; continue to monitor in future AMRs.**

Ref No. 5.3

Annual Monitoring Indicator	Monitoring Target	Monitoring Trigger
LOCAL: Public open space identified in Policy MG28, secured through S106/CIL in association with new development.	**Deliver Policy MG28 (1) and Policy MG28 (4) public open space facilities by 2018.**	**Failure to deliver the new public open space facilities in accordance with the monitoring target.**
	Deliver Policy MG28 (5), and Policy MG28 (8) public open space facilities by 2020.	
	Deliver Policy MG28 (7), Policy and Policy MG28 (10) public open space facilities by 2024.	
	Deliver Policy MG28 (2), Policy MG28 (3) and Policy MG25 (6) public open space facilities by 2026.	
Performance		
Monitoring Target	**AMR 6: 2023 - 2024**	**AMR 7: 2024 - 2025**
Deliver Policy MG28 (1) and Policy MG28 (4) public open space facilities by 2018.	Completed – no longer applicable.	Completed – no longer applicable.
Deliver Policy MG28 (5), and Policy MG28 (8) public open space facilities by 2020.	MG28 (5) Completed.	MG28 (5) Completed.
	MG28 (8) The site is still not complete as the developer went into administration in October 2023. Up until this point, areas of public open space were being laid out and completed in accordance with the agreed details contained within the S106 Agreement i.e. before the first beneficial occupation of any of the dwellings directly adjoining or overlooking the public open space areas. Monitoring target only partially met.	MG28 (8) The site is still not completed as the developer went into administration in October 2023. Up until this point, areas of public open space were being laid out and completed in accordance with the agreed details contained within the Section 106 Agreement i.e. before the first beneficial occupation of any of the dwellings directly adjoining or overlooking the public open space areas. Monitoring target therefore only partially met.
Deliver Policy MG28 (7), Policy MG28 (9) and Policy MG28 (10) public open space facilities by 2024.	MG28 (7) Land to the north of the railway line, Rhoose. The Council has secured 1.43 Ha of open space within the western half of the allocation, and the open space has been completed. Monitoring target only partially met for 2024.	MG28 (7) Land to the north of the railway line, Rhoose. The Council has secured 1.43 Ha of open space within the western half of the allocation, and the open space has been completed. Monitoring target only partially met for 2024.

	With regards to the remaining eastern half of the allocation, a planning application has been submitted (2022/00733/FUL) and is currently under consideration by the Council.	With regards to the remaining eastern half of the allocation, a planning application has been submitted (2022/00733/FUL) and is currently under consideration by the Council.
	Policy MG28 (9) Land off Sandy Lane, Ystradowen (0.43 ha). To date, half of the mixed-use allocation MG2 (48) has come forward for development (ref: 2013/00856/OUT / 2014/01483/RES). The Council has now received a formal application (ref:2023/00948/FUL) for the remaining half which is currently under consideration.	Policy MG28 (9) Land off Sandy Lane, Ystradowen (0.43 ha). Initially, only half of the mixed-use allocation came forward for development (ref: 2013/00856/OUT / 2014/01483/RES). A further application (ref:2023/00948/FUL) for the remaining half was submitted and approved in December 2024.
	MG28 (10) Land at Upper Cosmeston Farm, Lavernock. The outline planning application for this allocated mixed-use site, including public open space (planning application ref: 2020/01170/OUT) was approved by Planning Committee in March 2024 subject to the applicant entering into a Section 106 agreement. This application was subject to a call-in direction from the Welsh Minister, until the week commencing 30 September 2024, when the Welsh Minister advised that the Local Planning Authority could now determine the application. Monitoring Target not met for 2024.	MG28 (10) Land at Upper Cosmeston Farm, Lavernock. A planning application (ref 2020/01170/OUT) was received on the 30/09/2021 and approved by Planning Committee in March 2024 subject to the applicant entering into a Section 106 agreement. This application was subject to a call-in direction from the Welsh Minister, until the week commencing 30 September 2024, when the Welsh Minister advised that the Local Planning Authority could now determine the application. The application includes the provision of suitable public open space within the confines of the site (1 x NEAP, 3 x LEAPs and 4 x LAPs). The Section 106 agreement is currently awaiting completion. Consequently, the monitoring target was not met for 2024.
Deliver Policy MG28 (2), Policy MG28 (3) and Policy MG25 (6) public open space facilities by 2026.	MG28 (2) The monitoring target is outside of the current AMR period. An appeal for non-determination has been submitted for planning application 2019/00871/OUT. PEDW have requested further environmental information from the applicant for the appeal.	The monitoring target is outside of the current AMR period. The decision to grant planning . An appeal for non-determination has been submitted for planning application 2019/00871/OUT and the Public Inquiry is expected to resume in the next monitoring year.

	MG28 (3) The monitoring target is outside of the current AMR period. Reserved matters application for East Quay public open space approved (Ref: 2019/01371/RES). Work is underway.	The monitoring target is outside of the current AMR period. Reserved matters application for East Quay public open space approved (Ref: 2019/01371/RES). Works are currently nearing completion.
	MG25 (6) The monitoring target is outside of the current AMR period. Not started. No planning application received to date.	MG25 (6) The monitoring target is outside of the current AMR period. Not started. No planning application received to date.
Relevant LDP Policies		
Strategic Policies: SP1, SP2. Managing Growth / Development: MG2, MG3, MG28, MD1, MD2, MD3 MD4, MD5. SA Objectives: 2, 4, 5, 8, 9, 10.		
Analysis		
Policy MG28 (8) Land to the east of Bonvilston (0.55 ha open space) is yet to be completed as the associated housing development is currently paused due to the developer going into administration. The monitoring targets for 2024 have still not been fully met for the reasons set out above. However, progress has been made in respect of the 2 public open space allocations in terms of their planning status. The monitoring targets for the other public open space allocations are outside of the current AMR period. In view of the monitoring data, the Council will continue to closely monitor the progress of the outstanding public open spaces identified in Policy MG28. The Council considers that Policy MG 28 and other relevant LDP policies are working effectively.		
Action	**No action is required at this time; continue to monitor in future AMRs.**	

Ref No. 5.4		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Number of community facilities lost through development.	**No unacceptable loss of community facilities in areas of identified need in accordance with Policy MD5 (Development within Settlement Boundaries).**	**The loss of 1 community facility in an area of identified need not in accordance with Policy MD5.**
Performance		
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**	
No developments were approved which resulted in the unacceptable loss of community facilities in an area of identified need contrary to Policy MD5 (Development within Settlement Boundaries).	No developments were approved which resulted in the unacceptable loss of community facilities in an area of identified need contrary to Policy MD5 (Development within Settlement Boundaries).	
Relevant LDP Policies		
Strategic Policies: SP1, SP11.		

Managing Growth / Development: MG2, MG7, MG8, MG29, MD1, MD2, MD3, MD4, MD5, MD13. SA Objectives: 2, 4, 5.	
Analysis	
Between 1st April 2024 and 31st March 2025, 0 applications were approved by the Council which resulted in the loss of a community facility. In view of the above, the Council considers that Policy MG5 and other relevant policies are working effectively.	
Action	**No action is required at this time; continue to monitor in future AMRs.**

Ref No. 5.5
LOCAL: Preparation of Supplementary Planning Guidance relating to Planning Obligations.
The Council adopted new Planning Obligations Supplementary Planning Guidance in July 2017.

6. RETAIL

Contextual Changes: Please refer to section 3 of this AMR. Updates will be provided in future AMRs.
OBJECTIVE 6: To reinforce the vitality, viability, and attractiveness of the Vale of Glamorgan's town, district, local and neighbourhood shopping centres.

Ref No. 6.1 (i)		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
CORE: Amount of retail, office and leisure development (sq.m) permitted within established town and district centre boundaries.	**Maintain or increase the level of retail floorspace within town and district centres.**	**10% reduction in the level of existing retail floorspace within town and district centres.**
	Maintain or increase the level of office floorspace within town and district centres.	**10% reduction in the level of existing office floorspace within town and district centres.**
	Maintain or increase the level of leisure floorspace within town and district centres.	**10% reduction in the level of existing leisure floorspace within town and district centres.**
Performance		
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**	

Decrease of 5,561sqm retail floorspace. Total retail floorspace at start of monitoring period in 2017 was 82,019 sqm. The decrease in retail floorspace accounts for a 6.8% reduction since 2017. This is a decrease in the amount of available retail floorspace of 1,262sqm over that recorded in the previous monitoring period however this remains within the monitoring target.	Decrease of 6,743 sqm retail floorspace. Total retail floorspace at start of monitoring period in 2017 was 82,019 sqm. The decrease in retail floorspace accounts for an 8.2% reduction since 2017. This is a decrease in the amount of retail floorspace of 1,182 sqm over that recorded in the previous monitoring period however this remains within the monitoring target.
Ground floor: Increase of 2 sqm in office space. Total B1 office space at start of monitoring period in 2017 was 2,380 sqm. The increase accounts for a rise of less than 1% in B1 office space since 2017 and has decreased since the previous monitoring period.	Ground floor: Increase of 445 sqm in office space. Total B1 office space at start of monitoring period in 2017 was 2,380 sqm. The increase accounts for a rise of 18.7% in B1 office space since 2017 and the figure has increased (443 sqm) since the previous monitoring period.
Increase of 1,076 sqm in leisure floorspace. Total D1/D2 leisure space at the start of the monitoring period in 2017 was 4,948 sqm. The increase accounts for a rise of 21.7% in D1/D2 leisure floorspace since 2017 and the is figure has increased (307 sqm) since the previous monitoring period.	Increase of 1,522 sqm. Total D1/D2 leisure space at the start of the monitoring period in 2017 was 4,948 sqm. The increase accounts for a rise of 30.8% in D1/D2 leisure floorspace since 2017 and the is figure has increased (446 sqm) since the previous monitoring period.
Relevant LDP Policies	
Strategic Policies: SP1, SP2, SP5, SP6, SP11. Managing Growth / Development Policies: MG2, MG3, MG7, MG9, MG10, MG11, MG12, MG13, MG14, MG15, MG29, MD1, MD4, MD13, MD14. SA Objectives: 2, 4, 5, 13, 14, 15.	
Analysis	
All monitoring targets have been met. While the level of available retail floorspace within the town and district centres has again decreased, the decrease is reflected in the increase in office and leisure uses and is considered to reflect the change in attitude towards a more flexible approach to acceptable uses within town and district centres. In terms of new office and leisure uses, the data shows a significant increase in both indicators over the monitoring period however, this is considered to reflect changes to policy and legislation in recent years which has sought to introduce a degree of flexibility into planning decisions within town and district centres. In view of the monitoring data, the Council will continue to monitor this indicator to determine the effectiveness of the policy framework relating to this issue. The retail analysis along with the recent retail assessment undertaken by NEXUS planning consultancy will inform the Replacement Local Development Plan and form the basis for policy development and future monitoring.	
Action	**No action is required at this time; continue to monitor in future AMRs.**

Ref No. 6.1 (ii)		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
CORE: Amount of retail, office and leisure development (sq.m)	**No major retail floor space permitted outside town and district centre boundaries unless in**	**1 or more planning application approved for major retail floorspace outside town and district centres**

permitted outside established town and district centre boundaries.	**accordance with Policy MG13 (Edge and Out of Town Retailing Areas).**	**unless in accordance with Policy MG13.**
	No major office floor space permitted outside town and district centre boundaries unless in accordance with Policy MD14 (New Employment Proposals).	**1 or more planning application approved for major office floorspace outside town and district centres unless in accordance with Policy MD14.**
	No major leisure floor space permitted outside town and district centre boundaries unless in accordance with Policy MD13 (Tourism and Leisure) or MG29 (Tourism and Leisure Facilities).	**1 or more planning application approved for major leisure floorspace outside town and district centres unless in accordance with policies MD13 and MG29.**

Performance

AMR 6: 2023 - 2024	AMR 7: 2024 - 2025
No major retail floor space was permitted outside of town and district centre boundaries within the monitoring period. No major office floor space was permitted outside of town and district centre boundaries within the monitoring period. No major leisure floor space was permitted outside of town and district centre boundaries within the monitoring period.	1 major planning application for a Class A1 food store was recommended for approval by planning committee outside of the town and district centres within the monitoring period. This application has subsequently been called in for determination by the Welsh Ministers. No major office floor space was permitted outside of town and district centre boundaries within the monitoring period. No major leisure floor space was permitted outside of town and district centre boundaries within the monitoring period.

Relevant LDP Policies

Strategic Policies: SP1, SP2, SP5, SP6, SP11.

Managing Growth / Development Policies: MG2, MG3, MG7, MG9, MG10, MG11, MG12, MG13, MG14, MG15, MG29, MD1, MD4, MD13, MD14.

SA Objectives: 2, 4, 5, 13, 14, 15.

Analysis

1 major retail application was considered by planning committee outside of identified town or district boundaries between 1st April 2024 and 31st March 2025. The application was for a Class A1 food store (application 2022/00907/FUL refers) on land on the periphery of Llantwit Major. Planning committee voted to approve the application contrary to officer recommendations in February 2025. The application was subsequently called in by the Welsh Ministers in June 2025 for their own determination. As no formal decision has therefore been made on the application, further details will be provided in subsequent AMR.

Notwithstanding the one major retail application detailed above, which was recommended for approval by planning committee contrary to officer recommendation, and has which has yet to be formally determined by Welsh Ministers, it is

considered that the relevant policies are working effectively. The Council will continue to monitor this indicator to determine the effectiveness of the policy framework relating to this issue.	
Action	**No action is required at this time; continue to monitor in future AMRs.**

Ref No. 6.2		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Number of applications approved annually for non-A1 uses in primary and secondary frontages of the town and district retail centres.	**The level of non-A1 uses is 35% or less within primary frontages and 50% or less within secondary frontages in accordance with Policy MG14.**	**1 or more non-A1 uses granted planning permission where the town and district centre are at or above 35% within primary frontages and 50% within secondary frontages.**

Performance

AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
No planning applications have been granted for non-A1 uses within the primary and secondary frontages of the town and district retail centres during the monitoring period.	Seven planning applications were approved for non-A1 uses within the primary and secondary frontages of the town and district retail centres during the monitoring period.

Relevant LDP Policies

Strategic Policies: SP1, SP6.

Managing Growth / Development Policies: MG12, MG14, MD1, MD5.

SA objectives: 2, 4, 5, 14.

Analysis

	2023		**2024**		**2025**	
	Non-A1 in Primary Frontage (%)	Non-A1 in Secondary Frontage (%)	Non-A1 in Primary Frontage (%)	Non-A1 in Secondary Frontage (%)	Non-A1 in Primary Frontage (%)	Non-A1 in Secondary Frontage (%)
Town Centre						
Holton Road	38.0	63.9	31.0	63.9	30.0	57.4
District Centres						
Cowbridge	29.7	57.1	27.7	41.2	29.2	54.2
High St/Broad St	47.5	60.0	48.7	52.5	43.6	50.6

Llantwit Major	34.8	54.3	34.8	57.1	34.8	45.7
Penarth	37.8	44.4	35.1	43.9	32.4	44.4

Source: Vale of Glamorgan Planning data (2025)

The monitoring data indicates that most of the town and district centres have again seen a decrease in the level of non-A1 uses within both the primary and secondary shopping frontages during the monitoring period. While non-A1 uses within secondary frontages have exceeded the monitoring targets in 3 of the centres (Holton Road, Cowbridge and High St / Broad St) the overall trend is down, and the exceedance of the monitoring target is not considered to require further investigation or action. Only one centre, Cowbridge has seen an increase in the number of non-A1 retail uses in both the primary and secondary frontages of the retail centre and as only 1 planning application was approved for a change from A1 retail during the monitoring period it is assumed that the increases are a result of previously vacant units with existing consents coming back into use. The remaining centres have all seen a decrease in the level of non-A1 uses across the retail centre which as in previous years is considered to indicate continued confidence in the centres. Applications for the re-use of previously vacant commercial buildings e.g. banks, continue as do applications for consolidating uses within units. These are again considered to represent a continuing trend in confidence in the Vale's retail centres.

In view of the monitoring data, the Council will continue to monitor this indicator to determine the effectiveness of the policy framework relating to this issue and the results will inform the RLDP.

Action	**No action is required at this time; continue to monitor in future AMRs**

Ref No. 6.3		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Number of applications approved annually for non-A1 uses in local and neighbourhood retail centres.	**The level of non-A1 uses in local and neighbourhood centres is 50% or less in accordance with Policy MG15.**	**1 or more non-A1 uses granted planning permission where the local and neighbourhood centre is at or above 50%.**

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
2 planning applications were approved within the local and neighbourhood centres during the AMR monitoring period. Neither of the approved applications resulted in a decrease to the level of A1 uses within the local and neighbourhood centre.	2 planning applications were approved within the local and neighbourhood centres during the AMR monitoring period. Neither of the approved applications resulted in a decrease to the level of A1 uses within the local and neighbourhood centre.

Relevant LDP Policies
Strategic Policies: SP1, SP6. Managing Growth Policies: MG12, MG15, MD1, MD5. SA objectives: 2, 4, 5, 14.
Analysis
Percentage of A1 and non-A1 uses in the local and neighbourhood retail centres:

2025						
Centre	**Occupied Units**	**Vacant Units**	**Number of A1 uses in Centre**	**(%) of A1 uses in Centre**	**Number of Non-A1 uses in Centre**	**(%) of Non-A1 uses in Centre**
Local Centres						
Barry Road, Cadoxton	8	1	4	50.0	4	50.0
Cardiff Rd Dinas Powys	14	2	4	28.6	10	71.4
Cornerswell Road	21	2	10	47.6	11	52.4
Dinas Powys Village	17	2	5	29.4	12	70.6
Main Street, Cadoxton	12	4	7	58.3	5	41.7
Park Crescent, Barry	29	8	17	58.6	12	41.4
Rhoose, Fontygary Road	13	0	7	53.8	6	46.2
St Athan, The Square	12	1	8	66.7	4	33.3
Upper Holton Road	30	2	15	50.0	15	50.0
Vere Street, Cadoxton	9	3	5	55.6	4	44.4
Neighbourhood Centres						
Adenfield Way (Demolished)	0	0	0	0	0	0
Boverton	6	1	3	50.0	3	50.0
Bron y Mor, Barry	5	0	1	20.0	4	80.0
Camms Corner, Dinas Powys	9	0	6	66.7	3	33.3
Castle Court, Dinas Powys	7	1	4	57.1	3	42.9
Crawshay Drive, Llantwit Major	2	0	1	50.0	1	50.0
Cwm Talwg Centre, Barry	8	1	4	50.0	4	50.0

Park Road	5	0	1	20.0	4	80.0
Pill Street	4	0	3	75.0	1	25.0
Skomer Road, Gibbonsdown	4	0	1	25.0	3	75.0
Tennyson Road	5*	0	4	80.0	1	20.0

Source: Vale of Glamorgan Planning Data (2025)

**reduction in units since 2022 due to amalgamation.*

Of the approved applications within the local and neighbourhood centres during the monitoring period, 1 application sought an amendment to the opening hours of an existing premises and the other application sought to replace the shopfront of a unit within an established local centre. Notwithstanding these minor changes, the monitoring data indicates that the local and neighbourhood retail centres continue to maintain a significant level of A1 uses. While some of the local centres have seen an increase in the level of non-A1 uses, these can be attributed to a small increase in the vacancy rates within those centres and should not be viewed as a cause for concern as small increases in vacancy rates within small centres, can have significant impacts on the percentage of A1 units within a centre. These increases will be monitored in future AMR to ascertain any continuing trends that might need to be addressed.

As a part of the evidence base for the Replacement Local Development Plan (RLDP), the Council commissioned work from Nexus planning to assess the Vale of Glamorgan retail centres and the recommendations of this work, will influence the relevant retail policy direction of the RLDP.

Action	**No further action required, continue to monitor local and neighbourhood centres in accordance with AMR monitoring indicators.**

Ref No. 6.4		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Percentage of vacant retail units within the primary shopping frontage of the town and district centre boundaries.	**A decrease in the vacancy rates within the primary shopping frontage of town and district centres.**	**An increase in the vacancy rates recorded for 2 consecutive years within the primary shopping frontage of town and district centres.**

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
Vacancy rates within the primary frontages of all town and district retail centres have decreased or remained static since the last AMR period.	Vacancy rates within the primary frontages of Barry and two of the district retail centres have slightly increased over the monitoring period. Vacancy rates in the remaining two centres have been static and decreased.

Relevant LDP Policies
Strategic Policies: SP1, SP6 Managing Growth: MG12, MG14, MD1, MD5.

SA objectives: 2, 4, 5, 14.

Analysis

	2022	2023	2024	2025				
	Vacancy Rate (%)	Vacancy Rate (%)	Vacancy Rate (%)	Vacancy Rate (%)	Units Occupied	Units Vacant	Occupancy Rate (%)	Total Units
Town Centre								
Holton Rd, Barry	15.0	17.0	15.0	21.0	79	21	85.0	100
District Centre								
Cowbridge	4.7	9.4	4.7	7.7	60	5	92.3	65
High St/Broad St	0	5.0	2.6	5.1	37	2	94.9	39
Llantwit Major	8.7	8.7	8.7	8.7	21	2	91.3	23
Penarth	2.7	8.1	5.4	2.7	36	1	97.3	37

Source: Vale of Glamorgan Planning Data 2025.

This monitoring period has seen a slight increase in vacancy rates in 3 of the 5 centres monitored, these being Barry (Holton Road), Cowbridge and High Street/Broad Street. In the two remaining district centres of Llantwit Major and Penarth, vacancy rates are stable and have decreased respectively. While the increase in vacancy rates warrants attention, it is not considered a cause for concern. In Holton Road, vacancy rates have fluctuated in recent years and the current fall is considered to represent a part of this ongoing trend. In Cowbridge, the data indicates that the increase is attributable at least in part to the loss of financial and professional services within previously established town centre use buildings e.g. banks, and in High St/Broad St, the centre experiences high degrees of retail churn and the presence of additional vacant units is expected. Despite the small increases in vacancy rates in this monitoring period, no centre has experienced two consecutive decreases, and the indicator remains positive with all centres experiencing generally high occupancy levels.

Action	**No further action required. Council to continue to monitor indicator in future AMRs.**

Ref No. 6.5		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Percentage of vacant retail units within local and neighbourhood centre boundaries	**A decrease in the vacancy rates within local and neighbourhood centres.**	**An increase in the vacancy rates recorded for 2 consecutive years within local and neighbourhood centres.**

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
No local or neighbourhood retail centres have experienced two consecutive years where vacancy rates have increased.	One local centre has seen vacancy rates increase over two consecutive years.

Relevant LDP Policies

Strategic Policies: SP1, SP6.

Managing Growth: MG12, MG15, MD1, MD5.

SA objectives: 2, 4, 5, 14.

Analysis

	Vacancy Rates (%)				2025		
Local centres	**2022**	**2023**	**2024**	**2025**	**Occupied Units**	**Vacant Units**	**Total Units**
Barry Road, Cadoxton	22.2	11.1	11.1	11.1	8	1	9
Cardiff Rd Dinas Powys	0	18.6	18.8	12.5	14	2	16
Cornerswell Road	4.3	0	8.7	8.7	21	2	23
Dinas Powys Village	10.5	10.5	5.3	10.5	17	2	19
Main Street, Cadoxton	18.7	18.7	25.0	25.0	12	4	16
Park Crescent	10.8	10.8	18.9	21.6	29	8	37
Rhoose, Fontygary Road	0	0	0	0	13	0	13
St Athan, The Square	7.7	0	0	7.7	12	1	13
Upper Holton Road	12.5	28.1	12.5	6.25	30	2	32
Vere Street, Cadoxton	33.3	25	33.3	25.0	9	3	12
	Vacancy Rates (%)				**2025**		
Neighbourhood centres	**2022**	**2023**	**2024**	**2025**	**Occupied Units**	**Vacant Units**	**Total Units**
Adenfield Way, Rhoose	Demolished	NA	NA	NA	NA	NA	NA
Boverton	14.3	14.3	14.3	14.3	6	1	7

Bron y Mor, Barry	0	0	0	0	5	0	5
Camms Corner, Dinas Powys	0	0	0	01	9	0	9
Castle Court, Dinas Powys	12.5	12.5	12.5	12.5	7	1	8
Crawshay Drive, Llantwit Major	50.0	0	0	0	2	0	2
Cwm Talwg Centre, Barry	11.1	11.1	11.1	11.1	8	1	9
Park Road, Barry	0	0	0	0	5	0	5
Pill Street	25.0	0	0	0	4	0	4
Skomer Road, Gibbonsdown	0	0	0	0	4	0	4
Tennyson Road, Penarth	0	0	0	0	5	0	5*

*Source: Vale of Glamorgan Planning Data (2025) *reduction in units since 2022 due to amalgamation.*

The monitoring data indicates that the Vale's local and neighbourhood retail centres would appear to be performing well given the prevailing retail situation across Wales and the UK. While there have been increases in three local centres over the monitoring period, only one of these centres has experienced a year-on-year increase contrary to the performance indicator. It is therefore considered that with the small number of exceptions detailed, that the Vale of Glamorgan local and neighbourhood centres continue to maintain high levels of occupancy with some local centres increasing occupancy rates since the 2024 AMR. While a small number of retail centres have experienced increases in vacancy rates since the last AMR, it is considered that the increases are not representative of major issues and merely reflect natural variations in vacancy rates within the centre(s) and do not warrant immediate concern. Overall, it is considered that the evidence illustrates that the local and neighbourhood centres remain attractive to local retail businesses which is reflected in the level of 'retail churn' shown at the centres which indicates that the local and neighbourhood centres remain popular. The Council will continue to monitor this indicator closely in future AMRs and there is currently no cause for concern.

Action	**No further action required. Council to continue to monitor indicator in future AMRs.**

Ref No. 6.6 (New Monitoring Target resulting from 2019 AMR indicators 6.2, 6.3, 6.4 & 6.5)		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Preparation of Supplementary Planning Guidance relating to Retailing.	**To produce Retail Supplementary Planning Guidance by 31st October 2020.**	**Failure to prepare Supplementary Planning Guidance by 31st October 2020.**
Performance		
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**	

The Retail and Town Centres SPG was approved by Cabinet on 27th February 2023 for use in development management decisions.	The Retail and Town Centres SPG was approved by Cabinet on 27th February 2023 for use in development management decisions.
Relevant LDP Policies	
Strategic Policies: SP1, SP6 Managing Growth / Development Policies: MG12, MG14, MG15, MD1, MD5. SA objectives: 2, 4, 5, 14.	
Analysis	
The Retail and Town Centres SPG was approved by Cabinet on 27th February 2023 for use in development management decisions.	
Action	**SPG adopted. No further action required.**

7. Housing

Contextual Changes: Please refer to section 3 of this AMR

Ref No. 7.1.1		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
The annual level of housing completions monitored against the Average Annual Requirement (AAR)	**To deliver as a minimum the Annual Average Requirement of 630.66 dwellings. (At 2025 target would be 8,829 dwellings).**	**No trigger set.**
Performance		
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**	
At April 1st, 2024 the LDP had delivered 6,516 additional dwellings i.e. 21.2% below the cumulative target of 8,198 dwellings for the period. This equates to 503.5 per annum, set against a target of 630.66 per annum.	At April 1st, 2025 the LDP had delivered 6,999 additional dwellings i.e. 21% below the cumulative target of 8,829 dwellings for the period. This equates to 500 per annum (499.9 rounded), set against a target of 630.66 per annum.	
Relevant LDP Policies		
Strategic Policies: SP1, SP2, SP3, SP4. Managing Growth/ Development Policies: MG1, MG2, MG3, MG4, MD1, MD5, MD6, MD10, MD11. SA Objectives: 1, 3, 4, 8, 10, 12.		
Analysis		

The LDP identifies a housing requirement of 9,460 dwellings over the plan period 2011-2026, equating to an Annual Average Requirement (AAR) of 630.66 dwellings per annum. In April 2025, the cumulative dwelling target based on the AAR would be 8,829 dwellings (630.66 x 14 years).

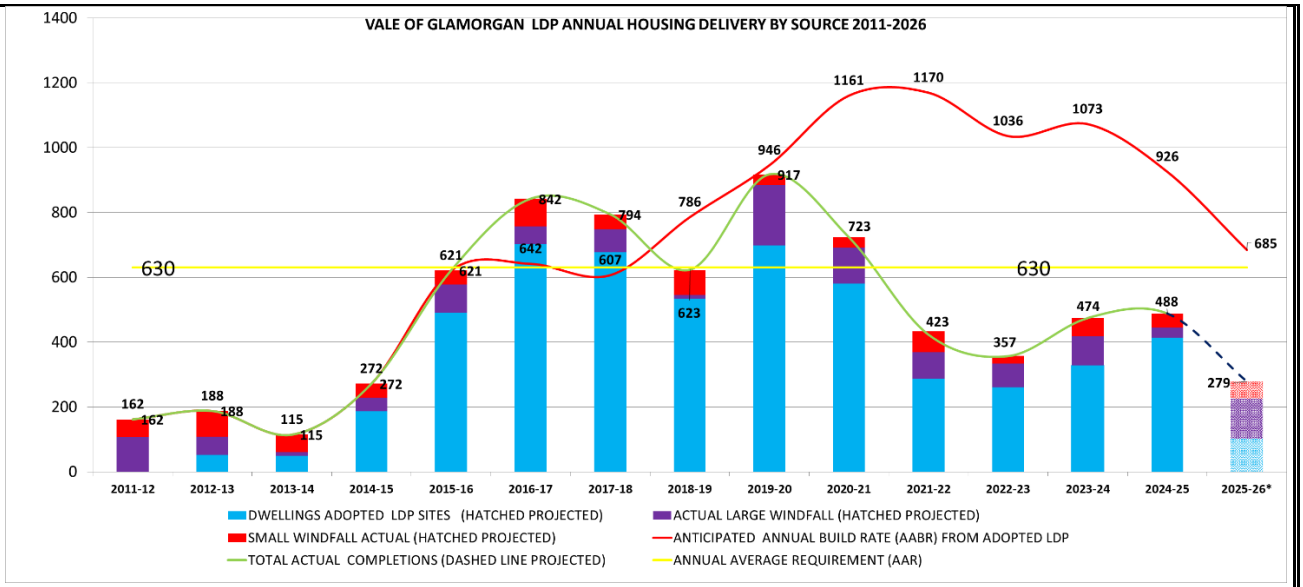
The monitoring data indicates that between 1st April 2011 and 31st March 2025, the LDP has delivered **6,999 dwellings** which equates to an annual average delivery of **500 dwellings per annum**, against the trajectory completions total of 8,893 dwellings and an annual average delivery rate of 630.66 dwellings.

In accordance with new national policy for monitoring housing delivery, the Council has produced the following table which provides a comparison (+/-%) between the Annual Average Requirement (AAR) and actual annual dwelling completions. In addition, the table below provides an analysis of housing delivery against the housing trajectory set out in the Council's LDP Housing Land Supply Trajectory (2016), which the Council the prepared as evidence at the LDP examination (Council Action Point Response to HS 2 and 3 AP4, AP6, AP9 and AP10 refers).

LDP YEAR	TRAJECTORY ADUSTMENT MINUS 10% TRAJECTORY	ACTUAL ANNUAL COMPLETIONS	% ANNUAL COMPLETIONS AGAINS TRAJECTORY	ANNUAL COMPLETIONS REQUIRED TO DELIVER REQUIREMENT	% ANNUAL COMPLETIONS AGAINS ANNUAL AVERAGE REQUIREMENT
2011-12	162	162	100.00%	630	25.71%
2012-13	188	188	100.00%	630	29.84%
2013-14	115	115	100.00%	630	18.25%
2014-15	272	272	100.00%	630	43.17%
2015-16	621	621	100.00%	630	98.57%
2016-17	600	842	140.33%	630	133.65%
2017-18	547	794	145.16%	630	126.03%
2018-19	708	623	87.99%	630	98.89%
2019-20	851	917	107.76%	630	145.56%
2020-21	1045	723	69.19%	630	114.76%
2021-22	*1053*	423	40.17%	630	67.14%
2022-23	932	357	38.30%	630	56.67%
2023-24	966	474	49.07%	630	75.24%
2024-25	833	488	58.94%	630	77.94%
2025-26*	*616*	*279*	*45.29%*	*630*	*44.29%*
Completions to 2025		6,999			
Completions to 2026		7,278			

The table above indicates that at the end of the plan period April 1st, 2026, the Council monitoring data forecast actual total completions of 7,278 dwelling completions, equating to an annual average of 485 dwellings.

The following graph provides further comparison between the rate of housing delivery over the Plan period, (Green Line) against the annual average requirement (Yellow Line) and the dwelling completions within the LDP housing trajectory (Red Line). The bar chart provides a breakdown of housing delivery by source, namely adopted LDP housing allocations and small and large windfall developments:



The above graph indicates that in the final year of the adopted LDP completions are anticipated to reduce as existing sites currently under construction are built out prior to additional phases or sites with planning permission coming on stream. It is envisaged that beyond the plan period build rates will steadily increase as rates of development increase on sites with permission alongside new RLDP sites following adoption of the RLDP in 2027. In this regard the Council is currently progressing with its RLDP, and a new housing trajectory shall be prepared for the RLDP.

Action	**The Council has now commenced preparation of the RLDP which will include a review of housing delivery, land supply and dwelling requirement for the revised plan period 2021-2036.**

Ref No. 7.1.2		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
Total cumulative completions monitored against the anticipated cumulative completion rate.	**Build 8,893 dwellings by 2025 as set out in the LDP housing trajectory**	**No Trigger Set**
Performance		
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**	
At 1st April 2024 the LDP delivered 6,516 dwellings, the LDP housing trajectory estimated that the LDP should deliver 8,054 dwellings.	At 1st April 2025 the LDP delivered 6,999 dwellings, the LDP housing trajectory estimated that the LDP should deliver 8,893 dwellings.	
Relevant LDP Policies		
Strategic Policies: SP1, SP2, SP3, SP4. Managing Growth/ Development Policies: MG1, MG2, MG3, MG4, MD1, MD5, MD6, MD10, MD11. SA Objectives: 1, 3, 4, 8, 10, 12.		
Analysis		

The Council's LDP Housing Land Supply Trajectory Background Paper (September 2016) sets out the anticipated delivery of new housing for each year of the Plan period (2011-2026) and was prepared by the Council to demonstrate how the LDP shall deliver the requirement of 9,460 dwellings over the Plan period, plus 10% to provide plan flexibility.

The trajectory provides projected rates of housing delivery annually from residential housing allocations within the LDP, along with large and small site windfall developments. In preparing the trajectory, assistance was provided by the development industry and landowners on anticipated site commencement and annual rates of development.

The monitoring target of 8,893 dwellings for 2024-25 is derived from the total number of anticipated dwellings within the housing trajectory at 1st April 2024 less 10% flexibility which has been calculated to reflect housing delivery against the LDP requirement. Housing monitoring data collected by the Council indicates that 6,999 dwellings have been built (see table below).

Whilst demand and developer interest in the Vale remains strong with a number of housing developments presently under construction and sites granted permission yet to commence , there has been a decline in the rate of dwelling completions since 2021 in part reflecting the cyclical nature of house building as sites are built out and new sites come on stream, and also as a consequence of external factors affecting the wider development industry such as the impact the war in Ukraine has had on the availability and cost of building materials and workforce shortage.

LDP YEAR	TRAJECTORY (*actual completions **trajectory minus 10% flexibility)	ACTUAL ANNUAL COMPLETIONS
2011-12	162*	162
2012-13	188*	188
2013-14	115*	115
2014-15	272*	272
2015-16	621*	621
2016-17	594**	842
2017-18	547**	794
2018-19	708**	623
2019-20	851**	917
2020-21	1,045**	723
2021-22	1,053**	423
2022-23	932**	357
2023-24	966**	474
2024-25	833**	488
Total dwellings	**8,893**	**6,999**

Action	**The Council has now commenced preparation of the RLDP which will include an examination of housing delivery, land supply and dwelling requirement for the revised plan period 2021-2036.**

Ref No. 7.2		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
CORE: Number of net additional affordable dwellings built.	**Build 2,741 additional affordable dwellings by 2025**	**10% less than the affordable housing target over 2 consecutive years**

Performance

AMR 6: 2023 - 2024	AMR 7: 2024 - 2025
At 1st April 2024, a total of 2,138 affordable dwellings have been provided against a monitoring target of 2,555 the amount of affordable housing delivered represents 84% of the target. This is the 2nd consecutive year that the affordable housing provision has been more than 10% below the target figure. The Council has now commenced the preparation of the RLDP which will include a review of affordable housing need and provision for the revised plan period 2021-2036.	At 1st April 2025, a total of 2,358 affordable dwellings have been provided against a monitoring target of 2,741 the amount of affordable housing delivered represents 86% of the target. This is the 3rd consecutive year that the affordable housing provision has been more than 10% below the target figure as therefore the monitoring trigger has been reached. The Council has now commenced the preparation of the RLDP which will include a review of affordable housing need and provision for the revised plan period 2021-2036.

Relevant LDP Policies

Strategic Policies: SP1, SP2, SP3, SP4.

Managing Growth/ Development Policies: MG1, MG2, MG3, MG4, MD1, MD4, MD5, MD6, MD10.

SA Objectives: 1, 3, 4, 8, 10, 12

Analysis

Strategic Policy SP4 Affordable Housing Provision sets a target for the provision of 3,252 affordable dwellings during the Plan period 2011-2026. The target figure set by the Council has been derived from an assessment of the potential affordable housing contributions from the anticipated level of windfall and small housing sites identified in Policy MG1 including the 10% flexibility allowance, and housing allocations identified in within the LDP under Policy MG2. The Council's mechanisms for the delivery of affordable housing sites are set out in Policy MG4 Affordable Housing and Policy MD4 Community Infrastructure and Planning Obligations, further analysis of performance of these policies is considered as part of this monitoring indicator.

Indicator 7.2 sets a target for the provision of 2,741 additional affordable homes by 2025 and is derived from the anticipated affordable housing contributions from Policy MG2 housing allocations, secured through policy MD4, alongside projected windfall housing developments as set out in Policy MG1.

The table below provides a summary of the number of additional new build affordable dwellings provided annually and indicates that between 2011 and 2025 an additional 2,358 affordable dwellings have been delivered within the Vale of Glamorgan.

Period	Additional Affordable Dwellings Provided
2011-12	48
2012-13	101
2013-14	44
2014-15	164
2015-16	163
2016-17	273
2017-18	216
2018-19	105

2019-20	279
2020-21	229
2021-22	189
2022-23	157
2023-24	170
2024-25	220
Total	**2,358**

It should be noted that the figures for 2024-25 only include new properties (new build or change of use to residential) and not the acquisition of properties already in residential use to be used as affordable housing. The figures also do not include the temporary modular development at Eagleswell, which is not considered to meet the TAN 2 definition of affordable housing for planning purposes.

Action	**The Council has now commenced the preparation of the RLDP which will include a review of affordable housing need and provision for the revised plan period 2021-2036.**

Ref No. 7.3		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
CORE: Number of net additional general market dwellings built.	**Build 6,387 additional general market dwellings by 2025.**	**10% less than the general market housing target over 2 consecutive years**

Performance

AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
Between 1st April 2011 and 1st April 2024, a total of 6,516 dwellings were completed within the authority, of which 4,381 were general market dwellings, against the LDP target of 6,242 market dwellings. The number of additional general market dwellings delivered is 30% below the monitoring target and therefore greater than the monitoring trigger threshold. The trigger has been hit as this is the 3rd year this has occurred.	Between 1st April 2011 and 1st April 2025, a total of 6,999 dwellings were completed within the authority, of which 4,641 were general market dwellings, against the LDP target of **6,387** market dwellings. The number of additional general market dwellings delivered is 28% below the monitoring target and therefore greater than the monitoring trigger threshold. The trigger has been hit as this is the 4th year this has occurred.

Relevant LDP Policies

Strategic Policies: SP1, SP2, SP3, SP4.

Managing Growth/ Development Policies: MG1, MG2, MG3, MG4, MD1, MD4, MD5, MD6, MD10.

SA Objectives: 1, 3, 4, 8, 10, 12

Analysis

Between 1st April 2011 and 31st March 2025, a total of 6,999 dwellings were completed within the authority, of which 4,641 were general market dwellings, against the LDP monitoring target of 6,387 market dwellings at this point in the plan period. The number of dwellings delivered is 28% below the target and greater than the 10% monitoring trigger threshold. This is the 4th consecutive year that this has occurred.

Whilst demand and developer interest in the Vale remains strong with a number of housing developments presently under construction and sites granted permission yet to commence, there has been a decline in the rate of dwelling completions since 2021 in part reflecting the cyclical nature of house building as sites are built out and new sites come on stream, and also as a consequence of external factors affecting the wider development industry such as the impact the war in Ukraine has had on the availability and cost of building materials and workforce shortages. It is likely that current cost of living crisis and recent increases in mortgage interest rates will also likely impact on the annual rate of housing completions.	
Action	**The Council has now commenced preparation of the RLDP which will include a review of housing delivery, land supply and dwelling requirement for the revised plan period 2021-2036.**

Ref No. 7.4		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Meeting the identified short term need for authorised local Gypsy and Traveller Accommodation.	**Provision of an authorised gypsy and traveller site for two pitches at 'Land to the East of Llangan' to meet the identified accommodation needs.**	**Failure to meet the short-term gypsy and traveller accommodation needs by 2018.**

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
An updated GTAA for 2022 has identified an increase in need to 9 pitches by 2026 and a further 2 pitches by 2036. Consideration is needed on how this increased need can be met through the RLDP.	Updated changes in site ownership and occupation have resulted in revised need figures since the previous AMR. The changes have significantly reduced the immediate need identified in the approved GTAA and the Council is

Relevant LDP Policies

Strategic Policies: SP1.

Managing Growth/ Development Policies: MG5, MD18.

SA Objectives: 1, 3, 4, 5, 8, 10, 12.

Analysis

An updated 2022 Gypsy and Traveller Accommodation Assessment (GTAA) was approved by Cabinet in January 2023 was approved by the Welsh Cabinet Secretary for Culture and Social Justice on the 19th June 2024.

The GTAA identified a need for 9 pitches within the 5 years of the GTAA study period to 2026 and a further 2 pitches in the period up to 2036, equating to a total need for 11 pitches. These figures were derived from unauthorised sites, 1 household currently living in bricks and mortar accommodation and children becoming adults over the study period.

There are 17 pitches at Hayes Road Sully, but this site is classified as 'tolerated.' As planning enforcement is not possible given the site has been occupied for 10 years or more, the pitches associated with this site are not required to be included within the calculation of unmet need.

Since the approval of the GTAA (June 2024), several changes have occurred in respect of the Gypsy and Traveller community within the Vale of Glamorgan that have had a direct impact on the identified need set out in the approved GTAA. These changes are:

• The approval of 3 private pitches at Old Brocastle Quarry, Crack Hill site (previously categorised in the GTAA as an 'Unauthorised Development'). This approval has reduced the identified need for the first 5 years of the GTAA study period (to 2026) from 9 pitches to 6 pitches.

• The approval of a further 1 private pitch at the Twyn Yr Odyn site in Wenvoe (previously categorised in the GTAA as an 'Unauthorised Development'). This approval further reduces the identified need for the first 5 years of the GTAA study period (to 2026) from 6 pitches to 5 pitches.

In addition to the planning approvals detailed above, the ownership of the site at Old Brocastle Quarry has changed and the residents originally interviewed for the purposes of the GTAA no longer reside at the site. The GTAA identified a short-term need of 4 pitches to 2026 for the Brocastle site, with a further 2 pitches required over the longer-term period of the Plan to 2036, this need arising from children at the site reaching 18 years of age. Although under new ownership, the Brocastle site will still accommodate 3 families (including 10 children), however ages of the children now resident at the site have changed and now range from 3 to 14 years of age. These changes mean that there is no longer a short-term need (to 2026) arising from the site and that any future need will not materialise until 2028 at the earliest, and a total of 7 pitches would be required to the end of the plan period (2036).

The revised identified short to medium term need within the Vale of Glamorgan to 2026 is therefore 1 pitch i.e. a household in bricks and mortar accommodation (with 2 children at pre-school/reception ages) that have expressed a desire for a private site and not a pitch on a local authority operated site (GTAA Figure 15 Part I Conventional Housing refers) although they are adequately housed at this time.

In light of the above, it is considered appropriate to continue to monitor the situation and following the determination of the planning applications, make sure that any additional need is accommodated through appropriate allocations within the RLDP.

Action	**Continue to monitor in future AMRs and consider 2022 GTAA in the development of the RLDP.**

Ref No. 7.5			
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**	**Performance**
LOCAL: Meeting the identified long-term needs for authorised Gypsy and Traveller Accommodation.	**Establish a Gypsy and Traveller Accommodation Board.**	**Establish a Gypsy and Traveller Accommodation Board.**	A Gypsy and Traveller Accommodation Board was established in 2016.
	Agree project management arrangements including reporting structure.	**By end of June 2016.**	Board composition and governance structure established. Responsibilities of Gypsy and Traveller Board transferred to the Strategic Housing Board (June 2019)

			operated and facilitated by Housing Services.
	Make initial contact and maintain contact with the Hayes Road occupiers.	**July 2016 to May 2018.**	Initial contact made with occupiers of the Hayes Road site on the 24th November 2016 and an ongoing dialogue has been maintained since this time.
	Agree methodology for undertaking site search and assessment.	**By end of December 2016.**	Initial methodology agreed by Board and site search undertaken.
	Undertake a site search and assessment and secure approval of findings including identification of an appropriate site or sites and secure planning permission and, if appropriate, funding (including any grant funding from Welsh Government) for the identified site.	**By end of May 2018.**	The establishment of a permanent site for gypsy and travellers within the Vale of Glamorgan remains unresolved and work continues to identify a suitable site that can be developed to meet the need identified in the Council's GTAA.

Relevant LDP Policies
Strategic Policies: SP1 Managing Growth /Development Policies: MD18
Analysis
The Council's GTAA was formally approved by the Cabinet Secretary for Culture and Social Justice on the 19th June 2024 however, recent changes in site ownership and group composition at known sites have resulted in significant changes to the need identified in the approved GTAA. The Council continues to be committed to providing for the needs of the gypsy and traveller community and is working to resolve the issues identified through the identification of a site within the Deposit RLDP. The Council remains a member of the regional working group which is seeking to establish the regional need for a gypsy and traveller transit site.

Action	**Continue to monitor in future AMRs and consider 2022 GTAA and updated site information in the development of the RLDP Deposit Plan.**

Ref No. 7.6		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**

No. of dwellings permitted annually outside the defined settlement boundaries that do not meet the requirements of the LDP policies or national policy.	No dwellings permitted outside the defined settlement boundaries that do not meet the requirements of the LDP policies or national policy.	1 or more dwellings permitted outside the defined settlement boundaries that do not meet the requirements of the Plan or national policy in any year.

Performance

AMR 6: 2023 - 2024	AMR 7: 2024 - 2025
4 planning applications for new dwellings were permitted outside of a defined settlement boundary. However, they were not contrary to LDP policy / national policy.	9 planning applications for new dwellings were permitted outside of a defined settlement boundary. However, they were not contrary to LDP policy / national policy.

Relevant LDP Policies

Strategic Policies: SP1, SP2, SP3, SP4.
Managing Growth/ Development Policies: MG1, MG2, MG3, MG4, MD1, MD4, MD5, MD6, MD10.
SA Objectives: 1, 3, 4, 8, 10, 12

Analysis

Between 1st April 2024 and 31st March 2025, the Council approved 71 new dwellings which were located outside of a defined settlement boundary as identified within the adopted LDP. One of these is a major dwellings application for the development of 56 dwellings on the former railway sidings adjacent to the Barry settlement boundary that is deemed an appropriate extension to the settlement and is in an area of brownfield land between the settlement and Barry docks. The applications were approved outside of settlement boundaries but are not considered to be contrary to policy for the following reasons:

Application No.	Type	Description of Development	Reasons why the proposal is not contrary to policy
2020/00929/FUL Great House Farm Barn, Tyle House Close, Llanmaes	Minor – Dwellings (C3)	Proposed conversion and alteration of existing barn to form holiday let	• Development proposal is in line with PPW and LDP Policy MD11 which allows for the conversion of existing rural buildings for tourism use where there is no unacceptable impact on the rural character of the building and its setting.
2023/01140/RES Former Railway Sidings, Ffordd y Mileniwm, Barry	Major – Dwellings (C3)	Reserved matters application (scale, appearance, landscape, layout), pursuant to application 2020/00775/OUT for the construction of 56 residential dwellings (C3) and associated infrastructure	• The principle of development was established as part of an outline application 2020/00775/OUT. This application is a reserved matter application seeking approval of the layout.
2024/00032/FUL The Croft, Ffordd Yr Eglwys, Peterston Super Ely	Minor – Dwellings (C3)	Building of new dormer bungalow in the front garden of The Croft, Peterston Super Ely	• The proposal is in line with PPW as well as policies MD1 and MD12 that ensure new development is located in a sustainable location with no

			unacceptable impact on the countryside.
2024/00073/RES Hensol Castle, Hensol Castle Park, Hensol	Minor – Dwellings (C3)	Reserved Matters for the proposed enabling development associated with the restoration of Hensol Castle, comprising a 6no. Dwellings in the north west of the site, known as 'Castle Villas'	• The principle of development was established as part of a hybrid application 2018/00482/HYB and amended by application 2022/01220/HYB. This application is a reserved matter application seeking approval of the layout.
2024/00090/FUL Moat Farm, Llysworney	Minor – Dwellings (C3)	Proposed conversion of former cowshed to a 2 bedroom dwelling	• Development proposal is in line with PPW and LDP Policy MD11 which allows for the conversion of existing rural buildings for residential use where there is no unacceptable impact on the rural character of the building and its setting.
2024/00162/FUL Tresaeson Bungalow, St. Mary Hill	Minor – Dwellings (C3)	The complete internal refurbishment and redevelopment of Treseason Bungalow to include internal re-modelling and the construction of a new rear gabled extension, a new gabled entrance porch and the raising of the existing eaves and gables with a new roof	• Development proposal is in line with PPW and LDP Policy MD12 which allows for extensions to dwellings in the countryside where it does not unacceptably impact the character of the existing dwelling and the surrounding landscape.
2024/00184/FUL Manor House, Sully Road, Penarth	Minor – Dwellings (C3)	Proposed extensions, alterations and conversion of existing chalet block (12 units) into one x four bedroom dwelling and two x two bedroom dwellings	• Development proposal is in line with PPW and LDP Policies MD11 and MD12 that allow for conversion and renovation of rural buildings in addition to extensions in addition to MD13 that allows for new tourism facilities.
2024/00528/FUL The Croft, Ffordd Yr Eglwys, Peterston Super Ely_x000D_	Minor – Dwellings (C3)	Demolition of existing bungalow which unfortunately has been deemed, by a structural engineer, too structurally unsafe to reuse and the rebuilding of a new bungalow with the front elevation stone wall rebuilt to visually match the existing as closely as	• Development proposal is in line with PPW and is deemed to meet the criteria for policy MD12 that allows for the replacement and renovation of dwellings in the countryside. It is considered that the replacement dwelling will have a neutral impact that would preserve the character of the conservation area

2024/00789/FUL Crosslands, Whitefields Farm Lane, Welsh St Donats	Minor – Dwellings (C3)	Demolition of 2-bedroom bungalow with integral single garage and replacement with 5-bedroom 2-storey family dwelling with integral double garage.	• Development proposal is in line with PPW and is deemed to meet the criteria for policy MD12 that allows for the replacement and renovation of dwellings in the countryside.

Action	**Continue Monitoring: Development plan policies are being implemented effectively.**

Ref No. 7.7		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Total number of dwellings completed on strategic housing sites as identified in site allocation policies MG2 and MG3.	**Deliver Policy MG2 (4) Former Stadium Site / Land adjacent to Burley Place, St. Athan by 2022**	**Failure to deliver strategic housing sites by the monitoring target dates.**

Performance	
AMR 6: 2023-24	**AMR 7: 2024-25**
The sites identified have yet to be delivered. MG2 (4) Former Stadium Site / Land adjacent to Burly Place. The site has been recently secured by a developer and the Council understand that a planning application will be submitted in due course. MG2 (2) Land at Higher End, St. Athan- Part of the site has been complete and delivered 100 dwellings. Part of the undeveloped allocation is the subject on planning permission for 25 affordable homes. This application was approved in May 2024, after the base date for the AMR, so will be included in next year's figures and analysis. The remaining land is not subject to developer interest at present. MG2 (6) Land adjacent to Froglands Farm, Llantwit Major- site has outline planning permission, subject to the signing of a Section 106 agreement	The sites identified have yet to be delivered. MG2 (4) Former Stadium Site / Land adjacent to Burly Place. A planning application is currently awaiting determination MG2 (2) Land at Higher End, St. Athan- Part of the site has been complete and delivered 100 dwellings. Part of the undeveloped allocation was granted planning permission for 25 dwellings. The remaining land is not subject to an application at present MG2 (6) Land adjacent to Froglands Farm, Llantwit Major- site has outline planning permission, subject to the signing of a Section 106 agreement

Relevant LDP Policies
Strategic Policies: SP1, SP2, SP3, SP4. Managing Growth/Development Policies: MG1, MG2, MG3, MG4, MD1, MD4, MD6. SA Objectives: 1, 3, 4, 5, 8, 10, 12.
Analysis

Whilst the sites have yet to be completed in accordance with the monitoring targets, one site has delivered 100 dwellings and planning permission has been for part of the remaining land. 1 site is the subject of outline planning permission (subject to Section 106) and one site is subject to a planning application.	
Action	**Continue Monitoring: Relevant development plan policies are being implemented effectively.** **Note: The Council has now commenced the preparation of the RLDP which will include a review of housing delivery, land supply and dwelling requirement for the revised plan period 2021-2036.**

Ref No. 7.8
LOCAL: Preparation of Supplementary Planning Guidance relating to Affordable Housing
The Council adopted new Affordable Housing Supplementary Planning Guidance in July 2017.

8. Economy

Contextual Changes: Please refer to section 3 of this AMR. Updates will be provided in future AMRs.

OBJECTIVE 8: To foster the development of a diverse and sustainable local economy that meets the needs of the Vale of Glamorgan and that of the wider South East Wales Region.

Ref No. 8.1		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Total strategic employment development permitted on allocated sites under Policy MG9 (ha).	**314 ha (net) of strategic employment land with secured planning permissions by 2026.**	**10% less than the strategic employment land target by the target date.**

Performance	
AMR 6: 2023-2024	**AMR 7: 2024-2025**
At 2023-24 the Council has approved 93.21 ha of employment land on strategic sites as identified in LDP Policy MG9. No planning permissions were granted for new employment land on strategic sites in the monitoring period.	The indicator target date is set for April 2026 and is therefore outside of the 2024-25 monitoring period However monitoring data for 2024-25 indicates that to date the Council has approved 119.91 ha of employment land on strategic sites as identified in LDP Policy MG9.

Relevant LDP Policies
Strategic Policies: SP1, SP2, SP5. Managing Growth/ Development Policies: MG9, MG10, MG11, MD14, MD15, MD16. SA Objectives: 2, 4, 8, 10, 12, 13.
Analysis

The indicator target date is set for April 2026 and is therefore outside of the 2024-25 monitoring period However monitoring data for 2024-25 indicates that to date the Council has approved 119.91 ha of employment land on strategic sites as identified in LDP Policy MG9. As highlighted monitoring indicator 1.3 26.7 ha of strategic employment land was approved at Bro Tathan (Land North of Ffordd Bro Tathan, St. Athan (2023/00780/FUL) - Class B8 data centre).

TABLE 8.1 Vale of Glamorgan Sustainable Development Monitoring Indicator 2024-25

1. The floorspace (square metres) granted and refused planning permission for new economic development during the year:	**Allocated Employment Sites**		**Unallocated Employment Sites**	
	Granted planning permission (square metres)	Refused planning permission (square metres)	Granted planning permission (square metres)	Refused planning permission (square metres)
Business (B1)	nil	nil	35.18	nil
General Industry (B2)	nil	nil	nil	nil
Storage and Distribution (B8)	67227.00	nil	995.00	nil
Multiple Uses (B1/B2/B8)	15373.00	nil	nil	nil
Total	**82600**	**0**	**1030.18**	**0**

The 119.91 has of strategic employment land approved is set against a target for 314ha of strategic employment 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 recent applications submitted to the Council indicate that market interest is returning.

As set out, 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.

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 under Section 78 (2) of the Town and Country Planning Act 1990.

Action	**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.**

Ref No. 8.2

Annual Monitoring Indicator	Monitoring Target	Monitoring Trigger
LOCAL: Number of jobs anticipated on permitted Strategic employment sites.	**Overall Strategic Employment Site Targets:** **4,610 – 5,610 jobs anticipated on permitted strategic employment sites by 2026.**	**10% less than the number of jobs anticipated on strategic employment sites by the target date.**

Performance

AMR 6: 2023 - 2024	AMR 7: 2024 - 2025
The monitoring target is outside of the timeframe of the current AMR. 0 total jobs were approved on strategic sites in the 2023/24 monitoring period.	The monitoring target is outside of the timeframe of the current AMR. 120 total jobs were approved on strategic sites in the 2024/25 monitoring period.

Relevant LDP Policies

Strategic Policies: SP1, SP2, SP5.

Managing Growth/ Development Policies: MG9, MG10, MG11, MD14, MD15, MD16.

SA Objectives: 2, 4, 8, 10, 12, 13.

Analysis

The monitoring indicator relates to the number of jobs anticipated at strategic employment sites. The evidence base for the LDP indicated strategic employment sites had the potential to deliver up to 5,610 jobs over the Plan period. This comprised of 1,500 – 2,500 jobs at the Cardiff Airport and St Athan Enterprise Zone and 3,110 jobs at Land to the South of Junction 34, M4, Hensol.

In 2024/25 planning permission was granted for a Class B8 data centre on the strategic site at Bro Tathan. The application indicated that 120 jobs would be provided. 2,675 anticipated jobs have been approved in total on strategic sites either by reserved matters or full permission, including 750 in the 2021-22 monitoring period, so it was previously considered that good progress was being made toward the 2026 target (4,610 – 5,610 jobs).

As set out in Indicator 8.1, grants of planning permission on strategic employment land are underperforming against the target. On these sites 29.7% (119.9/314.23) of the target has been achieved. However, this underperformance has not directly resulted in similar levels of reduced performance against the anticipated jobs targets. Instead, the 2,675 anticipated jobs figure is 58.02% of the lowest point in the jobs range (2,675/4,610), and 64.47% of the monitoring trigger (2,675/4,149). In this context of lower-than-expected delivery of employment land, the robust performance of anticipated jobs is considered positive, and this may be added to in the remaining monitoring periods of the LDP.

New anticipated employment has largely been met through approvals at the St Athan Aerospace Business Park and at Land to the South of Junction 34, M4, Hensol.

The total number of jobs approved at outline remains at 3,069, as was the case in the previous monitoring period. 2,000 jobs may come forward at Model Farm ((Policy MG9 (2) refers), however, the planning application at this site is currently subject to an appeal for non-determination as set out at LDP Indicator 1.3.

Officers will continue to monitor the delivery of strategic employment sites and the employment position in future AMRs.	
Action	**Continue to monitor in future AMRs.**

Ref No. 8.3		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Total development permitted in accordance with Policy MD14 on allocated sites under Policy MG9 (ha).	**2.65 ha of local employment land developed per annum for the remaining years of the Plan period. (Cumulative target of 23.8ha to be approved by 2025)**	**10% less than the net local employment land target over 2 consecutive years.**

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
One planning application for employment land was granted on a local employment allocation in the monitoring period, contributing 0.014ha of new employment land.	For the period 2024-25 a total of 6.84 ha of new employment land has been approved on a local employment site.

Relevant LDP Policies

Strategic Policies: SP1, SP5.

Managing Growth/Development Policies: MG9, MD14, MD15, MD16.

SA Objectives: 2, 4, 8, 10, 12, 13.

Analysis

For the period 2024-25 a total of 6.84 ha of new employment land has been approved (Land to the South East of Bona Road, Llandow Trading Estate, Cowbridge(2022/00883/FUL) -Erection of six buildings to provide 44 commercial units).

This increases the total amount of employment land approved on MG9 local allocated sites since the plan was adopted to 18.31ha. The net local employment land target for the 2024-25 monitoring period is 23.8ha (9 years with a requirement to develop 2.65ha each year). The amount of land approved is 14% below the target and therefore, the monitoring trigger of 10% has now been met in 2 consecutive years.

Whilst the take up of local employment land has been slow, recent planning permissions granted suggest that the market for employment within the authority is returning and existing local employment sites in the Vale of Glamorgan have remained buoyant maintaining a good occupancy rate although it is noted there has been a turnover in occupiers. This suggests that the need for employment space is being met by the existing employment provision.

As set out, 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.	
Action	**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 indicator will assist in the justification for a reduction in the employment land provision in the RLDP.**

Ref No. 8.4		
Annual Monitoring Indicator	**Monitoring target**	**Monitoring Trigger**
LOCAL: Amount of existing Employment land or MG9 allocations lost to non-B class uses.	**No existing or allocated employment sites lost to non-B class uses unless in accordance with Policy MD15 or MD16.**	**1 or more planning Permissions granted resulting in the loss of employment land to non-B class uses contrary to policies MD15 or MD16.**

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
No planning permissions were granted for non-B class uses on existing or allocated employment sites that were not in accordance with Policy MD15 or MD16.	No planning permissions were granted for non-B class uses on existing or allocated employment sites that were not in accordance with Policy MD15 or MD16.

Relevant LDP Policies

Strategic Policies: SP1, SP2, SP5.

Managing Growth/ Development Policies: MG3, MG9, MG10, MG11, MD1, MD14, MD15, MD16.

SA Objectives: 2, 3, 4, 8, 10, 12, 13.

Analysis

In the 2024-25 monitoring period the following planning applications were approved for non-B Class use on employment land.

- 2024/01112/FUL - Heritage Business Park, Units 14 And 15, Wick Road, Llantwit Major- Change of use of the building from B8 to D2 for the use of local sports clubs including Archery, Rugby and Football.
- 2024/00918/FUL FUL- Unit 33, Vale Business Park, Llandow- Proposed change of use from B1, B2 and B8 use to gymnastics centre (Class D2)
- 2024/00671/FUL- Vale Veterinary Centre, Units 18/ 19, Ty Verlon Industrial Estate, Barry,- Change of use of industrial units to veterinary practice (D1), internal alterations and minor fenestration changes (to existing openings) and associated works

Action	**Continue to monitor indicator in future AMRs.**

Ref No. 8.4A (New Indicator added in 2018- 2019 AMR) To prepare Employment Land and Premises Supplementary Planning Guidance by 31st October 2020.
The Employment Land and Premises SPG was adopted by the Council on the 27th February 2023

Ref 8.5 Local: Adoption of the Cardiff Airport and St Athan Enterprise Zone Strategic Development Framework as a development brief.
The Cardiff Airport and Gateway Development Zone Supplementary Planning Guidance was adopted by the Council in December 2019.

9. TOURISM

Contextual Changes: Please refer to section 3 of this AMR. Updates will be provided in future AMRs.

OBJECTIVE 9: To create an attractive tourism destination with a positive image for the Vale of Glamorgan, encouraging sustainable development and quality facilities to enrich the experience for visitors and residents.

Ref No. 9.1		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Provision of new and enhanced tourism facilities identified in Policy MG29.	**Deliver Policy MG29 (1) by 2018.** **Deliver Policy MG29 (2) by 2022.** **Deliver Policy MG29 (3) by 2026.**	**Failure to deliver the new and enhanced tourism facilities identified in Policy MG29 in accordance with the monitoring targets.**

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024-2025**
The MG29 monitoring target (1 and 2) have not been met. The other monitoring target (3) is outside the timeframe of the AMR.	The MG29 monitoring target (1 and 2) have not been met. The other monitoring target (3) is outside the timeframe of the AMR.

Relevant LDP Policies
Strategic Policies: SP1, SP11. Managing Growth/ Development: MG29, MD13. SA Objectives: 2, 3, 5, 8, 10, 11, 12, 13, 15.

Analysis
MG 29 (1): Barry Island Pleasure Park, Whitmore Bay – the allocation relates to the redevelopment of the Barry Island Pleasure Park to provide an all-weather tourism facility based on development interest expressed during the preparation of the LDP. However, since the adoption of the LDP the site has been acquired by a new owner who has committed significant investment to the site in order to re-establish the fun fair as a major tourist attraction in South Wales. The Council is currently preparing a Placemaking Plan for Barry which will consider the long-term future of this land.

MG29 (2): Land at Nells Point, Whitmore Bay – the allocation relates to the regeneration site at Nell's point, which was formerly part of Butlins Holiday Camp and now presents an opportunity to enhance and support the tourism role of Barry Island. This site will also be considered as part of the Placemaking Plan for Barry.

MG29 (3): Land at Cottrell Park Golf Course – The monitoring target is outside of the timeframe of this AMR. However, a hybrid planning application was submitted in December 2022 and is currently awaiting determination for the construction of 36no hotel bedrooms, detached owner's accommodation, detached storage building with bat compensatory loft space, and ancillary development including car parking, new road infrastructure, the reconfiguration of the 18th green of the Button Gwinnett course and the demolition of an existing dwelling (all with full details provided); together with the provision of 3375 sqm of leisure development and 31 retreat lodges (outline - scale only to be considered).

While the monitoring targets for MG29 (1 and 2) have not been met, there has been investment in the Barry Island Amusement Park by the current owner and this could act as a catalyst for future tourism growth. Furthermore, a planning application has been submitted for a tourism development on land identified as MG29(3). In view of this, it is considered that the indicator should continue to be monitored and reviewed as part of the RLDP process.

Action	**Council to consider the outcomes of the Barry Placemaking Plan. No action is required at this time; continue to monitor in future AMRs.**

10. Natural Resources

Contextual Changes: Please refer to section 3 of this AMR. Updates will be provided in future AMRs.

OBJECTIVE 10: To ensure that development within the Vale of Glamorgan uses land effectively and efficiently and to promote the sustainable use and management of natural resources.

Ref No. 10.1		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
CORE: The extent of primary land - won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN requirement).	**Maintain a 10-year land bank of permitted aggregate reserves.**	**Less than a 10-year land bank of permitted aggregate reserves.** .

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
The latest SWRAWP Annual Report for 2021 states that a landbank of 35 years exists in the Vale of Glamorgan	The latest SWRAWP Annual Report for 2023 states that a landbank of 33 years exists in the Vale of Glamorgan.

Relevant LDP Policies
Strategic Policies: SP9.

Managing Growth/ Development Policies: MG22, MG23, MG25, MG26.

SA Objectives: 8, 9.

Analysis

The Regional Technical Statement for Minerals has been subject to its 2nd review and the methodology has been amended. The methodology used in the previous (First) Review, in 2014, had been based primarily on historical sales averages, combined with an assessment of the various 'drivers' of potential future change. For the 2nd Review, this has been combined with an attempt to reflect planned future requirements for housing construction activity, in order to avoid perpetuating historical supply patterns in areas where there is scope to encourage more sustainable patterns of supply. The 2nd Review was published in September 2020, but the figures were updated by a Policy Clarification letter in November 2021, which highlighted an error in the appointment calculations for two sub regions, which affects the Vale of Glamorgan apportionment.

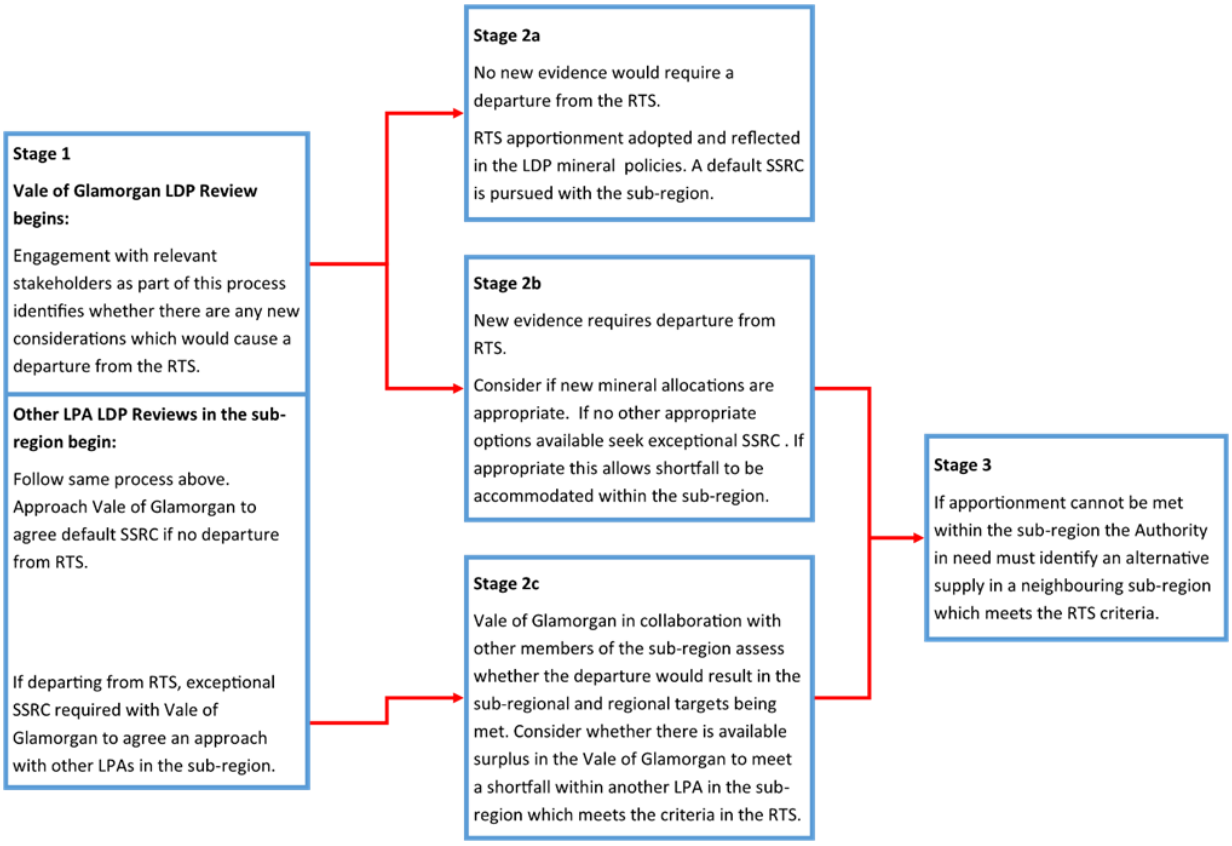
For the Vale of Glamorgan the change in methodology meant that the average historic sales were 0.660 million tonnes per annum (MTPA) which accounts for a 7.02% share of the regional total resulting in an annual apportionment for all land-won primary aggregates of 0.876 MTPA based on historic aggregate sales data. However, it is considered that relying solely upon historic sales data would not give a realistic apportionment therefore the housing completions within an authority are also considered (284.3 units pa over the baseline period between 2007-2016 for the Vale of Glamorgan). This resulted in an annualised apportionment of 0.487 MTPA. To account for both the historic sales and the planned residential development within an authority the average of both figures is calculated resulting in the recommended annual apportionment of 0.682 MTPA for the Vale of Glamorgan.

Based upon the methodology in the Second Review of the RTS the Vale of Glamorgan is required through its LDP process to meet the apportionment set out in the RTS. For the Vale of Glamorgan this requirement is set at 17.05 MT of crushed rock required over 25 years. The authority currently has 18.73 MT of existing land banks of permitted reserves for crushed rock meaning there is sufficient existing quantitative provision to meet the identified apportionment. In relation to sand and gravel reserves, the Vale of Glamorgan does not have any active sand and gravel workings or permitted reserves to put towards the sand and gravel requirement, therefore the total requirement is for 17.05MT of crushed rock. There is no requirement for sand and gravel in the Vale of Glamorgan.

The 2nd Review of RTS does allow individual Local Planning Authorities to depart from the apportionment in exceptional circumstances and where it is justified by new evidence when preparing their LDPs. If new evidence is considered to increase the apportionment the RTS requires the apportionment to be met through the allocation of Specific Sites or, failing that, Preferred Areas. If, as a last resort, it is only possible to identify broad Areas of Search, these should be sufficient to offer the potential of much greater quantities of reserves, in order to reflect the uncertainties involved. However, where an LPA deviates from the RTS apportionment they would need to demonstrate that the departure from the RTS would not undermine the overall strategy of the RTS. This can be demonstrated by working with other LPAs within the identified sub-regions to ensure the sub-regional and regional RTS totals are still achieved. This would need to be reflected in the Statement of Sub Regional Collaboration (SSRC).

A SSRC must be prepared by all LPAs within a sub region as part of the evidence base needed to support each LDP. The Vale of Glamorgan has been grouped with the following LPAs: Brecon Beacons National Park, Merthyr Tydfil, Bridgend, Rhondda Cynon Taf, Caerphilly and Cardiff which forms the Cardiff City sub-regional area as shown in the RTS 2nd Review Appendix B (South Wales) document under Figure B1. However, where all the LPAs within a sub-region meet the apportionments within the RTS each SSRC will simply confirm that all members of the sub-region accept the individual apportionments for aggregates for the individual Authority areas as set out in the RTS. A SSRC can also be agreed when another LPA starts their LDP review process. If an Authority is unable to meet their apportionment, they can seek to agree an exceptional SSRC where the shortfall in their mineral reserves is met within the sub-region where there may be a surplus

of aggregate which could be accessed by the Authority in need, subject to the criteria set out in the RTS. These different approaches are summarised in the Figure below:



An SSRC position statement was prepared for the Cardiff Sub Region in July 2022. This concluded that the LPA's within the Cardiff City Region accept their apportionments as set out in the RTS2, except for RCT who wish to undertake further work in relation to available resources within the County alongside awaiting the outcome of the Appeal decisions.

The Vale of Glamorgan RLDP will also need to safeguard primary aggregate resources. This will mean that relevant resources of both crushed rock aggregates and land-based sand and gravel should be safeguarded within the RLDP, in accordance with detailed advice based on the use of British Geological Survey mapping.

The Vale of Glamorgan has historically played an important role in the delivery of marine based supplies being landed at the wharves in Barry. However, the majority of marine based supply for the Vale of Glamorgan is now landed in Cardiff. The LDP will still need to safeguard the wharves and railheads in Barry in order to provide a full range of sustainable transport options into the future whether or not they are currently utilised.

Current data suggests that the Vale of Glamorgan is not going to fall below the target of maintaining a 10-year land bank of permitted aggregate reserves during the plan period.

The monitoring data shows that the Council has met the monitoring target.

Action	**No action is required at this time; continue to monitor in future AMRs.**

Ref No. 10.2

Annual Monitoring Indicator	Monitoring Target	Monitoring Trigger
LOCAL: Amount of permanent, sterilising development to be permitted within a mineral safeguarding area.	**No permanent, sterilising development to be permitted within a mineral safeguarding area unless in accordance with Policy MG22.**	**1 or more permanent sterilising developments permitted within a mineral safeguarding area unless the development is in accordance with Policy MG22.**

Performance

AMR 6: 2023 - 2024	AMR 7: 2024 - 2025
No monitoring undertaken during the 2023 – 2024 monitoring period.	No monitoring undertaken during the 2024 – 2025 monitoring period.

Relevant LDP Policies

Strategic Policies: SP1, SP9.

Managing Growth/ Development: MG22, MG25, MG26, MD7.

SA Objectives: 8, 9.

Analysis

The Council did not monitor this indicator between 1st April 2024 and 31st March 2025 as invariably any implications of the proposed development which would permanently sterilise a Minerals Safeguarding Area would have been fully considered through the planning application process and found to be acceptable.

Action	No action is required at this time; continue to monitor in future AMRs.

Ref No. 10.3

Annual Monitoring Indicator	Monitoring Target	Monitoring Trigger
LOCAL: Amount of development permitted within a minerals buffer zone.	**No development to be permitted within a minerals buffer zone unless justified by Policy MG23.**	**1 or more Developments permitted within a minerals buffer zone unless the development is in accordance with Policy MG23.**

Performance

AMR 6: 2023 - 2024	AMR 7: 2024 - 2025
No monitoring undertaken during the 2023 – 2024 monitoring period.	No monitoring undertaken during the 2024 – 2025 monitoring period.

Relevant LDP Policies

Strategic Policies: SP1, SP9.

Managing Growth/ Development Policies: MG22, MG23, MG25, MG26.

SA Objectives: 8, 9.

Analysis

The Council did not monitor this indicator between 1st April 2024 and 31st March 2025 as invariably any implications of the proposed development within Minerals Buffer Zones would have been fully considered through the planning application process and found to be acceptable.	
Action	**Continue Monitoring: Development plan policies are being implemented effectively.**

Ref No. 10.4		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Amount of greenfield land lost to development (ha) which is not allocated in the development Plan or does not meet the requirements of the relevant Local Development Plan Policies.	**No greenfield land is lost to development unless it is in accordance with other policies within the Plan or national Policy.**	**1 or more planning permissions granted for development on greenfield land in any given year which is contrary to policies within the Plan or national Policy.**

Performance

AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
2.852 ha of greenfield land granted planning permission AMR period. All permitted development complied with National and Local Planning Policies. This compared to 10.325 ha of brownfield land granted permission over the same period.	5.99 ha of greenfield land granted planning permission AMR period. All permitted development complied with National and Local Planning Policies. This compared to 25.21 ha of brownfield land granted permission over the same period.

Relevant LDP Policies

Strategic Policies: SP1, SP2, SP3, SP4.

Managing Growth/ Development Policies: MG1, MG2, MG3, MG4, MD1, MD5, MD6, MD10, MD11.

SA Objectives: 1, 3, 4, 8, 10, 12.

Analysis

TABLE 8.1 Vale of Glamorgan Sustainable Development Monitoring Indicator 2024-25

The area of land (ha) granted planning permission for new development (excluding that in relation to agriculture, forestry and equestian activities) on previously developed land and greenfield land during the year:	**Previously developed land (ha)**	**Greenfield land (ha)**
	25.21	5.99

5.99 ha of greenfield land has been granted planning permission during the AMR period. No greenfield land has been granted planning permission contrary to national or LDP planning policies. It should be noted that the amount of greenfield land granted planning permission has reduced since the last AMR period.

In view of the above, the level of greenfield land lost to development during the monitoring period is considered to be acceptable having regard to all other considerations and the overall objectives of the Plan.

Action	**Continue Monitoring: Development plan policies are being implemented effectively.**

Ref No. 10.5		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Amount of new housing Development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all housing permitted.	**A minimum of 38% of all housing permissions on previously developed land.**	**10% less than the 38% target for all housing permissions on previously developed land over two consecutive years.**

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
66.8% of all new housing development was permitted on brownfield land which is well above the 38% target in the LDP.	57.4% of all new housing development was permitted on brownfield land which is well above the 38% target in the LDP.

Relevant LDP Policies

Strategic Policies: SP1, SP2, SP3, SP4.

Managing Growth/ Development Policies: MG1, MG2, MG3, MG4, MD1, MD5, MD6, MD10, MD11.

SA Objectives: 1, 3, 4, 8, 10, 12.

Analysis

The Council's monitoring data illustrates that 57.4% of all new housing development was permitted on brownfield land within the monitoring period of the AMR thereby exceeding the 38% target.

This is broken down as follows:

- Number of housing apps approved on brownfield land – 14
- Amount of land approved for housing classed as brownfield – 1.513 ha.
- Number of units approved on brownfield land – 62 units.

- Number of housing apps approved on greenfield land – 1
- Amount of land approved for housing classed as greenfield – 0.758 ha.
- Number of units approved on greenfield land – 27 units (excluding replacement dwelling).

- Total approved land for housing = 3.224 ha.

Action	**No action is required at this time; continue to monitor in future AMRs.**

Ref No. 10.6		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Amount of Best and Most Versatile Agricultural Land lost to windfall development.	**No loss of Best and Most Versatile Agricultural Land to windfall development unless in accordance**	**Any loss of Best and Most Versatile Agricultural Land to windfall**

	with policies in the Plan and national Policy.	**development unless in accordance with policies in the Plan.**

Performance

AMR 6: 2023 - 2024	AMR 7: 2024 - 2025
No windfall developments were permitted on Best and Most Versatile Agricultural Land lost contrary to the policies in the LDP.	No windfall developments were permitted on Best and Most Versatile Agricultural Land lost contrary to the policies in the LDP.

Relevant LDP Policies

Strategic Policies: SP1, SP2, SP3, SP4.

Managing Growth/ Development Policies: MG1, MG2, MG3, MG4, MD1, MD5, MD6, MD10, MD11.

SA Objectives: 1, 3, 4, 8, 10, 12.

Analysis

Between 1st April 2024 and 31st March 2025, the Council approved 4 planning applications that resulted in the loss of Best and Most Versatile agricultural land as identified on the Welsh Government's Predictive Agricultural Classification Map (Version 2). However, the approvals result in the loss of a negligible amount of Best and Most Versatile land and were approved in accordance with LDP policies. Details of the approved applications are provided below:

Application number	Type of development	Address
2021/00075/FUL	Two livestock buildings with access from highway	Land West of St. Lythans
2024/00234/FUL	Proposed machinery store on site of redundant tennis court and additional extension to existing workshop.	The Old Rectory, Drope Road, St. Georges Super Ely
2024/00255/FUL	Proposed erection of 3 no. glamping pods and associated landscaping works	Penllyn Estate Farm, Bunkhouse, Llwynhelig, Cowbridge
2024/00467/FUL	Erection of agricultural building, track and alteration to existing access	Land west of Old Rectory, Bonvilston

In view of the monitoring data, the Council considers that the relevant policies are working effectively.

Action	**Continue Monitoring: Development plan policies are being implemented effectively.**

Ref No. 10.7		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: Density of permitted housing developments.	**Minimum net density of permitted housing developments of 30 dwellings per hectare (dph) in key, service centre and primary settlements.**	**1 or more planning permissions granted with a net housing density of less than 30dph, unless the development is in accordance with Policy MD6.**

	Minimum net density of permitted housing developments of 25 dph in minor rural settlements.	**1 or more planning permissions granted with a net housing density of less than 25dph, unless the development is in accordance with Policy MD6.**

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
7 applications have been approved within key, service centre and primary settlements with a net density of less than 30dph. However, no application was approved contrary to LDP policy MD6. 5 applications have been approved within minor rural settlements with a net density of less than 25dph. However, no application was approved contrary to LDP policy MD6.	8 applications have been approved within key, service centre and primary settlements with a net density of less than 30dph. However, no application was approved contrary to LDP policy MD6. 4 applications have been approved within minor rural settlements with a net density of less than 25dph. However, no application was approved contrary to LDP policy MD6.

Relevant LDP Policies

Strategic Policies: SP1, SP2, SP3, SP4, SP10.

Managing Growth/ Development Policies: MG1, MG2, MG3, MD1, MD2, MD5, MD6, MD10.

SA Objectives: 1, 3, 4, 8, 9, 10

Analysis

Policy MD6 sets minimum housing densities in different types of settlements to ensure that land is used efficiently. While the minimum density levels set out in the policy have not been met in 12 planning approvals, the policy does allow residential densities below the specified targets where it can be demonstrated that there are significant constraints associated with a site that prevent development at the specified levels or where development at the density required would have an adverse impact on the character or appearance of the locality or result in the loss of an important site feature.

Therefore, while the minimum density requirements have not been met on some planning applications, the Council accepts that where this has occurred during the AMR period, sufficient evidence has been provided that justifies the deviation from the policy requirements on all occasions.

The Council has approved 32 planning applications for new residential development within settlements during the monitoring period. 12 of these (39%) had densities below the minimum density requirements set out in the LDP, this is an increase from the previous AMR period.

Although monitoring the trigger has been met, given that none of the applications approved were contrary to LDP policy MD6, there is no cause for concern. The majority of developments are achieving the required densities as set out in the LDP and it is therefore considered that Policy MD6 is working effectively.

Action	**No action is required at this time. Continue to monitor in future AMRs.**

Ref No. 10.8
LOCAL: Preparation of Supplementary Planning Guidance relating to Minerals Safeguarding.
Minerals Safeguarding SPG adopted on 16th April 2018.

Ref No. No. 10.9		
Annual Monitoring Indicator	**Monitoring Target**	**Monitoring Trigger**
LOCAL: The amount of land and facilities to cater for waste in the Vale of Glamorgan.	**Maintain a sufficient capacity to cater for the Vale of Glamorgan's waste (to be confirmed at a regional level in accordance with TAN21 waste monitoring arrangements).**	**Triggers to be established at a regional level in accordance with TAN 21.**

Performance	
AMR 6: 2023 - 2024	**AMR 7: 2024 - 2025**
No trigger established to date.	No trigger established to date.

Relevant LDP Policies

Strategic Policies: SP8.

Managing Growth/ Development Policies: MG9, MD8, MD15, MD16, MD20.

SA Objective: 7, 8, 9.

Analysis

TAN21 and its associated regional monitoring reports are used to monitor whether each region has enough capacity to manage its waste arisings and anticipate when additional regional capacity will be needed. The Vale of Glamorgan Council is part of the South East Wales Region. The latest regional monitoring report available is the 'Waste Planning Monitoring Report: South East Wales' published in April 2016. This concluded that there is no further need for landfill capacity within the South East Wales region and that any proposals for further residual waste treatment should be carefully assessed to ensure that the facility would not result in over-provision.

Planning application 2020/01367/RG3 was approved in April 2021 for a new waste transfer facility at Atlantic Trading Estate, Barry. This is now under construction.

Action	**No action is required at this time; continue to monitor in future AMRs.**

6. SUSTAINABILITY APPRAISAL MONITORING FRAMEWORK – OBJECTIVE ANALYSIS

6.1 THE REQUIREMENT FOR SA MONITORING

6.1.1. In addition to the requirement to monitor the LDP as set out in the LDP Monitoring Framework, the AMR must comply with relevant European Directives and Regulations. In this regard, monitoring of the LDP should accord with the requirements for monitoring the sustainability performance of the LDP through the SA / SEA processes.

6.1.2. The SEA Directive requires that the significant environmental effects of implementing a plan or programme are monitored in order to identify unforeseen adverse effects and, if necessary, to identify the need for remedial action. The LDP Regulations and Welsh Government guidance requires local planning authorities to monitor the SA objectives within their AMRs to track the implementation and progress of the LDP.

6.1.3. SA helps to demonstrate that the LDP is sound by ensuring that it reflects sustainable development objectives and contributes to the reasoned justification of policies. The SA of the LDP identifies a set of objectives and significant effect indicators which are intended to measure the social, economic, and environmental impact of the LDP.

6.1.4. This section outlines the monitoring proposals that will be used in measuring the environmental, social, and economic effects of the LDP as required by SA/SEA regulations. The suggested targets and indicators for the sustainability objectives referred to are identified in the Final SA Report (2017)[4].

6.2 SA MONITORING METHODOLOGY

6.2.1 The LDP monitoring framework assesses the performance and delivery of the Plan's strategy together with its policies and proposals. In addition, it refers to the relevant SA objectives which assist in monitoring the social, environmental, and economic effects of the Plan. Supplementary environmental, social, and economic information is also referred to where this is considered necessary and appropriate in assessing significant effects together with other available monitoring information.

6.2.2 As work is now well advanced on a Replacement Local Development Plan, and a new Integrated Sustainability Appraisal which fulfils the requirements and duties for Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA), Health Impact Assessment (HIA), Welsh Language Impact Assessment (WLIA) and Well-being of Future Generations

[4] Final Sustainability Appraisal Report: https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/LDP/LDP-Adoption/Final-LDP-Sustainability-Appraisal-Report-June-2017.pdf

(WBFG) is being prepared, the SA monitoring framework set out in the tables below, **has not fully been updated for the current monitoring period**. Where SA indictors repeat information already set out in Section 5 of the main AMR, a signpost to the full dataset is provided. In many cases, much of the information for the original SA indictors is either no longer available or if available, is in a different format that prevents direct comparison with previous data sets. In addition, much of the data included within the SA framework is only released periodically and is of limited value. Further, many of the original SA indicators within the SA framework did little to support and inform the plan-making process and their value to the plan-making and SA process is questionable. Only some of the SA tables below have therefore been amended, where appropriate, to accord with Section 5. Others reflect the position as per the previous monitoring year, as officer time has rightly been targeted at the increased workload associated with the preparation of the Deposit RLDP.

6.2.3 The traffic light rating system used for the LDP monitoring indicators has not been utilised within the SA monitoring framework. Many of the SA objectives are multi-faceted aspirational objectives which the LDP alone could not seek to address, and the application of a simple traffic light system would not reflect the complexities of such issues e.g. reduce the causes of deprivation. The SA monitoring therefore relies upon an assessment commentary which provides a summary of those elements which can be influenced by the LDP.

7. LDP SUSTAINABILITY MONITORING APPRAISAL

7.1 HOUSING

SA Objective	Indicator	Target	Analysis
To provide the opportunity for people to meet their housing needs.	**Annual affordable housing provision as a % of all house builds.**	**Increase the level of affordable housing to address the identified need.**	Between 2011 and 2025, an additional 2,396 affordable dwellings have been provided which have contributed to meeting the SA target. This equates to 34.2% of all new dwellings built within the Vale of Glamorgan during this period. Strategic Policy SP4 sets a target of 3,252 additional affordable dwellings over the 15-year plan period 2011-2026. For the period 2011-2025 an additional 2,358 new build affordable dwellings have been provided; this represents 72.4% of the LDP target.

Annual Additional affordable housing dwellings constructed (source Vale of Glamorgan Council Housing)

Period	Additional Affordable Dwellings Provided	New Build	Other
2011-12	48	48	N/A
2012-13	101	101	0
2013-14	55	44	11
2014-15	169	164	5
2015-16	164	163	1
2016-17	286	273	13
2017-18	225	216	9
2018-19	105	105	0
2019-20	280	279	1
2020-21	229	229	0
2021-22	189	189	0
2022-23	157	157	0
2023-24	170	170	0
2024-25	220	220	0
Total	**2,398**	**2,358**	**40**

	Proportion of households unable to purchase a property.	**Decrease the proportion of households in housing need.**	Since 2008, the Council has undertaken a number of studies to identify the extent of housing need within the authority. These Local Housing Market Assessments (LHMAs) have identified a continued local need for affordable housing across the authority, as shown below: 2008 - 652 additional affordable dwellings required annually. 2010 - 915 additional affordable dwellings required annually. 2015 - 559 additional affordable dwellings required annually. 2017 - 576 additional affordable dwellings required annually. 2019 - 890 additional affordable dwellings required annually. 2021 – 1,205 additional affordable dwellings required annually. 2023 – 1,075 additional affordable dwellings required annually for first 5 years, 154 for the remaining 10 years. Although the number of households in need of affordable housing has fluctuated since 2008 and despite an increase in the delivery of new affordable homes, demand for affordable housing remains high within the Vale of Glamorgan. It should be noted that whilst the 2023 figure is lower than the previous LHMA assessment, there has been a change in methodology which means need is considered over 15 years (5 years to meet the backlog of need, then the remaining 10 to address newly arising need) so the figures are not directly comparable.
	Dwelling type / tenure.	**Increase the range and choice of dwelling types and tenures to meet identified needs.**	The LDP sets a target for the provision of 3,252 affordable dwellings over the period 2011-2026. Between 2011 and 2025, the Council has provided an additional 2,398 affordable dwellings and 4,601 market dwellings through a range of mechanisms. The range and choice of tenure of these dwellings has been a mix of both social rented and low-cost housing and open market dwellings. When considering the provision of affordable housing on development sites, the Council's Housing Strategy team is consulted to determine the most appropriate housing mix and tenure to meet the identified need required in the area. It is therefore considered that the range and choice of dwellings delivered to date within the authority has contributed to the sustainability target.
	% of new housing built on previously developed land.	**Increase the % of new housing built on previously developed land.**	Annual Dwelling Completions Brownfield/ Greenfield Land Year: 2011-12 Dwelling Completions Brownfield Land: 161 %: 99% Dwelling Completions Greenfield Land: 1 %: 1% Total Dwellings Complete: 162 Year: 2012-13 Dwelling Completions Brownfield Land: 128 %: 68% Dwelling Completions Greenfield Land: 60 %: 32% Total Dwellings Complete: 188

			2013-14 | 76 | 66% | 39 | 34% | 115 2014-15 | 167 | 61% | 115 | 39% | 272 2015-16 | 581 | 93% | 40 | 7% | 621 2016-17 | 651 | 77% | 191 | 23% | 842 2017-18 | 581 | 73% | 213 | 27% | 794 2018-19 | 457 | 73% | 166 | 27% | 623 2019-20 | 662 | 72% | 255 | 28% | 917 2020-21 | 599 | 82% | 124 | 18% | 723 2021-22 | 237 | 55% | 194 | 45% | 431 2022-23 | 178 | 50% | 176 | 50% | 354 2023-24 | 269 | 57% | 205 | 43% | 474 2024-25 | 249 | 51% | 239 | 49% | 488 *Source: Vale of Glamorgan Council Planning Application Data.* In line with Welsh Government objectives, the number of housing completions on previously developed land remains a significant proportion of the overall. However, it is likely that this proportion will gradually decrease in future monitoring periods as the availability of previously developed land diminishes.
	House build rates.	**Match house build rates to identified needs.**	To achieve the identified housing requirement for the Plan period, the Council aims to deliver a minimum of 630.66 additional dwellings per year. Over the first 14 years of the LDP (2011 to 2025) the average annual build rate has been 500 dwellings. However, in the period since the adoption of the LDP annual average build rates have been generally higher than the rates at the start of the Plan period with the Councils housing trajectory illustrating that for the years 2016-17, 2017-18, 2019-20 and 2020-21 housing dwelling completions exceeded the annual average requirement. Over remaining 1 year of the plan, dwelling completions are projected to be lower than the average requirement. This reflects general fluctuation in build rates as sites are complete and new sites commence, and the time scales required to grant planning permission particularly on larger schemes. By 2026 it is forecast that the LDP will have delivered a minimum of 7,253 dwellings which is below the 9,460 dwellings provision in the plan, due

			primarily to low delivery rates within the formative years of the plan rather than a failure to deliver housing allocations in the plan. Accordingly, it is considered that despite low development rates within the early part of the plan, the LDP has made good progress towards its delivery of the identified housing provision.
Commentary			
Analysis of the evidence collected to support the SA objective illustrates that house building, including the provision of affordable homes, has been significant since the adoption of the LDP and that the Vale of Glamorgan continues to be an attractive location for developers and homeowners. Although the level of affordable housing provided to date has not met the level of demand identified within the LHMAs, a significant amount of affordable housing has been delivered to date within the plan period across the Vale of Glamorgan through a variety of mechanisms.			

7.2 LOCAL FACILITIES

SA Objective	Indicator	Target	Analysis
To maintain, promote and enhance the range of local facilities.	**Number of new facilities (e.g. shops, restaurants, pubs, community centres, libraries, medical centres, recreational facilities, places of worship etc.) as a ratio of new house builds and / or population.**	**Maintain or increase in the number of new local facilities as a proportion of new house builds and / or population.**	Between 2011 and 2025, 6,999 homes have been completed. During that same period, the following levels of off-site Section 106 contributions have spent on community infrastructure, services, and facilities: 2011-12 = £10,263,858.68 2012-13 = £511,873.00 2013-14 = £5,431,630.24 2014-15 = £3,876,452.81 2015-16 = £8,029,190 2016-17 = £9,794,952.16 2017-18 = £8,109,968 2018-19 = £3,538,708 2019-20 = £3,713,242.73 2020-21 = £5,427,020.94 2021-22 = £5,576,157.37 2022-23 = £6,204,869.20 2023-24 = £1,497,085.56 2024-25 = £3,840,566.71 The 2024-25 Section 106 annual report, which includes the spend on community infrastructure, is currently being prepared and can be accessed on the Council's website once completed:

			https://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/Planning/Developer-Contributions-Section-106.aspx In the previous monitoring year, the Council has used the contributions to pay for schemes such as the following: **Education** – Section 106 funding has contributed towards several Sustainable Communities for Learning projects in 2024/25. An update is provided below: • Ysgol Y Deri Expansion – New school development project for 150 pupil places. Project started on site in April 2024. Main contractor originally appointed went into administration in September 2024. New contractor now appointed and works re-commenced on site in April 2025. • St. Richard Gwyn Roman Catholic Comprehensive School – redevelopment project. New school building to provide 1050 pupil capacity plus 60 place Specialist Resource Base. Planning permission granted in April 2024. Main contractor appointed. Works commenced on site in August 2025. • Ysgol Iolo Morganwg – new school development for Welsh medium provision in north west Cowbridge for 420 pupil places and 96 part-time nursery places. Land transfer completed. Main contractor appointed for delivery of stage 1 works. Outside of the Sustainable Communities for Learning rolling programme, Section 106 funding has been used towards enhancements at the following schools: • Llantwit Major Comprehensive School - main reception area improvement works • St. Cyres School – Physical and Medical Resource (PMED) Base (ongoing) • Ysgol Pen Y Garth – entrance improvements (completed) • Dinas Powys Junior School – new modular classroom (completed) • Wick and Marcross CIW Primary School – extension (ongoing) • Ysgol Dewi Sant, Llantwit Major – new external canopy (ongoing) **Public Open Spaces** – The Council has used section 106 contributions to provide/enhance public open spaces as follows: • New outdoor fitness equipment and new tennis court fencing at Station Road East, Wenvoe • New outdoor fitness equipment at Lougher Place, St. Athan • New tree, bulb and wild flower planting at Celtic Way Park, Rhoose

			• Replacement benches and bin on Dinas Powys Common • New play equipment installed at Drylla play area, Dinas Powys. • New extended footpath to play area at Seel Park, Dinas Powys • Additional tree planting at Central Park, Barry • Additional tree planting at Pencoedtre Park, Barry • Replacement benches at Chickenwood Park, Barry Preliminary work has been undertaken in 2024/25, with completion anticipated in 2025/26 for the following schemes: • Murchfield Courts Scheme, Dinas Powys – Following a community consultation in Summer 2023, vegetation management and clearance work was undertaken in February 2024. The tender opportunity for the works was advertised on Sell2Wales in July 2024. It is anticipated that the scheme will commence on site in August 2024 and be completed in October 2024. • Celtic Way Park improvements in Rhoose – Following a community consultation in May / June 2023, tenders have now been received for the playground upgrade. It is anticipated that the scheme will commence in October 2024. • Upper and Lower Gladstone Gardens, Barry - Interpretation panels and entrance signs designed (installation completed in June 2024). **Community Facilities -** The Council has used section 106 contributions to provide / enhance community facilities as follows in 2024/25: • New play area at Celtic Way Park, Rhoose • New outdoor gym near Lougher Place, St. Athan • Enhancements to changing rooms and toilets at Llantwit Major Leisure Centre • New flooring in main hall at Cowbridge Leisure Centre (match funding) • Kitchen enhancements at Glyndwr Hall, Penarth • New and enhanced facilities at Parish Hall, Dinas Powys • New and enhanced facilities at Lee Hall, Dinas Powys • New and enhanced facilities at the Old Library, Dinas Powys **Sustainable Transport -** The Council has used section 106 contributions to provide / enhance sustainable transport provision as follows in 2024/25:

			• New toucan crossing on Ffordd Y Mileniwm (near East Quay), Barry Waterfront • Barry wayfinding project • Bilingual signage for Barry Docks transport interchange • Pedestrian improvements in Clive Road, Barry • Pedestrian improvements at St. Pauls Avenue, Barry • Pedestrian improvements at Ramsey Road/ Skomer Road, Barry • Pedestrian improvements at Gladstone Gardens, Barry • New cycle shelter for The Engine Room, Barry • Weycock Cross, Barry to Cardiff Airport active travel improvements • Pedestrian improvements at Station Road, Rhoose • Pedestrian improvements near Sully Primary School • New bus shelter near the Old School, Sully • New bus shelter, Cosmeston • Shared use signage on Penlan Road, Llandough • Street lighting enhancements at Castle Close, Dinas Powys • Accessibility improvements at Station Road East recreation ground, Wenvoe • Pedestrian improvements in Borough Close, Cowbridge • New cycle shelter Y Bont Faen Primary School, Cowbridge • Upgrades to the boardwalk, Cowbridge • New lighting near Town Hall, Llantwit Major • New benches for St. Nicholas and Colwinston • Funding of 303 bus service • Cycle parking signage, Ogmore by Sea village hall • Funding for Greenlinks and Community Transport **Public Art** – Section 106 contributions have been used to commission community works of art projects at the following locations for installation: • New artist designed basketball / netball court and community seating at Murchfield Community Space, Dinas Powys (ongoing public art / public open space scheme) • Artist designed totems at St. Nicholas Primary School (ongoing) • New public art works at Clare Gardens, Cowbridge (ongoing) • New public art sculpture incorporating seating and planting together with separate artist designed seating to be installed within public open spaces / play areas at Gwel Yr Ynys, Sully (ongoing).

			Public Open Spaces - The Council has used Section 106 contributions to provide/enhance public open spaces as follows: • New community space at Murchfield, Dinas Powys including new basketball / netball court, bespoke seating incorporating exercise features, additional tree planting and shrubs (ongoing) • Accessibility improvements at Station Road East recreation ground, Wenvoe • Additional tree planting at Plassey Square, Penarth • Additional tree planting and replacement benches at Alexandra Gardens, Barry • Installation of interpretation panels and entrance signs at Upper and Lower Gladstone Gardens, Barry Preliminary work has been undertaken in 2024/25, with completion anticipated in 2025/26 for the following public open space schemes: • Sully linear park enhancements (including new play area) • Enhancements to Bearfield, Cowbridge (including new skate park)
	Numbers of 'change of use' developments resulting in a loss of a community facility.	**Reduce the loss of community facilities where appropriate.**	See Monitoring Indicator 5.4
	Number of people who travel outside the Vale to access goods, services, or employment.	**Reduce the number of people who travel outside the Vale to access goods, services, or employment.**	In 2011, the number of working residents in the Vale of Glamorgan was 57,300 of which 27,300 (48%) worked within the authority and 30,000 (52%) commuted outside of the authority for work purposes. In 2022, the number of working residents in the Vale of Glamorgan was 62,200 of which 43,400 (70%) worked within the authority and 18,600 (30%) commuted outside of the authority for work purposes.

Year	Total number of working residents	Total number of people working in the authority	Number of people living and working within the same area	Number of people commuting out of the authority	% of out commuting of working residents	Number of people commuting into the authority

2011	57,300	44,500	27,300	30,000	52.3	17,300
2012	55,700	37,100	25,500	30,100	54.0	11,500
2013	57,600	37,500	26,200	31,400	54.5	11,300
2014	57,500	38,800	27,400	30,100	52.3	11,300
2015	58,800	42,800	28,500	30,400	51.7	14,300
2016	58,900	40,200	29,900	29,900	49.2	10,300
2017	61,000	38,900	29,000	32,000	52.5	9,800
2018	63,100	40,900	31,900	31,200	49.4	9,000
2019	61,600	40,700	30,000	31,600	51.3	10,700
2020	58,400	37,500	28,200	30,200	51.7	9,200
2021	60,800	42,100	34,000	26,800	44.1	8,100
2022	62,200	49,400	43,600	18,600	29.9	5,800
2023	60,000	51,500	41,900	18,000	30.0	9,600
2024	58,700	43,400	36,400	22,300	38.0	7,000

Source: Stats Wales Commuting patterns by Welsh local authority and measure
https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Commuting/commutingpatterns-by-welshlocalauthority-measure

The latest figures would again seem to illustrate a significant drop in the level of out community from the authority. It is assumed that the continued drop confirms the general change in working patterns experienced since the Covid-19 pandemic with workers choosing a more balanced work life balance, working from home with reduced commuting patterns. The level of in-commuting is also seen as an indicator of the changing work practices seen across the country.

Commentary

A significant number of planning applications for new and enhanced community facilities have been approved / secured through section 106 contributions since the start of the Plan period. Despite some losses, it is evident that there has been an increase in the number of community facilities since the start of the Plan period in accordance with the monitoring target. The reduction in the level of out-commuting/in-commuting is seen as a reflection of changing work practices with more people working from home rather than at a designated place of work. While this change was initially facilitated by employers in response to the pandemic, the benefits for both workers and employers in respect of mental health and work-life balance is now well recognised. While the reduction in commuting is encouraging in respect of climate change, it may have a more long-term impact in other areas e.g. retail spend, public transport use, and in the longer term, the implications of the changes will need to be fully considered.

7.3 ACCESS FOR ALL

SA Objective	Indicator	Target	Analysis
To maintain and improve access for all.	**Number of alterations to public buildings and spaces to provide for disabled person's access.**	**Increase the number of alterations to public buildings and spaces to provide for disabled access.**	The Equality Act 2010 requires that reasonable physical improvements are made to ensure that buildings and spaces are accessible to all members of society. Given that this is now a statutory requirement, it is considered that the monitoring indicator has been superseded by legislative requirements.
	Number of new developments with special provision for disabled persons.	**Increase special provision for disabled persons within new developments.**	Building Regulations 2010 Part M gives direction on enabling a public access building to conform to the Equality Act. This public access regulations document states that reasonable provision must be made for people to gain access to and use of the building's facilities. Accordingly, it is considered that the monitoring indicator has been superseded by legislative requirements.
	Number of lifetime homes as a proportion of all new homes.	**Increase the number of lifetime homes as a proportion of all new homes.**	Since 2011, the Council has secured an additional 2,396 affordable dwellings. These homes are required to be built to meet Welsh Government DQR Lifetime Home standards.
Commentary			
All of the targets have been met either through direct provision or the introduction of statutory requirements.			

7.4 DEPRIVATION

SA Objective	Indicator	Target	Analysis
Reduce the causes of deprivation.	**Welsh Index of Multiple Deprivation (WIMD).**	**Reduce overall deprivation.**	***Note: no updated WIMD available. The table illustrated below remain the most up-to-date data available.*** The Welsh Index of Multiple Deprivation determinants used by the Welsh Government are Income, Employment, Health, Education, Access to Services, Community Safety, Physical Environment and Housing. The tables below summarise the 2008, 2011, 2014 and 2019 WIMD headline data, which show variations in rankings for the Vale of Glamorgan. Three of the Vale's Lower Super Output Areas (LSOAs) are ranked within the top 10% most

deprived LSOAs in Wales (1-191). They are all located in the Barry area, and this has been the case since 2008.

Overall					
	Total LSOAs	Most deprived 10% LSOAs in Wales (ranks 1 - 191)	Most deprived 20% LSOAs in Wales (ranks 1 – 382)	Most deprived 30% LSOAs in Wales (ranks 1 – 573)	Most deprived 50% LSOAs in Wales (ranks 1 – 955)
2008	78	3	8	14	31
2011	78	6	13	18	36
2014	79	5	15	19	37
2019	79	3	10	15	28

Source: WIMD 2014 – 2019 local authority analysis.

Educational achievement (WIMD indicator).

Improve educational achievement.

Education					
	Total LSOAs	Most deprived 10% LSOAs in Wales (ranks 1 -191)	Most deprived 20% LSOAs in Wales (ranks 1 – 382)	Most deprived 30% LSOAs in Wales (ranks 1 – 573)	Most deprived 50% LSOAs in Wales (ranks 1 – 955)
2008	78	1	6	19	33
2011	78	1	10	18	33
2014	79	4	13	20	35
2019	79	3	8	12	26

Source: WIMD 2014 - 2019 local authority analysis.

Health and well-being (WIMD indicator).

Improve health and well-being.

Health					
	Total LSOAs	Most deprived 10% LSOAs in	Most deprived 20% LSOAs in	Most deprived 30% LSOAs in	Most deprived 50% LSOAs in

		Wales (ranks 1 -191)	Wales (ranks 1 – 382)	Wales (ranks 1 -573)	Wales (ranks 1 – 955)
2008	78	4	9	17	37
2011	78	1	6	14	36
2014	79	4	11	18	42
2019	79	4	8	14	29

Source: WIMD 2014 – 2019 local authority analysis.

Housing (WIMD indicator).

Improve access to good quality, affordable housing.

Housing

	Total LSOAs	Most deprived 10% LSOAs in Wales (ranks 1 -191)	Most deprived 20% LSOAs in Wales (ranks 1 – 382)	Most deprived 30% LSOAs in Wales (ranks 1 – 573)	Most deprived 50% LSOAs in Wales (ranks 1 – 955)
2008	78	1	9	15	40
2011	78	1	9	15	40
2014	79	3	8	18	32
2019	79	5	10	13	21

Source: WIMD 2014- 2019 local authority analysis.

Environment (WIMD indicator).

Improve the environment in deprived areas.

Physical Environment

	Total LSOAs	Most deprived 10% LSOAs in Wales (ranks 1 -191)	Most deprived 20% LSOAs in Wales (ranks 1 – 382)	Most deprived 30% LSOAs in Wales (ranks 1 – 573)	Most deprived 50% LSOAs in Wales (ranks 1 – 955)
2008	78	9	18	21	32
2011	78	14	26	29	42
2014	79	11	20	28	43
2019	79	5	8	19	47

Source: WIMD 2014 – 2019 local authority analysis.

Access (WIMD indicator).

Improve access for deprived areas.

Access to Services

			Total LSOAs	Most deprived 10% LSOAs in Wales (ranks 1 -191)	Most deprived 20% LSOAs in Wales (ranks 1 – 382)	Most deprived 30% LSOAs in Wales ((ranks 1 - 573)	Most deprived 50% LSOAs in Wales ((ranks 1 - 955)
			2008	78	4	18	31	54
			2011	78	4	18	31	54
			2014	79	5	14	24	42
			2019	79	3	6	9	26
			Source: WIMD 2014 – 2019 local authority analysis.					
	Employment (WIMD indicator).	**Increase employment opportunities.**	**Employment**					
				Total LSOAs	Most deprived 10% LSOAs in Wales (ranks 1 -191)	Most deprived 20% LSOAs in Wales (ranks 1 – 382)	Most deprived 30% LSOAs in Wales (ranks 1 - 573)	Most deprived 50% LSOAs in Wales (ranks 1 - 955)
			2008	78	5	10	14	29
			2011	78	8	14	14	41
			2014	79	6	10	18	34
			2019	79	4	11	14	28
			Source: WIMD 2014 – 2019 local authority analysis.					

Commentary

The Vale of Glamorgan is regarded as an affluent and attractive area to live and work. Benefiting from its proximity to Cardiff and the wider region, the area boasts a range of businesses and industry and possesses good road and rail links to the rest of Wales and the UK. There are however pockets of poverty and deprivation and the Vale hosts 3 of the most deprived areas in Wales as illustrated by the above tables taken from the latest 2019 Welsh Index of Multiple Deprivation. However, the most up-to-date WIMD 2019 report identifies that the Vale of Glamorgan is one of 12 local Authorities in Wales with no small areas of deep-rooted deprivation. It is important to note that an area itself is not deprived: it is the circumstances and lifestyles of the people living there that affect its deprivation ranking and it is important to remember that not everyone living in a deprived area is deprived—and that not all deprived people live in deprived areas. The 2019 index remains the most up to date indicator of multiple deprivation within Wales. The implementation of the LDP strategy will help to address the causes of deprivation through the provision of new and enhanced employment, housing, community facilities and transport services.

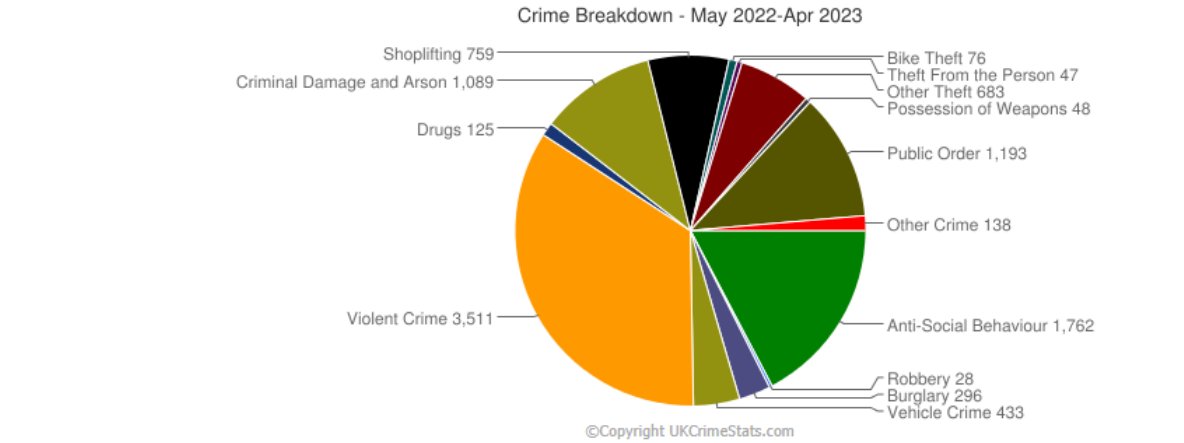
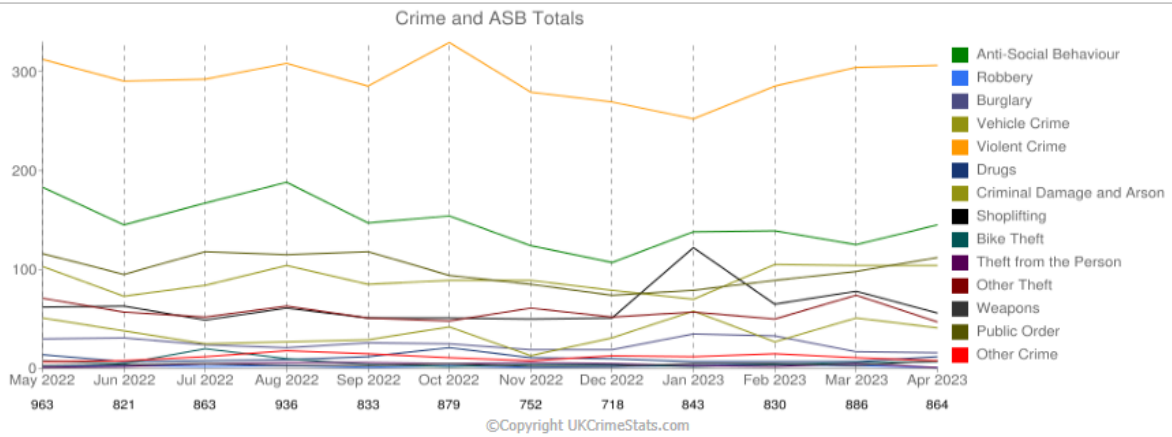
7.5 COMMUNITY SPIRIT

SA Objective	Indicator	Target	Analysis
To maintain, protect and enhance community spirit.	**Public perception of crime rates and fear of crime.**	**Reduce actual and perceived crime levels in the Vale of Glamorgan.**	***Note: no updated WIMD available. The table illustrated below remain the most up-to-date data available.***

Community Safety

	Total LSOAs	Most deprived 10% LSOAs in Wales (ranks 1 -191)	Most deprived 20% LSOAs in Wales (ranks 1 – 382)	Most deprived 30% LSOAs in Wales (ranks 1 - 573)	Most deprived 50% LSOAs in Wales (ranks 1 - 955)
2008	78	5	18	33	49
2011	78	6	21	30	42
2014	79	9	23	30	42
2019	79	2	10	16	27

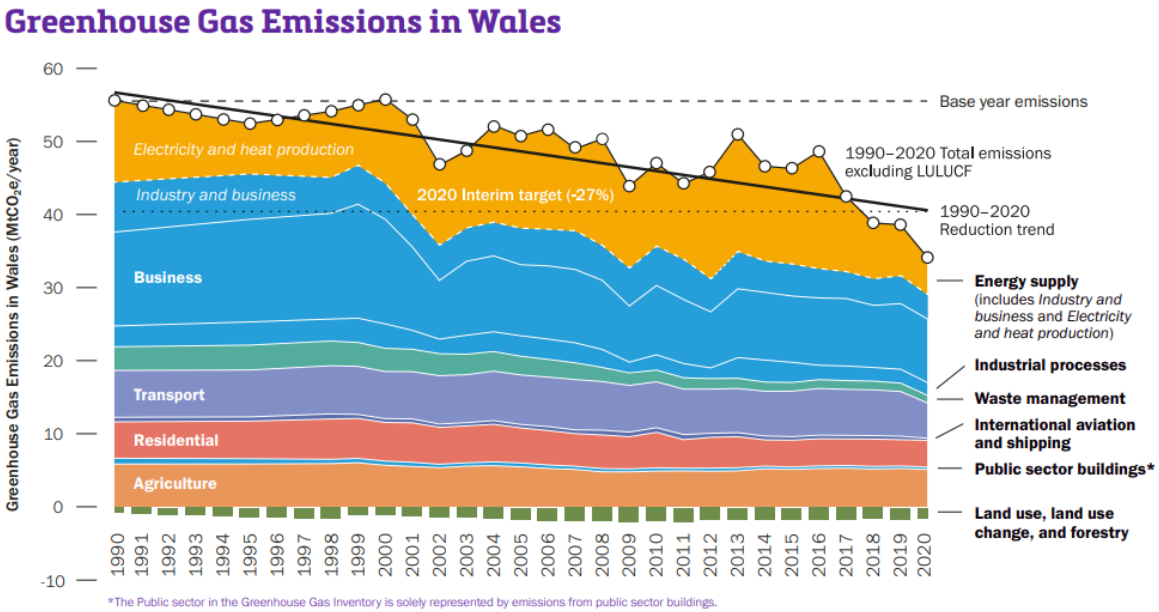
Source: WIMD 2019 (The 2019 index therefore remains the most up to date indicator of multiple deprivation within Wales.)

			Crime Plus ASB Breakdown for Vale of Glamorgan  *Source: https://www.UKCrimeStats.com - Vale of Glamorgan*  *Source: https://www.UKCrimeStats.com - Vale of Glamorgan*

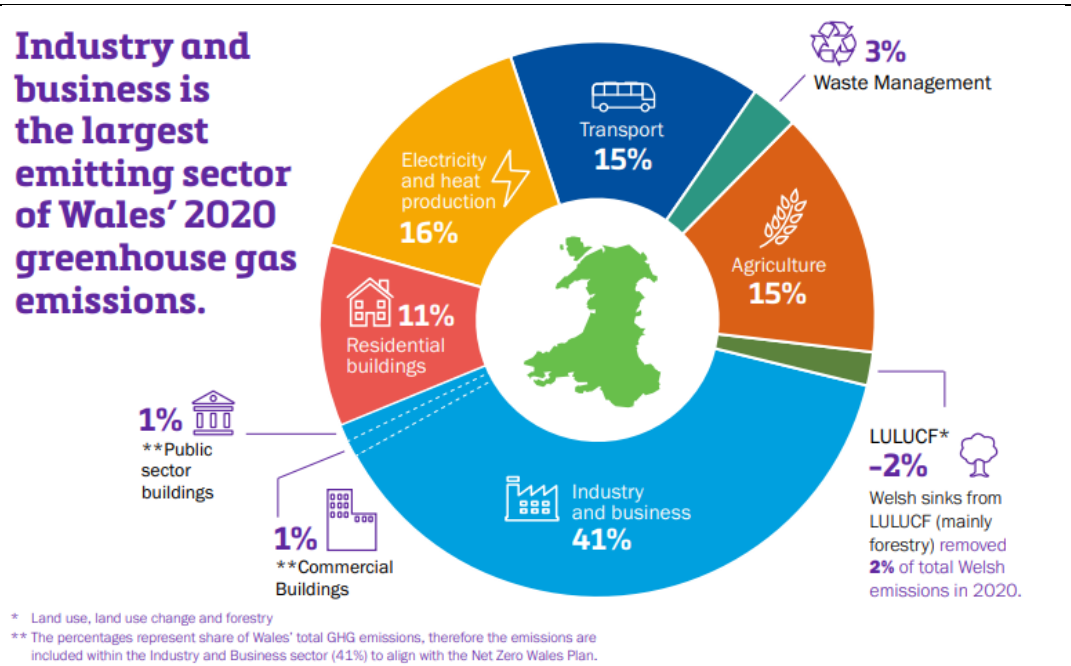
			All Crime includes: Anti-Social Behaviour, Burglary, Robbery, Vehicle Crime, Violent Crime, Shoplifting, Criminal Damage & Arson, Other Theft, Drugs, Bike Theft, Theft from the Person, Weapons, Public Order, Other. Violent crime and anti-social behaviour continue to make up the majority of crimes.
	New developments with local distinctiveness e.g. finishing materials, public art, facilities etc.	**Increase the number of new developments with local distinctiveness.**	**Public Art** – Section 106 contributions have been used to commission community works of art projects at the following locations for installation: • New artist designed basketball / netball court and community seating at Murchfield Community Space, Dinas Powys (ongoing public art / public open space scheme) • Artist designed totems at St. Nicholas Primary School (ongoing) • New public art works at Clare Gardens, Cowbridge (ongoing) • New public art sculpture incorporating seating and planting together with separate artist designed seating to be installed within public open spaces / play areas at Gwel Yr Ynys, Sully (ongoing). The Council has used Section 106 contributions to provide/enhance public open spaces as follows: • New community space at Murchfield, Dinas Powys including new basketball / netball court, bespoke seating incorporating exercise features, additional tree planting and shrubs (ongoing) • New play area and biodiversity enhancements at Celtic Way Park, Rhoose • Accessibility improvements at Station Road East recreation ground, Wenvoe • Additional tree planting at Plassey Square, Penarth • Additional tree planting and replacement benches at Alexandra Gardens, Barry • Installation of interpretation panels and entrance signs at Upper and Lower Gladstone Gardens, Barry Preliminary work has been undertaken in 2024/25, with completion anticipated in 2025/26 for the following public open space schemes: • Sully linear park enhancements (including new play area) • Enhancements to Bearfield, Cowbridge (including new skate park)
Commentary			
Crime levels within the Vale of Glamorgan have again remained relatively static over the past year. As in previous years, there have been general fluctuations in each of the various categories however the overall rates remain largely stable. While crime of any nature is of concern, the levels of crime experienced within the Vale of Glamorgan are relatively low compared to other areas of Wales and the Vale of Glamorgan remains a generally safe place in which to live and work. In terms of local distinctiveness, a substantial number of schemes have been approved where section 106 contributions for public art both "in kind" on development sites or through off site contributions have contributed to improved local environments. In addition, the LDP through the application of policy (Policy MD2 – Design of New Development refers) also seeks to reduce the opportunity for crime and anti-social behaviour and to ensure that new developments are of the highest standard and contribute to local distinctiveness in line with the SA target.			

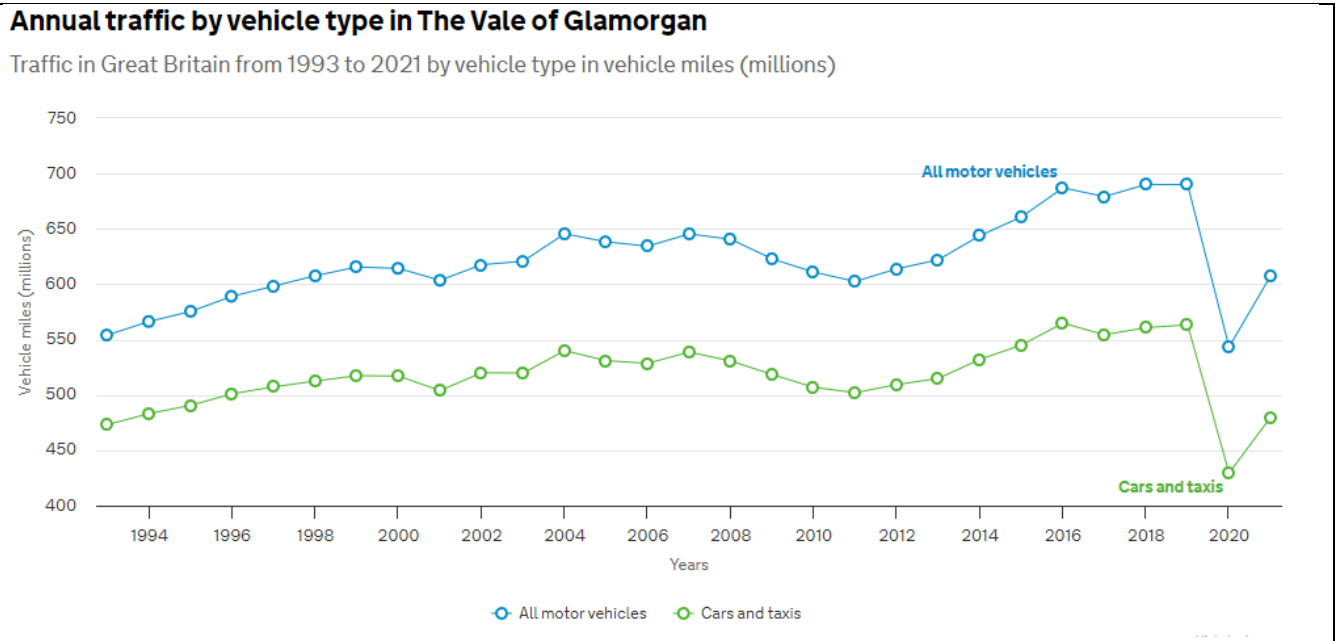
7.6 CLIMATE CHANGE

SA Objective	Indicator	Target	Analysis
To minimise the causes and manage the effects of climate change.	**Emissions of greenhouse gases.**	**Reduce emissions of greenhouse gases.**	While there is limited information available at a local authority level on greenhouse gas emissions, the latest statistical summary for the UK for 2005 to 2020 from the Department for Business, Energy & Industrial Strategy (published in June 2023) indicates that Wales' CO2 per capita emissions as a whole continue to be higher than the rest of the UK regions and stand at 9.4 tonnes of CO2 per person compared with 7.4 tonnes in Scotland and an average 6.0 tonnes in England. This is due to Wales having the highest CO2 per capita emission from the Industrial and Commercial sector (3.6t) reflecting its higher level of industrial installations. UK wide, total territorial greenhouse gas emissions have increased since 2020 across the UK by 5.9%. This is largely as a result of the easing of restrictions associated with the Covid-19 pandemic and colder temperatures increasing the use of heating in buildings. *(source: UK local authority greenhouse gas emissions estimates 2021, Department for Energy Security & Net Zero (June 2023).* While no local data is available for greenhouse gas emissions, the data collated by StatsWales and illustrated below continues to illustrate a reduction in the levels of emissions within Wales in recent years.

Greenhouse Gas Emissions in Wales
Greenhouse Gas Emissions in Wales (MtCO2e/year)
60
50
40
30
20
10
0
-10
Base year emissions
Electricity and heat production
Industry and business
2020 Interim target (-27%)
1990–2020 Total emissions excluding LULUCF
1990–2020 Reduction trend
Business
Transport
Residential
Agriculture
Energy supply (includes Industry and business and Electricity and heat production)
Industrial processes
Waste management
International aviation and shipping
Public sector buildings*
Land use, land use change, and forestry
1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020
*The Public sector in the Greenhouse Gas Inventory is solely represented by emissions from public sector buildings.

			 Source: https://www.gov.wales/sites/default/files/publications/2023-02/greenhouse-gas-emissions-infographic-2020.pdf
	Number of trips made by car.	**Reduction in the number of trips made by car.**	



Source: https://roadtraffic.dft.gov.uk/local-authorities/18

682.2 million vehicle miles were travelled on roads in the Vale of Glamorgan in 2024, this represents an increase of 8.1 million vehicle miles on the previous year and indicates that the trend in vehicular traffic levels remains on the increase with the exception of the significant fall experienced during the covid-19 pandemic. Cars and taxis accounted for 551.9 million vehicles miles. The most recent road traffic statistics for the UK (Department for Transport 2021) indicate that across the UK some 297.6 billion vehicle miles were driven on Great Britain's roads in 2021 an increase of 11.9% on the previous year. However, traffic in 2021 remains 12.1% lower compared to pre-pandemic levels.

In November 2020 the Council introduced the Next Bike scheme to the Vale of Glamorgan which saw the introduction of Nextbikes in the wider Penarth area. Whilst there was evidence of increased usage of the scheme, Nextbike took the decision to cease to operate the scheme in Cardiff and the Vale from January 2024 due to high levels of theft and vandalism across the area.

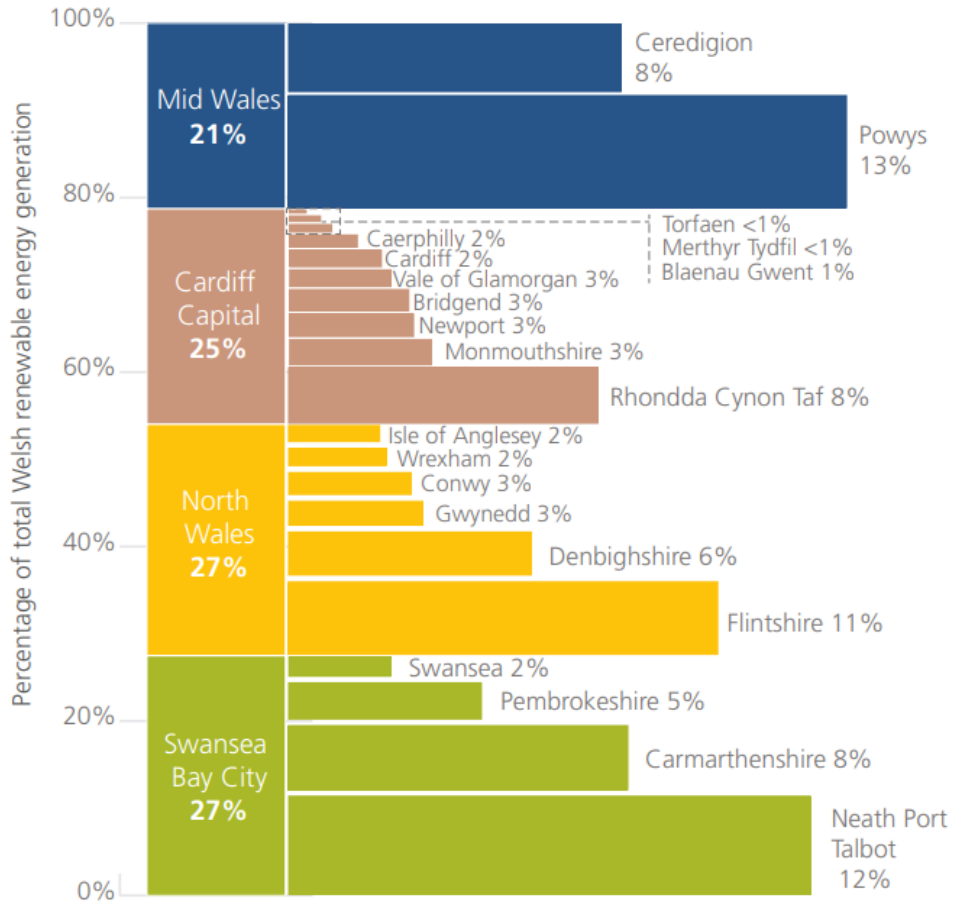
	Renewable energy generation	**Increase the level of energy generated by renewable means.**	Since 2014, energy generation from renewable energy sources within the Vale of Glamorgan has steadily increased as illustrated below. The latest national data relates to 2022. However, since 1st April 2020, 11 new renewable energy developments have been granted planning permission within the Vale of Glamorgan. This includes 4 Developments of National Significance for solar energy in 2024-25, which total 195 MW of solar energy.

Low Carbon Energy Generation (Stats Wales)

	Projects	Electrical Capacity (MWe)	Heat Capacity (MWth)	Electrical Generation (MWhe)	Heat Generation (MWht)
2014	1,660	88	2	416,982	5,094
2016	2,172	115	4	466,643	11,152
2017	2,222	84	9	84,365	25,280
2018	2,262	94	10	140,934	29,640
2019	2,407	105	11	136,952	32,147
2020	2,572	95	12	136,644	32,764
2021	2,741	98	16	148,533	54,387
2022	2,881	99	19	149,061	65,773
2023	3,437	102	21	149,012	68,072

Source: https://statswales.gov.wales/Catalogue/Environment-and-Countryside/Energy

Estimated annual renewable energy generation by region and local authority, 2021



Source: Energy generation in Wales 2021 (Welsh Government)

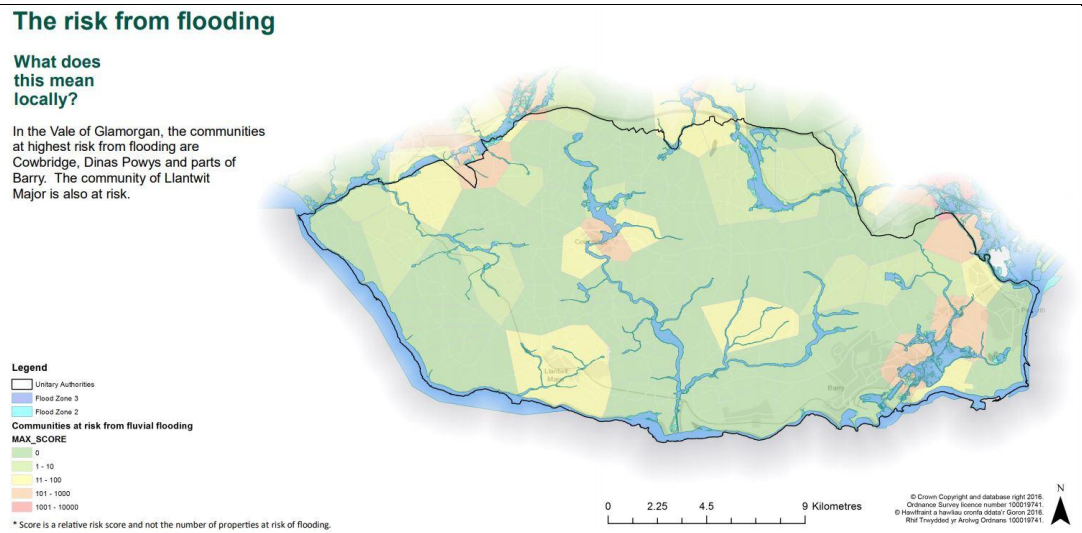
Nationally, in Wales, the total capacity of renewable energy projects installed in 2023 continued to increase. 3,663 MW of renewable electrical and 869 MW of renewable heat capacity was installed in 2023, in comparison to a total capacity of 4,349 MW installed in 2022. Within the Vale of Glamorgan it is estimated that in 2021 there were 2,390 renewable energy

			installations (Department for Business, Energy & Industrial Strategy) this is primarily photovoltaic installations but also includes facilities such as anaerobic digestors, sewage gas generation and onshore wind.
	Number of incidents of flooding within the Vale of Glamorgan / Properties at risk of flooding	**Reduce number of incidents of flooding within the Vale of Glamorgan / Properties at risk of flooding**	The National Flood Risk Assessment (NaFRA) together with the National Property Dataset (NPD) is used to determine the number of properties (residential and non-residential) at risk of flooding from rivers and sea in Wales. The most recent data available is as follows:

2024					
	High	***Medium***	***Medium + High***	***Low***	***Total***
All Wales					
Risk River	*40,923*	*33,083*	*74,006*	*135,359*	*209,365*
Risk Tidal	*65,759*	*21,544*	*120,814*	*178,162*	*178,162*
Risk Surface	*79,440*	*41,374*	*87,303*	*166,534*	*287,348*
Vale of Glamorgan					
Risk River	*355*	*338*	*693*	*957*	*1650*
Risk Tidal	*276*	*85*	*361*	*783*	*1144*
Risk Surface	*2,030*	*1,746*	*3,776*	*6,062*	*9,838*

Source: Stats Wales – Properties at Risk of Flooding

The chance of flooding is set out in four risk categories:
High Risk: Greater than or equal to 1 in 30 (3.3%) chance in any given year
Medium Risk: Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year for rivers and surface water flooding and less than 1 in 30 (3.3 per cent) but greater than or equal to 1 in 200 (0.5 per cent) for the sea.
Low Risk; Less than 1 in 100 (1%) for rivers and surface water flooding and 1 in 200 (0.5 per cent) for the sea but greater than or equal to 1 in 1,000 (0.1%) chance in any given year.

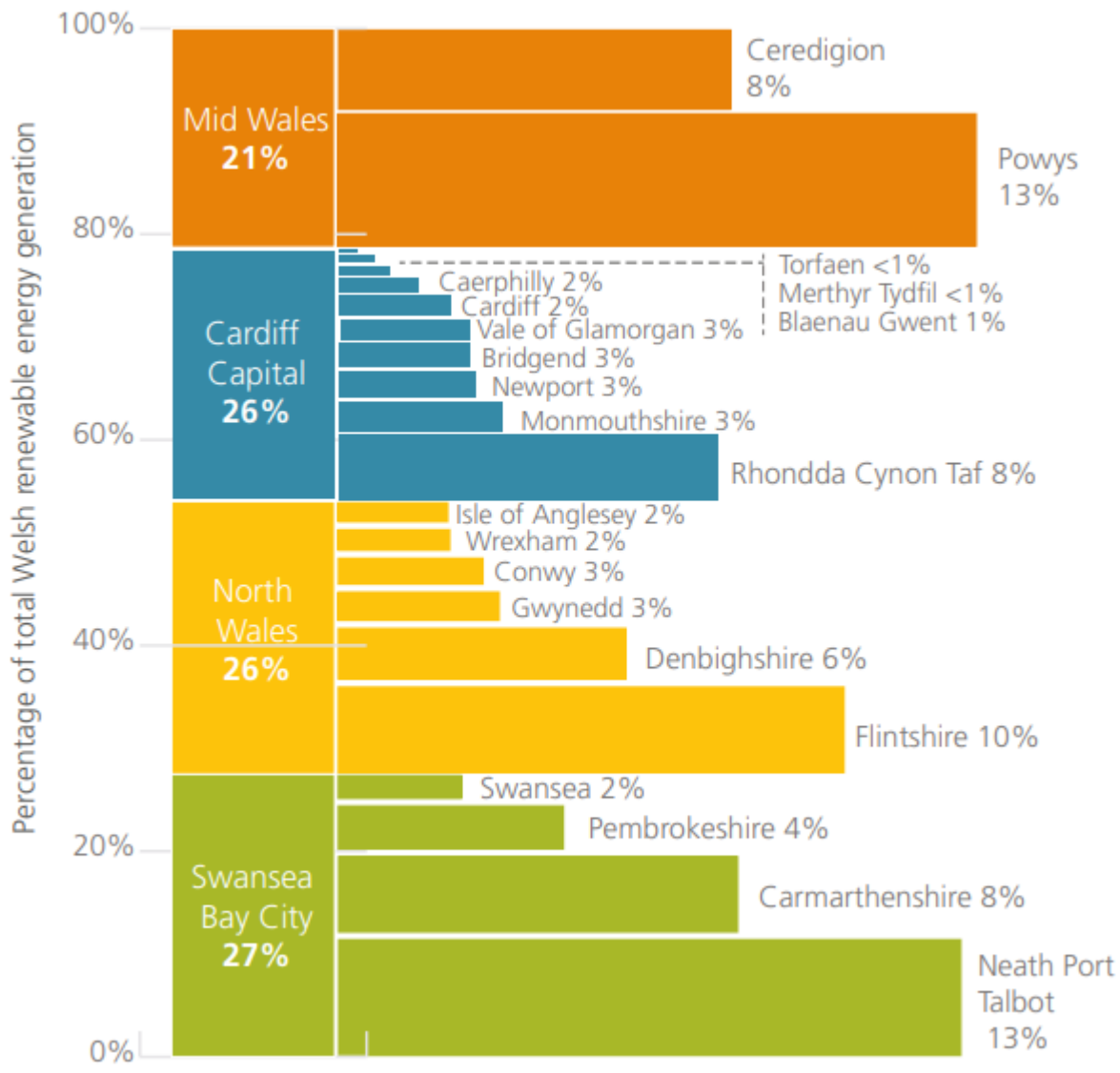
			 *Source: Natural Resources Wales Public Service Board - Vale of Glamorgan Environmental information for well-being assessments.* No planning permissions were approved within C1 or C2 floodplain areas during the monitoring period which did not meet all of the TAN 15 tests (LDP Monitoring indicators 2.1 and 2.2 refers). This will help to reduce the number of incidents of flooding / properties at risk of flooding in the authority.
	Proportion of new developments with Sustainable Urban Drainage Systems	**Increase proportion of new developments with Sustainable Urban Drainage Systems**	From the 7th January 2019, all new developments for 1 or more dwelling houses or where the construction area is 100m^2 or more require Sustainable Drainage Systems (SuDS) for surface water. Schedule 3 of the Flood Water and Management Act 2010 makes SuDS a mandatory requirement for all new developments. The Welsh Government has published Statutory SuDS Standards that must be approved by the SuDS Approving Body (SAB) before construction work begins; the Vale of Glamorgan is a SAB. Accordingly, it is considered that as a consequence of this statutory duty, the monitoring of the SuDS is no longer necessary as SuDS will be statutorily delivered through the planning system on all new developments that meet the specified standards.
	Development within flood plains	**No inappropriate development within flood plains**	Indicator 2.1 identifies that there have been no planning applications approved within identified C1 or C2 floodplain areas that did not meet all of the tests set out in TAN 15 Flooding.

	Energy consumption per head	**Reduce energy consumption per head**	The table below is from the Department for Business, Energy & Industrial Strategy and shows final energy consumption in the local authority and in Wales.

Local authority total domestic gas and electricity consumption (GWh)				
	Vale of Glamorgan		Wales	
	Gas	Electricity	Gas	Electricity
2015	624.3	208.2	13,814.4	5,163.9
2016	640.4	204.4	13,830.8	5,020.1
2017	666.9	203.2	14,444.2	4,969.5
2018	670.7	199.7	14,383.2	4,863.4
2019	686.2	201.2	17,270.4	4,855.5
2020	696.3	216.2	14,905.4	5,106.4
2021	657.0	205.2	14,126.7	4,818.2
2022	568.6	187.2	12,151.3	4,367.0
2023	586.2	180.8	12,568.1	4,087.4

Source: Department for Business, Energy & Industrial Strategy Statistical Data Set: Sub-national Total final energy consumption statistics 2005-2022
Total final energy consumption at regional and local authority level: 2015 to 2023 - GOV.UK.

Estimated annual renewable energy generation by region and local authority, 2020



Source: Energy Generation in Wales 2023 (Welsh Government March 2025)

Commentary			
Evidence illustrates a varied picture across the indicators and targets. While good progress has been made on the main environmental targets a significant number of trips in the Vale continue to be made by car and the level is again rising following the Covid 19 pandemic. The Council will continue to promote active travel and sustainable transport as alternatives to the car. The introduction of the Next Bike scheme within the Vale of Glamorgan continues to increase and the Council is committed to maintaining and extending the scheme subject to funding. It is a similar varied picture in terms of energy consumption in Wales, and in the Vale of Glamorgan, where both gas and electricity consumption showed a slight decrease in the level of consumption. Aberthaw power station was the last operational coal-fired power station in Wales, closing in March 2020. The site has been purchased by the CCR with a view to developing the site as an exemplar for green energy production within the region. The CCR aspirations for the site will be considered as a part of the RLDP process.			

7.7 WASTE

SA Objective	Indicator	Target	Analysis
To minimise waste.	**Annual volume of municipal waste.**	**Reduce amount of municipal waste.**	
	% of waste re-used or recycled.	**Increase the amount of waste re-used or recycled.**	

	% of waste land filled.	Reduce tonnage of waste to landfill.	

Measure	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Total Municipal Waste Collected/Generated	59,780	61,527	62,222	58,621	62,370	62,473	57,974	57,446	58,239	57,395	52,971	52,570
Total Waste Reused/Recycled/Composted (Statutory Target)	32,568	33,698	34,843	37,832	40,748	39,492	38,896	40,412	41,112	40,284	35,925	36,990
Waste sent for other recovery	0	0	0	0	0	0	0	0	0	1	0	0
Waste Incinerated with Energy Recovery	172	971	8,135	17,424	20,705	22,262	18,331	16,062	16,742	16,077	16,819	15,552
Waste Incinerated without Energy Recovery	0	0	0	90	113	0	0	0	0	0	0	0
Waste Landfilled	27,040	26,569	18,302	3,339	616	595	576	649	116	781	156	89
Percentage of Waste Reused/Recycled/Composted (Statutory Target)	54.5	54.8	56.0	64.5	65.3	63.2	67.1	70.3	70.6	70.2	67.8	70.4

Source: https://statswales.gov.wales/Catalogue/Environment-and-Countryside/Waste-Management/Local-Authority-Municipal-Waste/annualwastemanagement-by-management-year

Commentary

The latest figures produced by the Welsh Government and published by StatsWales illustrate that the level of municipal waste collected/generated in the Vale of Glamorgan has fallen slightly since the previous AMR reporting period. Notwithstanding this, the percentage of waste reused/recycled/composted remains high above 70%.

7.8 LAND USE

SA Objective	Indicator	Target	Analysis
To use land effectively and efficiently.	% of new development on brownfield land.	Increase the % of new development on previously developed land.	**Annual Dwelling Completions Brown Field/ Greenfield**

	Proportion of new development on greenfield land.	**Reduce the proportion of greenfield land being developed.**	

Year	Dwelling Completions Brownfield Land	%	Dwelling Completions Greenfield Land	%	Total Dwellings Complete
2011-12	161	99%	1	1%	162
2012-13	128	68%	60	32%	188
2013-14	76	66%	39	34%	115
2014-15	167	61%	115	39%	272
2015-16	581	93%	40	7%	621
2016-17	651	77%	191	23%	842
2017-18	581	73%	213	27%	794
2018-19	457	73%	166	27%	623
2019 - 20	662	72%	255	28%	917
2020 - 21	599	82%	124	18%	723
2021 - 22	237	55%	194	45%	431
2022 - 23	178	50%	176	50%	354
2023 - 24	269	57%	205	43%	474
2024 - 25	249	51%	239	49%	488

Source: Vale of Glamorgan Council

A substantial proportion of new dwellings in the Vale of Glamorgan continue to be built on brownfield land. While there have been some minor fluctuations since the adoption of the plan, a significant proportion of new dwelling completions have been on brownfield sites.

	Density of new development.	**Increase the density of new developments in line with policies.**	LDP Policy MD6 Housing Densities specifies the minimum net residential densities that should be provided within different types of settlements identified in the LDP settlement hierarchy. Within the key, service centre and primary settlements, a minimum of 30 dwellings per hectare should be provided. Within the minor rural settlements, a minimum density of 25 dwellings per hectare will be permitted which reflects their sensitive nature and the character

			of the existing built form. However, policy MD6 permits lower densities where the development complies with the specified criteria e.g. development of a higher density would have an unacceptable impact on surrounding character. See indicator 10.7.
	Agricultural land quality.	**Maintain the quality of agricultural land in the Vale of Glamorgan.**	National Policy as set out in Planning Policy Wales (Edition 11) paragraph 3.55 seeks to preserve the Best and Most Versatile (BMV) agricultural land except where there is an overriding need for the development. Policies MD1, MD7 and MD19 of the LDP support this position and seek to ensure that BMV land is protected from new development. Between 1st April 2024 and 31st March 2025, the Council approved 4 planning applications that resulted in the loss of Best and Most Versatile agricultural land as identified on the Welsh Government's Predictive Agricultural Classification Map (Version 2). However, the approvals result in the loss of a negligible amount of Best and Most Versatile land and were approved in accordance with LDP policies. Further details on the nature of the applications can be found under LDP monitoring indicator 10.6.
Commentary			
The evidence demonstrates that the relevant LDP policies are being effective in ensuring the protection of green field land and the effective use of land through the application of minimum density standards. While some development has occurred on greenfield sites and BMV agricultural land, this is generally restricted to small scale development associated with existing developments and/or are supported by more detailed evidence.			

7.9 ENVIRONMENTAL ASSETS

SA Objective	Indicator	Target	Analysis
To protect and enhance the built and natural environment .	**% of new development on brownfield land.**	**Increase the % of new development on previously developed land.**	

Annual Dwelling Completions Brown Field/ Greenfield

Year	Dwelling Completions Brownfield Land	%	Dwelling Completions Greenfield Land	%	Total Dwellings Complete
2011-12	161	99%	1	1%	162

2012-13	128	68%	60	32%	188
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2024-25	249	51%	239	49%	488

Source: Vale of Source Vale of Glamorgan Council

A substantial proportion of new dwellings in the Vale of Glamorgan continue to be built on brownfield land. While there have been some minor fluctuations since the adoption of the plan, a significant proportion of new dwelling completions have been on brownfield sites.

	% change in the Vale's priority habitats and species.	**Improve priority habitats and species.**	The interim list of priority habitats and species in Wales has 557 priority species and 55 priority habitats, which were originally selected for prioritised action based on their level of threat, the level of responsibility in Wales for their populations, and the ability to carry out remedial action to improve their status. While there is limited local data available for priority habitats and species, wardens, and rangers at the Vale of Glamorgan Country Parks and on the Glamorgan Heritage Coast undertake regular monitoring of some limited species and engage in species release and habitat management programmes. Much of the regular survey programme has been affected by the coronavirus pandemic and in addition, avian flu was confirmed on the site in March 2022. As a result, regular monitoring and release programmes have been curtailed and species/survey information has not updated. Relevant information has been provided where available.

NOTE: No updated data available since last AMR.

Cosmeston Lakes Country Park - Orchid Survey						
Species	**Location**	**2018**	**2021**	**2022**	**2023**	
Common Spotted Orchid	**East Paddock**	4,207	4,299	5,254	751	
Pyramidal Orchid	**East Paddock**	3,508	6,128	5,254	6,561	
Bee Orchid	**East Paddock**	83	72	155	80	
Greater Butterfly Orchid	**Sculpture Trail**	4	0	0	0	

Source: Cosmeston Lakes Country Park
No survey undertaken in 2020 due to coronavirus pandemic.

Cosmeston Lakes Country Park Wetland Bird Monitoring Data 2016 -2023 (Red/Amber Lists)								
Species	**Year**							
	2016	**2017**	**2018**	**2019***	**2020**	**2021****	**2022**	**2023#**
Pochard	86	60	33	93	26	21	17	47
Scaup	0	0	0	0	0	0	0	0
Slavonian grebe	0	0	0	0	0	0	0	0
Bittern	2	2	2	0	0	0	0	0
Black headed gull	640	462	394	221	900	175	673	212
Common gull	2	0	0	0	0	0	0	0
Common sandpiper	NA	0	0	0	0	0	0	0

				Gadwall	15	8	3	7	7	0	10	6
				Goldeneye	0	0	0	0	0	0	0	0
				Greylag goose	0	0	0	0	0	3	0	0
				Kingfisher	4	2	0	1	4	0	0	0
				Lesser black-backed gull	1,115	938	1,205	634	981	547	1,476	227
				Mallard	733	713	643	353	489	90	387	97
				Mediterranean gull	0	2	0	0	1	0	0	0
				Mute Swan	500	413	340	351	508	106	116	2
				Pintail	0	0	0	2	0	0	0	0
				Shelduck	0	0	0	0	0	2	0	0
				Shoveler	7	0	0	0	2	2	0	0
				Snipe	2	1	0	0	0	0	0	0
				Teal	2	0	2	3	10	0	0	51
				Whooper Swan	0	0	0	0	0	0	0	0
				Wigeon	0	0	12	0	1	0	0	0
				Yellow legged gull	0	NA	NA	NA	1	0	0	0
			Source: Cosmeston Lakes Country Park **Includes partial 2019 figures.* Note: the tables show data collected at various times throughout the year and have been compiled to provide an indication of the species population visiting Cosmeston Lakes Country Park. The monitoring and improvement programmes currently underway illustrate a healthy species population and will contribute to ensuring continued species and habitat preservation. **Limited survey activities resulting from coronavirus pandemic restrictions. #Partial 2023 figures.										
	Proportion of new developments	**Increase proportion of new**	The Environment (Wales) Act 2016 introduces the Sustainable Management of Natural Resources (SMNR) and sets out a framework to achieve this as part of decision-making. The objective of the SMNR is to maintain and enhance the resilience of ecosystems and the benefits they provide. National planning guidance translates the principles of SMNR into use for the									

	delivering habitat creation or restoration.	**developments delivering habitat creation or restoration.**	planning system and the latest Planning Policy Wales at the time directed that Natural, historic, and cultural assets must be protected, promoted, conserved, and enhanced. In response to these changes, the Council prepared an amended SPG however adoption of the amended SPG was delayed due to competing workloads, namely preparation of the RLDP. Since this time, the Welsh Government has published PPW Edition 12, specifically relating to changes to the planning system that improve biodiversity and the resilience of ecosystems. It is important that biodiversity and ecosystem resilience considerations are taken into account at early stages of development proposals and the revisions and objectives of PPW will be incorporated into the RLDP.
	Proportion of new developments with Sustainable Drainage Systems.	**Increase proportion of new developments with Sustainable Drainage Systems.**	Since 7th January 2019, all new developments of more than 1 dwelling house or where the construction area is 100m^2 or more require Sustainable Drainage Systems (SuDS) for surface water. Schedule 3 of the Flood Water and Management Act 2010 makes SuDS a mandatory requirement for all new developments. The Welsh Government has published statutory SuDS standards that must be approved by the SuDS Approving Body (SAB) before construction work begins; the Vale of Glamorgan is a SAB. Accordingly, it is considered that as a consequence of this statutory duty, the monitoring of the SuDS indicator is no longer necessary as SuDS will be statutorily delivered through the planning system on all new developments that meet the required standards.
	Water quality.	**Maintain or improve water quality within and around the Vale of Glamorgan.**	

	Results of the sampling and analysis of water quality at designated bathing water sites in Wales against revised Bathing water Directive (Vale of Glamorgan entries)							
Bathing Water	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**
Cold Knap Barry	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent
Southerndown	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent
Whitmore Bay Barry Island	Good	Good	Good	Good	Good	Excellent	Good	Excellent
Jackson's Bay Barry Island	Good	Sufficient	Sufficient	Sufficient	Sufficient	Good	Sufficient	Good
Col-Huw Beach Llantwit Major	Excellent	Excellent	Excellent	No classification	No classification	No classification	No classification	No classification

Penarth Beach	Good	Good	Excellent	No classification	No classification	No classification	No classification	No classification

Source: Natural Resources Wales – Wales Bathing Water Report

	Water use per household.	**Reduction in water use.**

The Vale of Glamorgan falls within the two largest Water Resource Zones in Wales, namely, the South West Wales Water Resource Zone which extends from the Vale of Glamorgan in the east to Carmarthen in the west and Llanwytrd Wells in the north and the South East Wales Water Resource Zone which is the largest of all of the 24 water resource zones in Wales and serves some 1.3 million people including Cardiff, Newport, Chepstow and the South Wales valleys.
Dŵr Cymru Welsh Water's Final Water Resources Management Plan (March 2019) illustrates that over the 30-year planning period of the management plan neither zone will have a supply demand deficit even though both areas are anticipated to experience population increases.

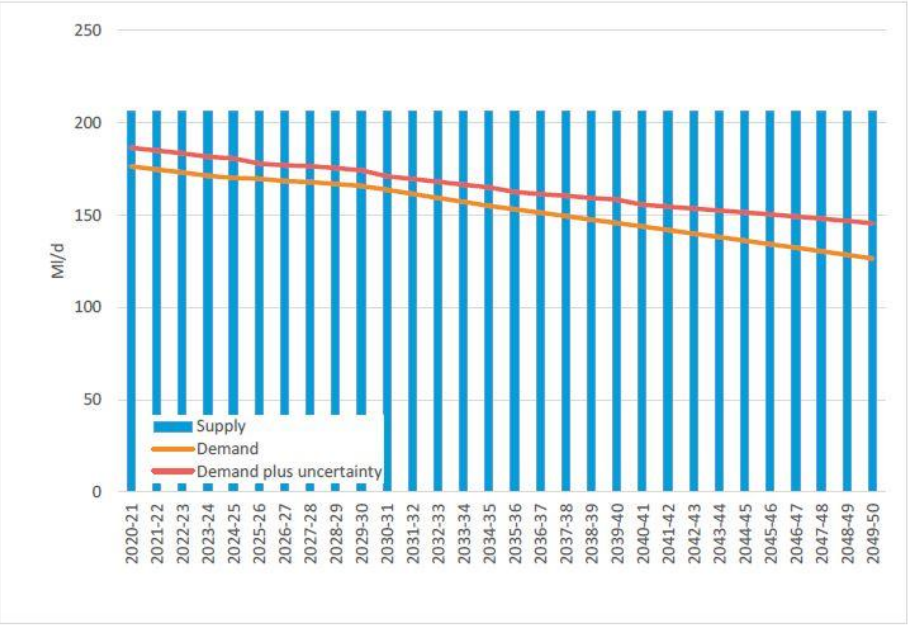


Figure 47 - Tywi CUS Annual Average Supply Demand Balance

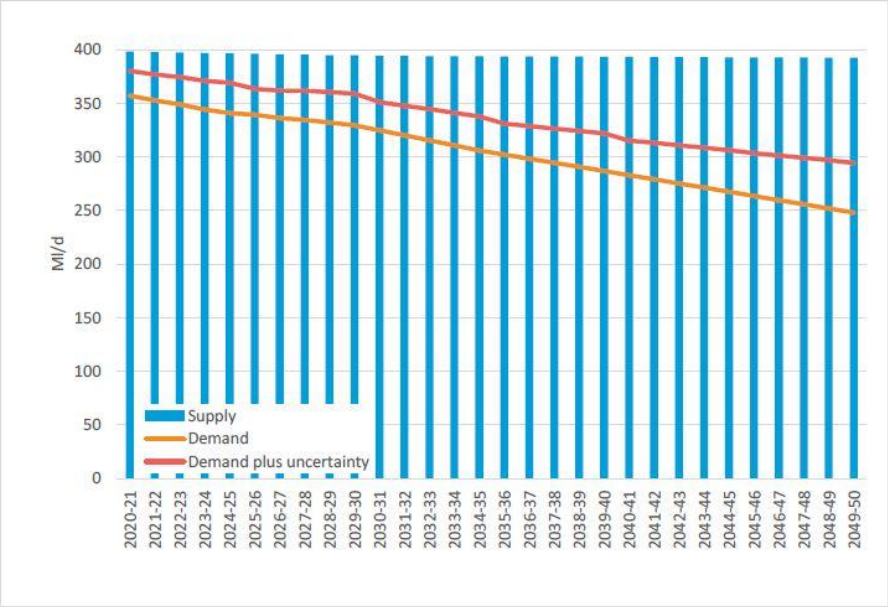


Figure 62 - SEWCUS Annual Average Supply Demand Balance (with 2030s climate change factors)

Source: Dŵr Cymru Welsh Waters Final Water Resources Management Plan (March 2019)

Improvement of fish stocks within the water environment.

Maintain or enhance fish stocks.

NOTE: No updated data available since last AMR.

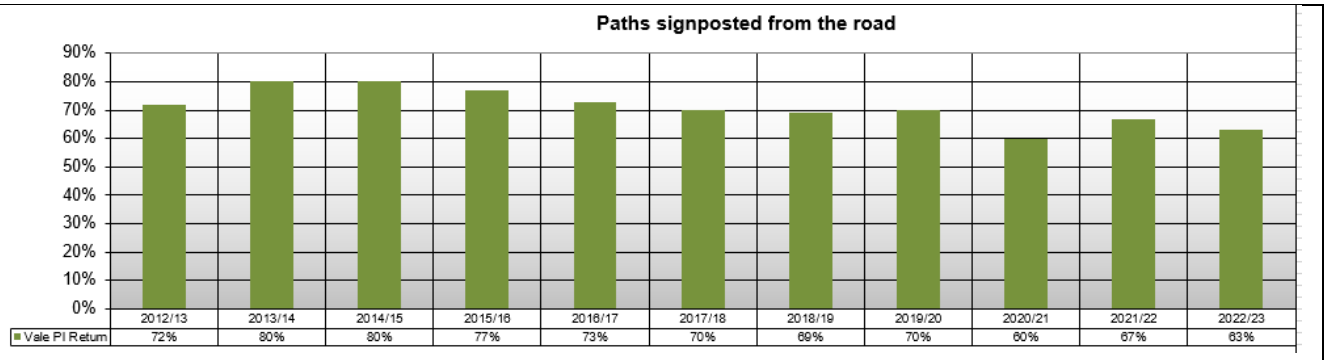
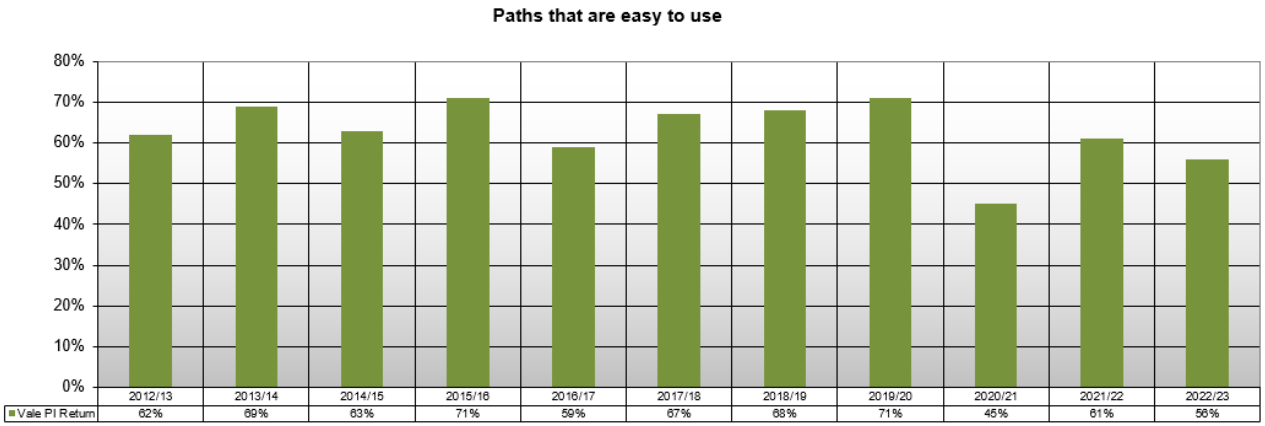
Sea Trout Stock performance in Wales 2019											
River	**% of conservation limit attained**								**Current Compliance**	**Predicted Compliance**	Trend
	2012	2013	2014	2015	2016	2017	2018	2019	2019	2024	
Taff & Ely	25	30	15	43	26	17	8	10	At Risk	At Risk	Uncertain
Ogmore	47	17	36	32	27	25	6	13	At Risk	At Risk	Uncertain

Source: Natural Resources Wales - Salmon and Sea Trout Stock in Wales

	Landscape quality.	**Maintain or improve the Landscape quality of the Vale of Glamorgan.**	Data is not available for the 2024-25 monitoring period.
	% of total length of footpaths and other rights of way which are easy to use by members of the public.	**Increase in the % of footpaths and other public rights of way which are easy to use by members of the public.**	***NOTE: No updated data available since last AMR.***

	Paths that are signposted from the road				Paths that are easy to use			
	Spring Survey (%)	**Autumn Survey (%)**	**Vale PI Returns (%)**	**Welsh Average * (%)**	**Spring Survey (%)**	**Autumn Survey (%)**	**Vale PI Returns (%)**	**Welsh Average * (%)**
Year								
2011/12	47%	71%	61%	*	39%	53%	45%	52%
2012/13	71%	73%	72%	*	67%	58%	62%	54%
2013/14	77%	83%	80%	*	65%	73%	69%	*
2014/15	79%	80%	80%	*	66%	59%	63%	*
2015/16	74%	78%	77%	*	73%	68%	71%	*
2016/17	70%	77%	73%	*	56%	62%	59%	*
2017/18	70%		70%	*	67%		67%	*
2018/19	65%	72%	69%	*	66%	71%	68%	*
2019/20	76%	58%	70%	*	72%	69%	71%	*
2020/21			60%	*			45%	*
2021/22			67%	*			61%	*
2022/23			63%	*			56%	

*Now discontinued.
**Combined Annual Survey (Covid restrictions)
Paths signposted from the road - Welsh average discontinued in 2001/2002
Paths that are easy to use - Welsh average discontinued in 2013/2014
2020/21 combined annual survey (Covid)
2020/22 combined annual survey (Covid)

			  *Source: Vale of Glamorgan Council Annual Performance Indicators.*
	Historic townscape (Conservation Areas, Listed Buildings, Scheduled	**Maintain or improve the historic townscape of the Vale of Glamorgan.**	The LDP contains a number of policies which seek to preserve and where appropriate enhance the historic built environment of the Vale of Glamorgan e.g. SP10, MD8 in line with national planning guidance. As shown in Indicator 4.1, during the AMR monitoring period, in 2024/25 NRW were consulted 192 times and CADW were consulted 37 times on historic gardens and 54 times on ancient monuments. There is insufficient resource available to review each response due to the way responses are recorded in the Council's planning applications software,

	Ancient Monuments).		
	Area (ha) of accessible green space per 1000 population.	**Maintain or increase level of accessible green space.**	Policy MD2 of the LDP requires open space to be provided in accordance with the Council's adopted standards and these are set out in LDP Policy MD3 and the adopted Planning Obligations SPG as follows: 1. Outdoor sports provision at 1.6 hectares per 1,000 head of population. 2. Children's equipped play space at 0.25 hectares per 1,000 head of population. 3. Informal play space at 0.55 hectares per 1,000 head of population. The Council applies these standards to all relevant planning applications and secures new open space and/or contributions for the provision of open space as required. Since the start of the Plan period the Council has secured a significant amount of new and enhanced open space through section 106 contributions including community gardens and informal open space (see SA objective 2 above). During the AMR monitoring period there has been a net increase in open space of 0.61 ha – see LDP indicator 4.7. The Council has used section 106 contributions to provide/enhance public open spaces as follows: • New outdoor fitness equipment and new tennis court fencing at Station Road East, Wenvoe • New outdoor fitness equipment at Lougher Place, St. Athan (completed May 2024) • New tree, bulb and wild flower planting at Celtic Way Park, Rhoose • Replacement benches and bin on Dinas Powys Common • New play equipment installed at Drylla play area, Dinas Powys. • Extended footpath to play area at Seel Park, Dinas Powys • Additional tree planting at Central Park, Barry • Additional tree planting at Pencoedtre Park, Barry • Replacement benches at Chickenwood Park, Barry Preliminary work has been undertaken in 2024/25, with completion anticipated in 2025/26 for the following schemes: • Murchfield Sports Facilities, Dinas Powys – Following a community consultation in Summer 2023, vegetation management and clearance work was undertaken in February 2024. The tender opportunity for the works was advertised on Sell2Wales in July 2024. It is anticipated that the scheme will commence on site in August 2024 and be completed in October 2024.

			• Celtic Way Park improvements in Rhoose – Following a community consultation in May / June 2023, tenders have now been received for the playground upgrade. It is anticipated that the scheme will commence in September 2024. • Upper and Lower Gladstone Gardens, Barry - Interpretation panels and entrance signs designed (installation completed in June 2024). In terms of how the Section 106 contributions translate into the number of hectares of open space provided, the amount of money agreed for open space provision and/or enhancement is calculated on the basis of £1,150 per person of those not catered for through on-site provision (at a ratio of 24m2 per person and an average 2.32 persons per dwelling). This is outlined in the Council's Planning Obligations SPG (2018).
	Number of new developments , which bring historic buildings back to beneficial use.	**Increase number of new development, which bring historic buildings back to beneficial use.**	No monitoring undertaken during the 2024 – 2025 monitoring period.
Commentary			
The above data shows that the targets are being largely met and good progress being made in many areas.			

7.10 QUALITY OF NEW DEVELOPMENT

SA Objective	Indicator	Target	Analysis
To provide a high-quality environment within all new developments.	**Proportion of new developments delivering benefits for the public realm.**	**Increase proportion of new developments delivering benefits for the public realm.**	In July 2018, in order to achieve high standards of design in developments and enhance public places, the Council adopted a new Public Art in New Development SPG. The SPG seeks to ensure that new development incorporates public art which helps foster a sense of place and uniqueness in new development in line with the Council adopted Public Art policy which it adopted in 2003. SA indicators (2) Local Facilities and (5) Community Spirit (above) provide details on the Public Art and open space provision/improvements during the AMR monitoring period. The Council has recently commissioned consultants to prepare a Green Infrastructure Strategy that will consider the networks of multi-functional green infrastructure that play a key role in contributing to a wide range of public benefits – from health and well-being, biodiversity and ecosystem resilience, and climate change and sustainability, to social cohesion, economy and sense of place. The final report will inform the emerging RLDP.
	Number of new developments recognised by design awards.	**Increase number of new developments recognised by design awards.**	RIBA Awards were postponed during 2021 due to the Covid 19 pandemic until 2022. The Goodsheds in Barry were shortlisted under the Commercial Development of the Year category by the Wales property awards but unfortunately failed to win. In addition to the above schemes, the Vale of Glamorgan Council continues to run the Building Excellence Awards scheme which is a unique scheme aimed at all sections of the building industry and is designed to encourage and commend high quality building and construction work, environmental, communication skills and customer satisfaction. The award scheme is well patronised and is supported by a range of local and national businesses. The past awards covering the period 2011 to 2021 are available on the Council's website via the following link: https://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/building_control/Building-Excellence-Awards.aspx
	Proportion of new developments providing community facilities.	**Increase proportion of new developments providing community facilities.**	LDP Annual Monitoring Indicator 5.2 refers to the delivery of community facilities identified in LDP policy MG7 secured through section 106 contributions in association with new development. Information on community facilities is provided under section 2 Local Facilities in the table above.
Commentary			
The above data shows that the targets are being met and good progress is being made in terms of this SA objective.			

7.11 CULTURAL HERITAGE AND HISTORIC ENVIRONMENT

SA Objective	Indicator	Target	Analysis
To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage.	**Number of new cultural facilities in the Vale of Glamorgan.**	**Increase number of new cultural facilities in the Vale of Glamorgan.**	Allocated community facilities have been delivered (as detailed in objective 5, indicator 5.2 of the LDP monitoring framework).
	Historic townscape (Conservation Areas, Listed Buildings, Scheduled Ancient Monuments).	**Maintain or improve the historic townscape of the Vale of Glamorgan.**	CADW were consulted 54 times on planning applications relating to ancient monuments and 37 times in respect of historic parks and gardens during the monitoring period. As detailed in the LDP AMR monitoring table, there is insufficient resource available to review each response due to the way responses are recorded in the Council's planning applications software.
Commentary			
The above information demonstrates how the Council is achieving the SA objective and targets. However, with regard to new cultural activities, a number will have been permitted without the need for planning permission (change of uses) and are therefore not captured through the SA monitoring process.			

7.12 TRANSPORT AND ACCESSIBILITY

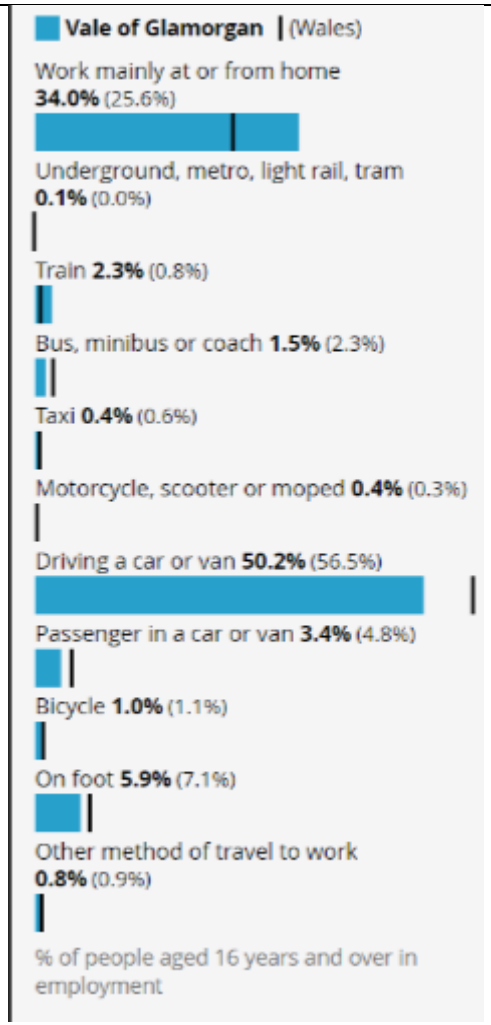
SA Objective	Indicator	Target	Analysis
To reduce the need to travel and enable the use of more sustainable modes of transport.	**Car ownership.**	**Reduce total levels of car ownership**	No local data available. The following data is available for the period 2011 to 2020 This shows a decrease in vehicle registration in all categories between 2019 and 2020 (likely a result of the Covid 19 pandemic) New car registration have seen a decrease of 24.5% on the 2019 figure.

Wales	Cars	M/cycles	Vans	HGV	Buses	Other	All
2011	67,730	3,950	8,980	910	370	1,680	83,620
2012	72,440	3,840	9,240	990	420	1,820	88,750
2013	84,560	4,150	10,230	1,290	420	1,470	102,110
2014	92,320	4,610	11,360	1,210	320	1,290	111,120
2015	94,220	5,500	12,700	1,210	400	1,110	115,150

2016	93,260	6,350	13,520	1,570	430	1,250	116,390
2017	83,800	5,080	11,920	1,510	430	1,190	103,930
2018	80,760	5,630	13,280	1,490	360	*	101,520
2019	80,170	5,970	13,800	1,750	350	*	102,030
2020	60,530	5,690	13,020	1,250	280	*	80,770
2021	57,980	6,360	17,120	1,460	250	*	83,170
2022	58,470	6,270	15,800	1,670	200	*	82,410
2023	67,830	6,740	17,830	1,610	220	*	94,230

Source: StatsWales New motor vehicle registration by type of vehicle and year
**Category excluded from 2017 onwards.*

	Modal shift.	**Increased use of alternative transport modes.**	Since 2011 the number of journeys made by pedal cycles, buses and coaches recorded within the Vale of Glamorgan has increased over the period 2011 to 2017 (Source Department of Transport). While specific figures on cycle use across the Vale of Glamorgan are no longer recorded, changes in travel patterns resulting from the Covid 19 pandemic along will significant investment in such programmes as Active travel (evidenced above) and the Safe Routes programme will undoubtedly have increased the use of alternative modes of transport. Similarly the significant investment in projects such as the South Wales Metro will improve both the quality and reliability of sustainable transport options and make them more attractive to users. Increasing fuel prices are also likely to have persuaded many people to adopt more sustainable transport practices. The 2021 census provides an indication of travel pattern to work for Vale of Glamorgan residents aged 16 and over.

			 Source: 2021 census	

<table>
<tr>
<td></td>
<td>Levels of congestion.</td>
<td>Reduce levels of congestion</td>
<td>The following table indicates the annual average Motor Vehicle flow within the Vale of Glamorgan. The figures provide a measure of how heavily roads are used and are calculated by dividing the estimate of vehicle miles in each local authority by the length of road in that area.

Motor Vehicle Flow Vale of Glamorgan (millions)
<table>
<tr><th></th><th>2014</th><th>2015</th><th>2016</th><th>2017</th><th>2018</th><th>2019</th><th>2020</th><th>2021</th><th>2022</th><th>2023</th><th>2024</th></tr>
<tr><td>All motor vehicles</td><td>672.2</td><td>692.2</td><td>714.3</td><td>706.6</td><td>730.2</td><td>738.2</td><td>582.5</td><td>607.6</td><td>655.0</td><td>674.1</td><td>682.2</td></tr>
<tr><td>Cars Taxis</td><td>556.8</td><td>572.2</td><td>586.7</td><td>576.1</td><td>582.7</td><td>602.3</td><td>460.5</td><td>479.9</td><td>520.2</td><td>545.6</td><td>551.9</td></tr>
</table>

Source: Road Traffic Statistics: Local Authority The Vale of Glamorgan DOT 1993 to 2020

The table indicates a continued increase in motor vehicle flow within the Vale of Glamorgan since 2011 and a gradual increase in vehicle use since the coronovirus pandemic.</td>
</tr>
<tr>
<td></td>
<td>Length of cycle ways in the Vale.</td>
<td>Increase length of cycle ways in the Vale.</td>
<td>Planning applications are currently awaiting determination for the Barry to Dinas Powys active travel route (2.7km in length) and the Sully to Cosmeston active travel route (2.8km in length). If approved and implemented, these schemes will significantly increase the length of cycle ways.</td>
</tr>
<tr>
<td></td>
<td>Number of businesses/organisations with green travel plans.</td>
<td>Increase in number of green travel plans.</td>
<td>Between April 1st 2024, and March 31st 2025 planning permission was granted for three major applications that required a Travel Plan. Travel plans were submitted for two of the applications and was secured by condition for the third. Details of these is contained in LDP indicator 3.2.</td>
</tr>
<tr>
<td></td>
<td>Number of school with travel plans and/or Safe Routes to Schools schemes.</td>
<td>Increase in number of schools with travel plans or Safe Routes to Schools schemes.</td>
<td>The following school developments have taken place where a Travel Plan has been prepared:
2016/01520/OUT – Land West of Swanbridge Road, Sully, - Residential development of up to 190 units with associated access and associated works – Submitted TP and approved.

2020/000434/OUT - Land at Beggars Pound, Cowbridge Road, St. Athan - Outline planning permission for the demolition of existing buildings and erection of Class B1 floorspace (up to 3,000 sqm), revised access onto Cowbridge Road, associated internal access routes, parking areas, fencing, landscaping, building and engineering operations with all matters reserved – Submitted TP and approved.</td>
</tr>
</table>

			2022/00066/RG3 - St. Nicholas Church In Wales Primary School, St. Nicholas - Proposed replacement primary school for 126 pupils plus additional capacity for 24 part-time nursery places, including associated works – Secured by planning condition.

Commentary

Evidence illustrates that good progress is being made across all of the above transport and accessibility indicators and targets in the Vale of Glamorgan. While car ownership levels have increased the provision of active travel infrastructure is increasing largely supported by Welsh Government funding and the awareness of alternative and more sustainable modes of transport is increasing. In addition, major projects such as the South Wales Metro and local projects such as the Barry Docks transport interchange will all contribute to changing attitudes and ultimately increases in the use of more sustainable transport modes. The adopted SPG on Travel Plans appears effective and travel plans have been submitted in support of all planning applications where they are required. The active travel programme continues to develop schemes that encourage walking and cycling throughout the Vale and is developed in consultation with local communities and supported financially through grant schemes run by the Welsh Government.

7.13 EMPLOYMENT

SA Objective	Indicator	Target	Analysis
To provide for a diverse range of local job opportunities.	**Percentage of working age population in employment.**	**Increase total number in employment.**	The total of working aged people in the Vale of Glamorgan in employment has increased from 61,000 to 62,900 an increase of 6,300 people employed in the Vale of Glamorgan over the period 2011-2022 (ONS Stats Wales). Detailed information on the statistical changes is shown in the table below:

	Total in Employment		Unemployment Rates	
Year Ending	**Wales (000's)**	**Vale of Glamorgan**	**Wales**	**Vale of Glamorgan**
31.03.11	1,318	56,600	8.4	8.6
31.03.12	1,326	56,500	8.4	8.1
31.03.13	1,342	57,000	8.3	8.0
31.03.14	1,382	58,800	7.4	7.8
31.03.15	1,377	57,700	6.8	7.4
31.03.16	1,416	60,000	5.4	3.7

31.03.17	1,422	60,000	4.4	5.9
31.03.18	1,447	61,000	4.8	4.0
31.03.19	1,459	64,600	4.5	3.4
31.03.20	1,461	60000	3.7	2.7
31.12.20	1,441	58,400	3.7	4.2
31.12.21	1,449	61,000	4.2	4.4
31.12.22	1,456	62,900	3.0	Not Available
31.12.23	1,476	62,700	3.7	Not Available
31.12.24	1,461	58,700	3.3	Not Available

- Source: Stats Wales Status of employed persons by Welsh local authority
- Source: Stats Wales ILO unemployment rates by Welsh local areas and year

Percentage of population receiving benefits.

Decrease the number of people receiving benefits.

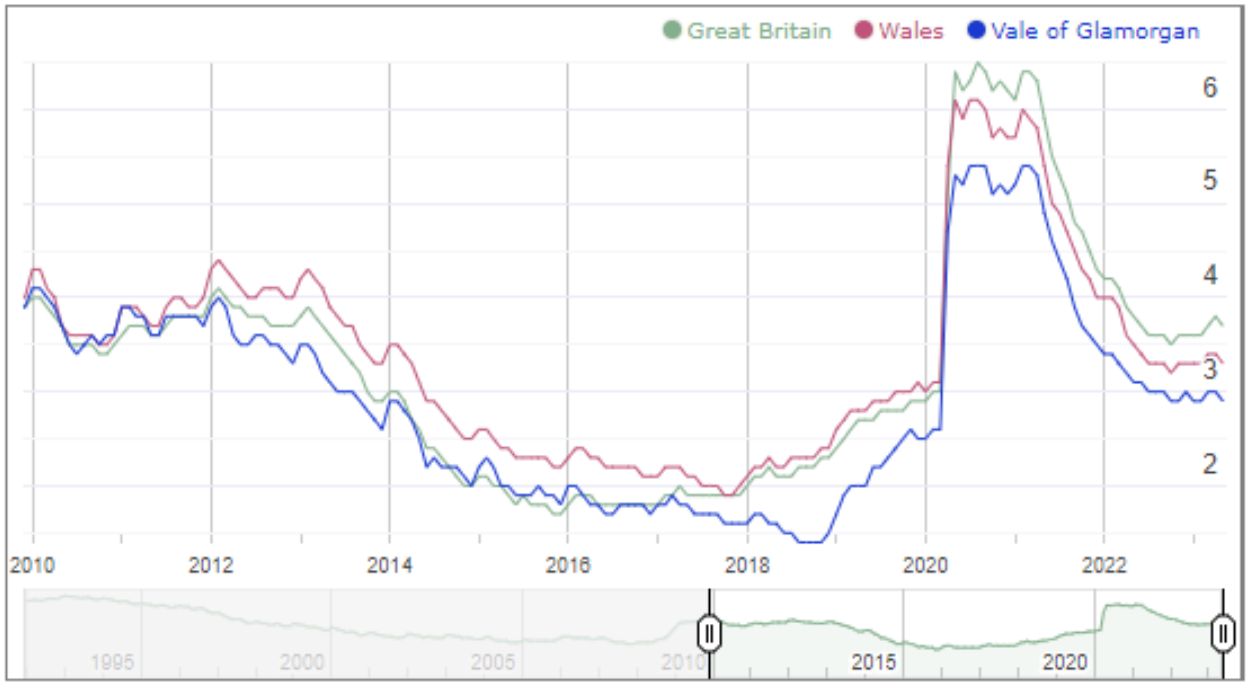
The number of unemployment claimants in the Vale of Glamorgan has decreased since 2011 from 9890 to 7390 in 2016 (ONS Stats Wales 2017). This represents a decrease of 25%.

Note: Universal Credit introduced in June 2015, under Universal Credit a broader span of claimants are required to look for work than under Jobseeker's Allowance. As Universal Credit Full Service is rolled out in particular areas, the number of people recorded as being on the Claimant Count is therefore likely to rise.

MAIN BENEFIT CLAIMANTS (MAIN OUT OF WORK BENEFITS) – VALE OF GLAMORGAN

Claimant count by sex – not seasonally adjusted (June 2022)				
	Vale of Glamorgan (Nos)	**Vale of Glamorgan (%)**	**Wales (%)**	**Great Britain (%)**
All People	2,410	3.0	3.3	3.8
Males	1,500	3.7	4.0	4.4
Females	910	2.2	2.6	3.1
Claimant count by sex – not seasonally adjusted (June 2023)				
All People	2,250	2.9	3.3	3.7
Males	1,345	3.5	3.9	4.3
Females	905	2.2	2.7	3.1

Claimant count by sex – not seasonally adjusted (June 2024)				
All People	2,465	3.1	3.3	3.8
Males	1,380	3.6	3.8	4.4
Females	1,090	2.7	2.8	3.3



Source: ONS - Labour Market Profile Nomis
Main Out of Work benefits – unemployment related benefits including Employment and Support Allowance and other incapacity benefits, and Income Support and Pension Credit.

Due to the implications of Universal Credit, StatsWales have released experimental statistics which count the number of people claiming Jobseeker's Allowance plus those who claim Universal Credit who are out of work, it replaces the

number of people claiming Jobseeker's Allowance as the headline indicator of the number of people claiming benefits principally for the reason of being unemployed. From May 2013 onwards these figures are not designated as National Statistics. Data prior to 2013 are counts of all persons claiming unemployment-related benefits i.e. Jobseeker's Allowance. The relevant data for the Vale of Glamorgan is replicated in the table below:

Date	Vale of Glamorgan	Rate (expressed as percentages of the resident population aged 16-64)	Wales Rate (%)	UK Rate (%)
November 2015	1,410	2.3	2.4	1.9
November 2016	1,265	2.1	2.2	1.9
November 2017	1,185	1.9	2.1	1.9
November 2018	1,045	1.7	2.3	2.2
November 2019	1,520	2.4	2.9	2.7
November 2020	3,100	4.9	5.2	5.4
November 2021	2,975	4.7	4.9	5.5
November 2022	2,105	3.3	3.4	3.8
November 2023	1,960	3.1	3.3	3.6
November 2024	2,145	3.4	3.4	4.0

Source: StatsWales - https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Unemployment/Claimant-Count/claimantcount-by-welshconstituencyarea-variable-year

Distribution of employment across sectors.

Maintain an economically sustainable split of employment across sectors.

People in Employment by Area and Occupation

This dataset has been discontinued by StatsWales due to the occupation classification change from SOC 2010 to SOC 2020. StatsWales is currently working on an equivalent dataset for the new SOC codes therefore the table below represents the most up to date information available at the current time.

	Year ending 31.03.15	**Year ending 31.03.16**	**Year ending 31.03.17**	**Year ending 31.03.18**	**Year ending 31.03.19**	**Year ending 31.12.19 ***	**Year ending 31.12.20**	**Year ending 31.12.21**	**Year ending 31.12.22**	**01.04.2024 – 31.03.2025**

A	5,900	8,100	8,200	8,200	8,400	6,900	6,700	6,800	Not available	5,600
B	12,500	12,800	14,000	13,500	13,400	16,700	14,800	15,200	Not available	15,500
C	8,700	9,800	7,800	8,800	11,700	9,100	12,000	10,500	Not available	11,100
D	7,200	6,400	7,100	6,900	5,700	6,400	7,100	4,800	Not available	5,500
E	5,200	6,100	5,100	5,400	5,800	5,300	3,200	3,300	Not available	4,200
F	5,700	5,500	5,300	6,300	6,400	6,500	5,200	5,800	Not available	6,900
G	4,500	4,100	4,800	5,000	6,200	4,900	4,500	4,600	Not available	2,800
H	2,800	3,100	2,700	2,100	2,000	2,100	1,800	4,300	Not available	1,200
I	4,900	4,000	4,800	4,500	4,800	3,400	2,900	5,500	Not available	4,600
All *	57,700	60,000	60,000	61,000	64,600	61,500	58,200	60,800	Not available	57,400

Source: Stats Wales People in employment by area and occupation and Nomis Labour Market profile – Vale of Glamorgan

** Partial Year figures only 9 months to 31st December 2019*

(A) Managers and senior officials

(B) Professional occupations
(C) Associate professional and technical occupations
(D) Administrative and secretarial
(E) Skilled trades occupations
(F) Personal service occupations
(G) Sales and customer service occupations
(H) Process, plant, and machine operatives
(I) Elementary occupations
(*) Includes unspecified occupations

	Total in employment				**Total in employment**		**Percentage of persons employed in the public sector**	
	Persons employed in the public sector		**Persons employed in the private sector**					
	Year ending 31.12.23	Year ending 31.12.24	Year ending 31.12.23	Year ending 31.12.24	Year ending 31.12.23	Year ending 31.12.24	Year ending 31.12.23	Year ending 31.12.24
Area								
UK	7,839,700	7,741,200	24,970,800	25,098,100	32,965,300	32,943,900	23.9	23.6
Wales	463,400	443,800	1,002,200	1,007,500	1,475,900	1,461,300	31.6	30.6
Vale of Glamorgan	20,900	15,600	41,600	42,500	62,700	58,700	33.4	26.9

Source: StatsWales – Employment in the public and private sectors by Welsh local authority and status (year ending 31 Dec 2022)

The most recent employment data for the Vale of Glamorgan indicates changes across the employment sector. However, the data illustrates a slight increase in employment rates in total which is to be welcomed following the impacts of the COVID 19 pandemic. Notwithstanding the current increase, employment figures have not yet returned to their peak levels experienced during 2019.

	Percentage of allocated employment land developed	**Increase the percentage of allocated employment land**	See indicator 8.1

	for employment purposes.	**developed for employment purposes**	
Commentary			
Future monitoring of the above data will enable more detailed analysis to be undertaken of this SA objective, in particular the impact of COVID 19.			

7.14 RETAIL

SA Objective	Indicator	Target	Analysis
Vacancy rates for properties within the retail centres.	**Reduce the proportion of vacant units within town centres.**	**Reduce the proportion of vacant units within town centres**	See Indicator 6.4
Proportion of A1, A2 and A3 uses in the town centre.	**Ensure a mix of uses within the town centre with sufficient A1 to maintain the retail function.**	**Ensure a mix of uses within the town centre with sufficient A1 to maintain the retail function**	See Indicator 6.2
	Access by public	**Public Transport Guide, Walking / Cycling Audits.**	The Council web site contains information (timetables, route planners and relevant qualifying information) pertaining to all local public transport and local voluntary transport services and organisations, concessionary travel, local bus,

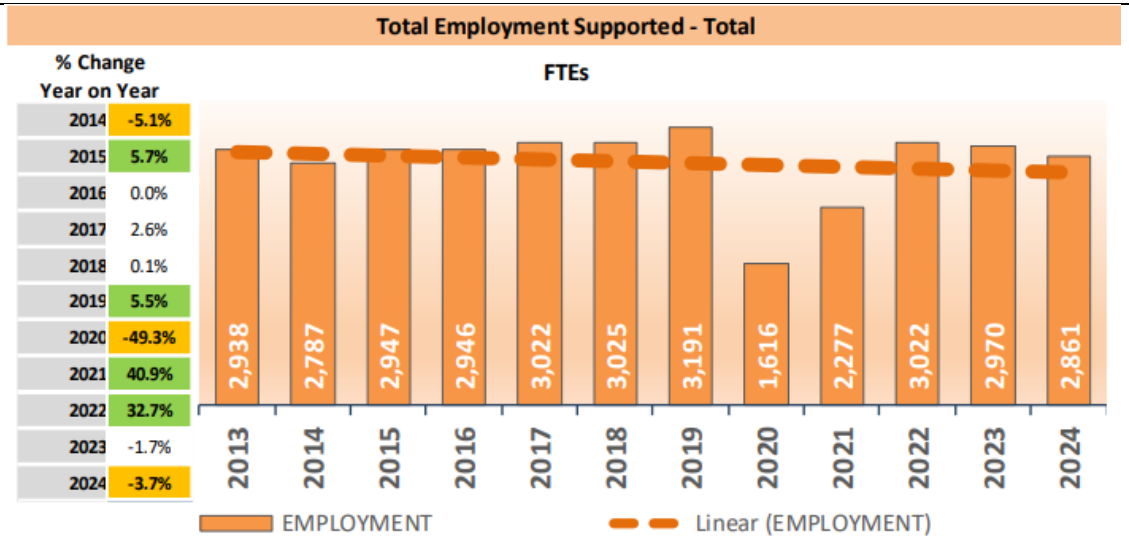
	transport, walking and cycling.		rail, and air services including local community transport services and organisations. When relevant, event specific information is also provided on temporary services and alternative means of travelling to events. In accordance with Welsh Government policy, the Council is working to promote and improve opportunities for Active Travel within its area and information including public consultations, is also provided online. In addition, the Council also produces and hosts on its web site information in respect of circular and guided walks and a range of other environmental activities.

Commentary

The retail monitoring undertaken by the Council suggests that the main town and district retail centres continue to be resilient to changing retail patterns and present a largely favourable picture across the Vale of Glamorgan. While there are some minor variations within the centres with regard to class A1, A2 and A3 uses, class A1 uses remain dominant which is positive and reflects the overall strength and attractiveness of the centres. Notwithstanding the above, local / neighbourhood retail centres are not performing as well in terms of class A1 uses (see LDP AMR indicator 6.3) however the retail sector continues to experience difficult trading conditions and factors such as high energy costs, tax rises, changes to retail shopping habits, high inflation and the continuing impact of Brexit and the war in Ukraine continue to impact on the sector. In such a climate it is understandable that make up of high streets across the country will change. In support of the emerging RLDP, the Council commissioned Nexus Planning consultancy to undertake a retail assessment of the Vales main town and district centres to inform the evidence base of the RLDP. This work considers the key current and future retailing trends, the health of the main centres and provides recommendations, policy advice and centre specific recommendations as to how the RLDP can support retailing within the Vale.

7.15 TOURISM

SA Objective	Indicator	Target	Analysis
To promote appropriate tourism.	**Number of new tourist related developments.**	**Increase the number of tourist related developments in the Vale of Glamorgan.**	The Council approved 6 applications for tourism related activity in the monitoring period. These applications predominantly relate to the conversion of existing buildings to holiday lets and small-scale low impact tourism accommodation e.g. yurts.. The number of tourism related developments has resulted in a considerable number of tourism related employment opportunities in the Vale of Glamorgan as detailed below:

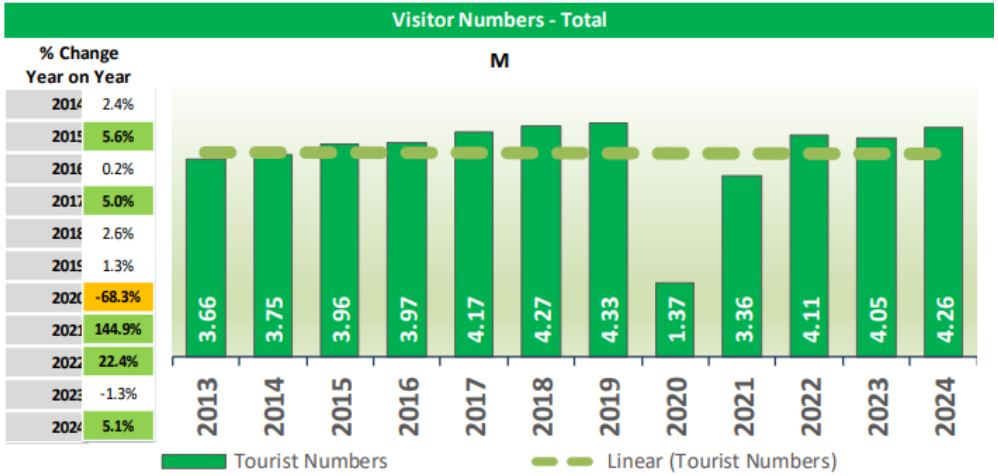
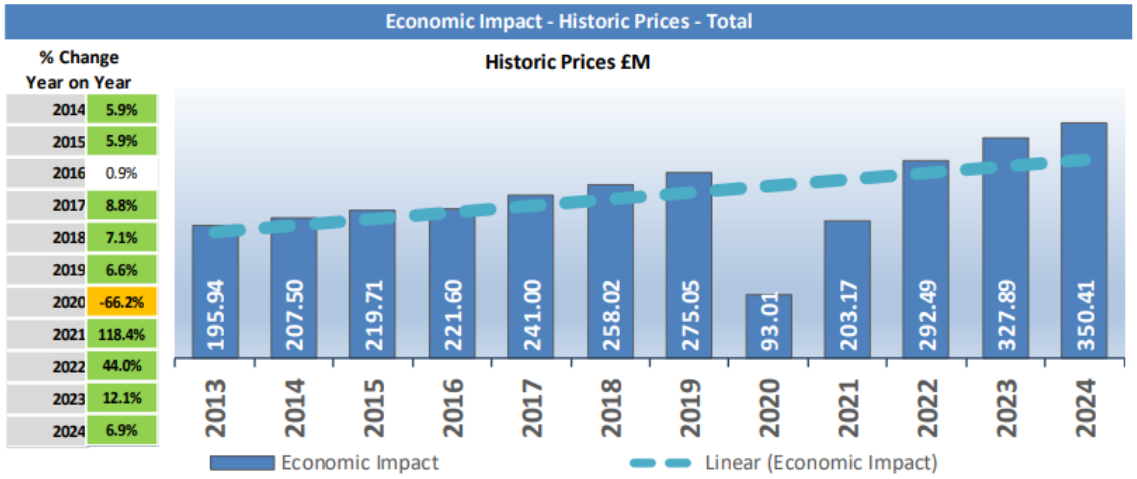


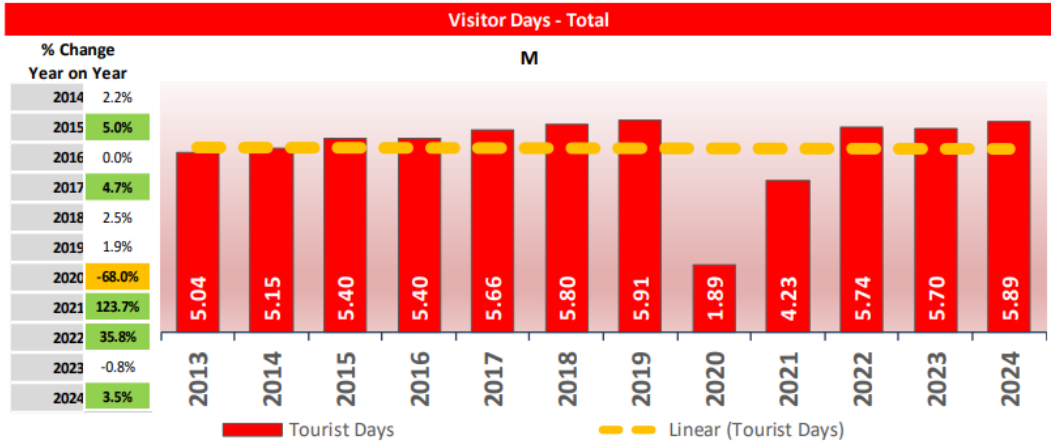
SECTORAL DISTRIBUTION OF ECONOMIC IMPACT - £M INCLUDING VAT IN HISTORIC PRICES

SECTOR / YEAR		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Accommodation	£M	15.86	17.52	18.52	18.21	21.28	23.43	27.44	11.80	22.71	27.65	30.06	29.38
Food & Drink	£M	36.59	38.56	40.71	41.19	44.24	47.09	49.47	17.21	39.25	53.41	59.79	64.66
Recreation	£M	11.50	12.04	12.79	12.97	13.93	14.86	15.50	5.419	12.41	17.22	19.26	20.86
Shopping	£M	25.22	26.37	28.03	28.45	30.52	32.53	33.88	10.93	24.94	36.93	41.51	45.24
Transport	£M	21.34	22.48	23.84	24.16	25.96	27.66	28.83	9.362	21.87	31.04	34.86	38.03
Direct Revenue	£M	110.52	116.97	123.89	124.97	135.93	145.56	155.13	54.72	121.17	166.25	185.49	198.16
VAT	£M	22.10	23.39	24.78	24.99	27.19	29.11	31.03	8.259	16.06	32.31	37.10	39.63
Direct Expenditure	£M	132.62	140.36	148.67	149.96	163.11	174.67	186.16	62.98	137.23	198.55	222.59	237.80
Indirect Expenditure	£M	63.32	67.14	71.05	71.64	77.89	83.35	88.89	30.03	65.94	93.94	105.31	112.61
TOTAL	£M	195.94	207.50	219.71	221.60	241.00	258.02	275.05	93.01	203.17	292.49	327.89	350.41

Source: The Vale of Glamorgan Steam Final Trend Report 2024

While the number of FTE jobs has recovered significantly since the 2020 Steam Report, the level remains slightly below the years prior to the pandemic. While below the projected FTE level, the sectoral distribution of the FTE jobs is unchanged with Food & Drink, Shopping, and Accommodation providing the highest levels of employment.

	Visitor numbers.	**Increase the total number of tourists visiting the Vale of Glamorgan.**	 *Source: The Vale of Glamorgan Steam Final Trend Report for 2024* Visitor numbers have recovered significantly and have tripled since the pandemic. Visitor numbers have been above the projected level since 2022, demonstrating that a strong recovery has been made.
	Visitor spends.	**Increase the value of tourism spend per head.**	

			Source: The Vale of Glamorgan Steam Final Trend Report for 2024 The total economic impact of tourism in the Vale of Glamorgan in 2024 was £350.41 million, which is a significant increase on the £93.01 million income during the pandemic. This represents a 78.8% increase since 2013 and indicates that the local tourism industry is staging a strong recovery from the Coronavirus pandemic.
	Length of stay.	**Increase the average length of stay in the Vale of Glamorgan per tourist.**	 *Source: The Vale of Glamorgan Steam Final Trend Report for 2024* The number of tourist visitor days within the Vale of Glamorgan is above the projected level at 5.89 million days. This again reflects a strong recovery from the pandemic.
Commentary			
The evidence from the annual 2024 Vale of Glamorgan STEAM (Scarborough Tourism Economic Activity Monitor) survey indicates that tourism in the Vale of Glamorgan is staging a strong recovery from the impact of the Coronavirus pandemic. This year the measures are slightly above the identified linear trend, demonstrating that recovery has been strong indicating and the Vale of Glamorgan continues to be an attractive tourist destination. The number and variety of tourism related planning applications is also encouraging for the sector.			

8. CONCLUSIONS AND RECOMMENDATIONS

8.1 LDP MONITORING FRAMEWORK CONCLUSIONS

8.1.1 This is the seventh AMR to be prepared since the adoption of the Vale of Glamorgan LDP in 2017. It provides an analysis of the performance of the LDP policies in achieving the Plan's strategy and objectives to date. It also highlights some issues which warrant further research and investigation. While these elements will continue to be monitored in future AMRs, as work is now well advanced on preparing a Replacement LDP (RLDP) in line with LDP Regulation 41, any issues highlighted (e.g. triggers hit) will be addressed through the new RLDP. As in previous AMRs, the main conclusion is that good progress continues to be made in delivering the identified targets set out in the LDP monitoring framework.

8.1.2 The first AMR (October 2019) identified the need for several new SPG to be prepared to provide further guidance on specific policies e.g. retail and employment. Progress on these documents was originally delayed due to COVID 19 pandemic and other corporate matters taking priority. While the delays were regrettable, they were not seen as a major issue for the performance of the LDP. The SPG were adopted by the Council on the 27th February 2023 (Minute C245 refers).

8.1.3 Welsh Government guidance contained within the Development Plan Manual (Edition 3, 2020) sets out five questions that may be relevant in analysing the results of the AMR to establish if a plan review is required. The issues raised in these questions have been considered throughout the AMR as part of the analysis of the monitoring data and are contained in the executive summary. However, any issues raised in this, and subsequent AMRs will now be addressed as part of the new RLDP process. An overview of each objective is set out below:

SUSTAINABLE COMMUNITIES

8.1.4 Good progress has been made on meeting the dwelling requirement in the adopted LDP. Although the number of dwellings completed on allocated sites again falls below the identified 2025 target (5,209 against a target of 7,969), the number of dwellings approved on allocated sites again exceeds the 1st April 2025 target of 6,525 dwellings approved with 6,825 dwellings having been approved on allocated LDP sites. The Council will continue to closely monitor indicators 1.1 and 1.2 over the next AMR period and the RLDP will include a review of housing delivery, land supply and the dwelling requirement up to 2036. In terms of employment land, the Council has approved 2 applications during this monitoring period on employment allocations which brings the total of approved employment uses on allocated sites to 131.16 ha although this remains below the identified target.

CLIMATE CHANGE

8.1.5 No developments have been permitted in C1 / C2 flood zones that do not meet all of the TAN 15 tests. In terms of renewable energy, while the monitoring target is outside of the current monitoring period, within the monitoring period, an additional 195 MW has been approved on 4 solar farms which brings the total consented renewable energy for electricity production to 84.72GWh during the plan period. A Renewable Energy Assessment has been prepared which will form a part of the evidence base for the emerging RLDP.

TRANSPORT

8.1.6 The LDP monitoring framework required the completion of six local transport schemes identified under Policies SP7 and MG16 by 2020. This monitoring target was met early in the plan period and the latest AMR again indicates that good progress has been made on several of the other schemes

8.1.7 With regards to the active travel routes proposed for completion by 2026, planning applications have been submitted for the Sully to Cosmeston and Barry to Dinas Powys Active Travel routes. Work planned during FY25-26 will include discussions with land owners and finalising detailed design plans in preparation for a future construction bid to Welsh Government.

8.1.8 Any schemes which have not commenced or made significant progress will be reviewed and considered as a part of the RLDP review. With regard to improvements to the Valley Lines, this work is out of the direct control of the Vale of Glamorgan Council and while overall improvements continue, it is regrettable that proposed increases to frequency on the VoG line have been deferred however a commitment from TfW remains and on a positive note, new Class 321 trains will be running on nearly all services to Barry and Barry Island. All relevant planning applications were accompanied by a Travel Plan or conditioned in line with the Travel Plan SPG and TAN 18. Considerable progress has been made on developing the Active Travel network within the Vale of Glamorgan.

BUILT AND NATURAL ENVIRONMENT

8.1.9 In 2024/25 NRW were consulted 192 times and CADW were consulted 37 times on historic gardens and 54 times on ancient monuments. . During the AMR period, there has been a net increase of 0.53 ha in open space in accordance with the monitoring target. In February 2024 the Welsh Government published the latest iteration of Planning Policy Wales (PPW). Version 12 of PPW included an updated Chapter 6 Distinctive and Natural Places which saw policy changes relating to Green Infrastructure, Net Benefit for Biodiversity and the Step Wise Approach, Protection for Sites of Special Scientific Interest, and Trees and Woodland. The amended PPW has direct implications for the intended update to the Council's Biodiversity and Development Supplementary Planning Guidance (SPG) which will now be revised to incorporate the changes in PPW when resources permit.

COMMUNITY FACILITIES

8.1.10 Both 2024 monitoring targets were met ahead of schedule and new education facilities were provided at Ysgol St Baruc, Barry Waterfront which opened in April 2023 and provided capacity for 420 pupils and a new primary and nursery school on land to the north of the railway line, Rhoose was opened in January 2022 providing capacity for 210 pupils. While there was no specific monitoring target relating to education facilities identified in Policy MG6 (Provision of Educational Facilities) relevant to this year's AMR, significant progress has been made on the remaining indicators for 2026 relating to land at Darren Farm, Cowbridge (MG6 (4)) and land at Upper Cosmeston Farm, Lavernock (MG6 95)). In respect of MG6 (4) the Section 106 Agreement requires the land for the school site to be transferred prior to 150 dwellings. The land transfer was completed in 2024 and the contractor undertaking the development has since been appointed. For site MG6 (5) the outline planning application for this allocated mixed-use site, including for a primary school (planning application ref: 2020/01170/OUT) was approved by Planning Committee in March 2024 subject to the applicant entering into a Section 106 agreement. Welsh Ministers were subsequently asked to call in the planning application for their own determination. However, in October 2024, it was confirmed that the application should not be called in and that the Local Planning Authority should determine the application. The draft Section 106 agreement is currently awaiting completion and requires a financial contribution towards educational requirements arising from the development as well as the transfer of the 1ha school site to the Council.

8.1.11 Similarly, good progress has been made on delivering new community facilities identified in Policy MG7 (Provision of Community Facilities). While there has been a delay in the transfer of land relating to the St Cyres development (MG7(2) refers) caused by continuing site works, it is anticipated that the land transfer will be progressed shortly to the Council and then leased to Dinas Powys Community Council on a 99-year lease. Dinas Powys Community Council are currently considering potential future uses for the site. The remaining monitoring indicator relating to site MG7 (4) Cosmeston Farm, is outside the timeframe of the current AMR monitoring period however Community facilities of circa 0.1-0.2 hectares will be provided on site as part of the Section 106 agreement. Public open space provision has marginally increased during the monitoring period and s106 money secured from development continues to be utilised to upgrade a number of public open space facilities. No developments were approved which resulted in the unacceptable loss of community facilities in an area of identified need contrary to Policy MD5 (Development Within Settlement Boundaries).

RETAIL

8.1.12 Since 2017, there has been a reduction (8.2%) of retail floorspace in the town and district centres with corresponding increases in office floorspace (<1.0%) and leisure floorspace (30.8%). This reflects their changing role which is also happening elsewhere in the UK. The Council will continue to closely monitor this trend in future AMRs.

8.1.13 No major office or leisure floorspace was permitted contrary to the relevant LDP policies. Seven planning applications have been granted for non-A1 uses within

the primary and secondary frontages of the town and district retail centres during the monitoring period. Only one centre, Cowbridge has seen an increase in the number of non-A1 retail uses in both the primary and secondary frontages of the retail centre. The Councils approach to A1 uses as well as primary and secondary frontages will be fully reviewed as a part of the emerging RLDP.

8.1.14 Two planning applications were approved within the local and neighbourhood centres during the AMR monitoring period. Of the approved applications within the local and neighbourhood centres during the monitoring period, 1 application sought an amendment to the opening hours of an existing premises and the other application sought to replace the shopfront of a unit within an established local centre. Notwithstanding these minor changes, the monitoring data indicates that the local and neighbourhood retail centres continue to maintain a significant level of A1 uses. While some of the local centres have seen an increase in the level of non-A1 uses over previous years, these can be attributed to a small increase in the vacancy rates within those centres and should not be viewed as a cause for concern as small increases in vacancy rates within small centres, can have significant impacts on the percentage of A1 units within a centre. These increases will be monitored in future AMR to ascertain any continuing trends that might need to be addressed.

8.1.15 Vacancy rates have slightly increased in 3 of the 5 centres monitored, these being Barry (Holton Road), Cowbridge and High Street/Broad Street. In the two remaining district centres of Llantwit Major and Penarth, vacancy rates are stable and have decreased respectively. While the increase in vacancy rates warrants attention, it is not considered a cause for concern. In Holton Road, vacancy rates have fluctuated in recent years and the current fall is considered to represent a part of this ongoing trend. In Cowbridge, the data indicates that the increase is attributable at least in part to the loss of financial and professional services within previously established town centre use buildings e.g. banks, and in High St/Broad St, the centre experiences high degrees of retail churn and the presence of additional vacant units is expected. Despite the small increases in vacancy rates in this monitoring period, no centre has experienced two consecutive decreases, and the indicator remains positive with all centres experiencing generally high occupancy levels.

HOUSING

8.1.16 On the 26th March 2020, the Welsh Government announced changes in the way that Local Planning Authorities monitor the deliverability of housing and the availability of land for residential purposes. The measures included the revocation of TAN 1 Housing Land Availability Studies (2015) and the need for Local Planning Authorities to undertake annual Joint Housing Land Availability Studies; and the revision of PPW that removes the national five-year housing land supply policy.

8.1.17 PPW now makes it explicit that the monitoring of housing delivery is to be undertaken against the housing trajectory to be included in all future LDPs, and as a requirement for LDP AMRs. Accordingly, the Council has amended the monitoring framework to take account of the new requirements.

8.1.18 The LDP identifies a housing requirement of 9,460 dwellings over the plan period 2011-2026, equating to an average housing requirement of 630.66 dwellings per annum. At April 2025, the cumulative dwelling target is 8,829 (630.66 x 14 years). The Council has delivered 6,999 dwellings which is 21% below the cumulative target for 2025. Although the annual build rate was lower than anticipated in the early years of the Plan period, since adoption there has been a steady growth in housing delivery and in many years the annual dwelling completions has exceeding the average annual build requirement, albeit this has slowed recently. In the final year of the adopted LDP completions are anticipated to reduce as existing sites currently under construction are built out prior to additional phases or sites with planning permission coming on stream. It is envisaged that beyond the plan period build rates will steadily increase as rates of development increase on sites with permission alongside new RLDP sites following adoption of the RLDP. The LDP has also fallen short of the 2025 monitoring target for the total cumulative completions monitored against the anticipated cumulative completion rate in the trajectory. This is considered to be a reflection of the current economic climate and will continue to be closely monitored. In terms of affordable housing, at April 2025, a total of 2,358 affordable dwellings have been provided against a monitoring target of 2,741.

8.1.19 The most recent Gypsy and Traveller Accommodation Assessment (GTAA) was approved in early 2023, originally projecting a need for nine new pitches by 2026. This number has since been reduced due to new developments. Specifically, the approval of three private pitches at Old Brocastle Quarry and another at Twyn Yr Odyn lowered the short-term need. Additionally, a change in residents at Old Brocastle Quarry means the need for four pitches there is no longer relevant for the immediate future and is now anticipated from 2028 onwards. Consequently, the revised short-to-medium term need for pitches up to 2026 is just one, which is for a single household currently in conventional housing that desires a private site. Consideration will be given as to how this increased need can be met through the RLDP. The Council is part of a regional working group which is seeking to address the regional need for a traveller transit site.

8.1.20 No new dwellings were approved outside a defined settlement boundary contrary to local and national policies.

ECONOMY

8.1.21 A development that would generate 120 new jobs has been granted permission at the Bro Tathan strategic employment site during the monitoring period.

8.1.22 During the monitoring period, no planning permissions were granted for non-B class uses on existing or allocated employment sites that were not in accordance with Policy MD15 or MD16.

8.1.23 A new SPG on employment land and premises was adopted by the council in February 2023. The Council has approved a draft development brief for consultation purposes to guide the future development of the Bro Tathan Y Porth development site. However as set out in the 2021/22 AMR this remains on hold.

TOURISM

8.1.24 The new and enhanced tourism facilities on Barry Island (Policy MG29[1] refers) has not been delivered in line with the 2018 monitoring target. Since the adoption of the LDP, the Pleasure Park has been acquired by a new owner who wishes to maintain the fun fair as a tourist attraction on the site. The Council is currently preparing a Placemaking Plan for Barry which will consider the long-term future of this land. Work continues on the options for Nells Point (including with the Cardiff Capital Region), which will also be considered as part of the Placemaking Plan for Barry.

8.1.25 Although the monitoring target for MG29(3) Land at Cottrell Park Golf Course is outside of the timeframe of this AMR a hybrid planning application for inter alia a hotel, 3,375 sqm leisure development, 31 retreat lodges, storage, ancillary parking and new road infrastructure was submitted in December 2022 and is currently awaiting determination. The Council will continue to closely monitor indicator 9.1 and consider the need for preparing development briefs for Barry Island. The latest STEAM report on tourism which quantifies the local economic impact of tourism through the analysis of a variety of inputs indicates that the economic benefits derived through tourism within the Vale of Glamorgan have largely returned to pre-pandemic levels.

NATURAL RESOURCES

8.1.26 The latest SWRAWP Annual Report (2023) states that the Council has a land bank of 33 years of primary land won aggregates which exceeds the monitoring target of 10 years. During the current monitoring period the Council did not monitor indicators 10.2 relating to applications approved which would permanently sterilise a Minerals Safeguarding Areas and indicator 10.3 relating to applications approved within a minerals buffer zone as invariably any implications of the proposed developments on these designations would have been fully considered through the planning application process and found to be acceptable.

8.1.27 5.99 hectares of greenfield land was granted planning permission during the current AMR monitoring period. However, this was deemed to be in accordance with local and national policies. 57.4% of all new housing developments approved were on brownfield sites which is well above the 38% monitoring target. Four applications which affected areas of best and most versatile agricultural land were approved during the monitoring period, however all were in accordance with LDP policies. A total of 12 planning applications were approved with net densities lower than the minimum thresholds set out in Policy MD6 (Housing Densities 30dph). However, none were contrary to policy MD6 and the rationale for approving the development is set out in LDP indicator 10.7.

8.2 SA MONITORING CONCLUSIONS

8.2.1 Section 6 of the AMR expands the assessment of the performance of the LDP against the SA monitoring objectives. There is an overlap between some of the LDP and SA indicators helping to demonstrate how the LDP monitoring, and SA monitoring are interlinked.

8.2.2 The SA monitoring provides a short-term position statement on the performance of the Plan against a number of sustainability indicators. As detailed above, only part of the SA framework has been updated during this AMR monitoring period.

8.3 RECOMMENDATIONS

8.3.1 The 2024/2025 AMR shows that good progress is being made in implementing the majority of the Plan's policies and that the overall strategy remains sound. In view of this, the following recommendations are therefore made:

1) Submit the seventh AMR to the Welsh Government by 31 October 2025 in accordance with statutory requirements.

2) Publish the seventh AMR on the Council's website in accordance with LDP Regulation 37.

3) Continue to monitor the adopted LDP through the preparation of successive AMRs to inform the Replacement LDP.

4) Progress work on adopting the remaining new or updated SPGs as required.

APPENDIX 1: SUMMARY OF AMR LDP MONITORING RESULTS 2018 – 2025

Policy Performance Traffic Light Rating

To aid the interpretation and understanding of the policy assessment and to provide a quick reference overview of policy performance a 'traffic light' rating is included for relevant indicators as follows:

Continue Monitoring (Green)
Where indicators are suggesting the LDP Policies are being implemented effectively and there is no cause for review.
Training Required (Blue)
Where indicators are suggesting that LDP Policies are not being implemented as intended and further officer or Member training is required.
Supplementary Planning Guidance Required and Development Briefs (Purple)
Indicators may suggest the need for further guidance to be provided in addition to those already identified in the Plan. Additionally, should sites not be coming forward as envisaged; the Council will actively engage with developers / landowners to bring forward Development Briefs on key sites to help commence the development process
Policy Research (Yellow)
Where indicators are suggesting the LDP Policies are not being effective as they should further research and investigation is required. This may also include the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate may be required.
Policy Review (Amber)
Where indicators are suggesting the LDP Policies are failing to implement the strategy a formal review of the Policy is required. Further investigation and research may be required before a decision to formally review is confirmed.
Plan Review (Red)
Where indicators are suggesting the LDP strategy is failing and a formal review of the Plan is required. This option to fully review the Plan will need to be fully investigated and undertaken following serious consideration.

ID Reference No.	Annual Monitoring Indicator		AMR 1: 2018 - 2019	AMR 2: 2019 - 2020	AMR 3: 2020 - 2021	AMR 4: 2021- 2022	AMR 5: 2022- 2023	AMR 6: 2023- 2024	AMR 7: 2024- 2025
No. 1.1	CORE: Total number of housing units permitted on allocated sites as a percentage of overall housing provision.								
No. 1.2	LOCAL: Total number of housing units completed on MG2 allocated sites.								
No. 1.3	CORE: Employment land permitted (ha) on allocated sites as percentage of all employment allocations.								
No. 2.1	LOCAL: Amount of Development (by TAN15 category) permitted in C1 floodplain areas not meeting all TAN 15 tests.								
No. 2.2	LOCAL: Amount of Development (by TAN 15 category) permitted in C2 floodplain areas not meeting all TAN15 tests.								
No. 2.3	LOCAL: Total energy output capacity granted planning permission (MW) on standalone renewable energy developments greater than 1MW.								
No. 2.4	LOCAL: Preparation of Supplementary Planning Guidance relating to Renewable Energy.								
No. 3.1	LOCAL: Number of local transport schemes delivered to assist in the delivery of schemes identified in Policies SP7 and MG16.	A4050 Port Road to Cardiff Airport Bus Priority Measures.							
		Barry Island Link Road.							
		Gileston Old Mill B4265 improvements.							
		Improvements to the A4226 between Weycock Cross, Barry and Sycamore Cross, A48 (Five Mile Lane).							
		Cross Common Road Junction improvements.							
		North of A48, Bonvilston Road improvements.							
		Northern Access Road (NAR).							
		Link Road between A48 and Llantwit Major Road, Cowbridge.							
		Barry Dock Station bus Interchange.							
		Modernisation of the Valley Lines.							
		NCN Route 88 & associated local							

ID Reference No.	Annual Monitoring Indicator	AMR 1: 2018 - 2019	AMR 2: 2019 - 2020	AMR 3: 2020 - 2021	AMR 4: 2021- 2022	AMR 5: 2022- 2023	AMR 6: 2023- 2024	AMR 7: 2024- 2025
	urban & rural connections.							
	A4050 Culverhouse Cross to Cardiff Airport walking and cycling route.							
	A48 Culverhouse Cross to Bridgend via Cowbridge walking and cycle route.							
	Barry Waterfront to Dinas Powys walking and cycling route.							
	Eglwys Brewis Road waking and cycling route in conjunction with the new Northern Access Road.							
	Bus park and ride at Cosmeston.							
	Bus priority measures at A48 Culverhouse Cross to Bridgend via Cowbridge.							
	Bus priority measures at Merrie Harrier, Cardiff Road, Barry to Cardiff via Barry Road.							
	Bus priority measures at Leckwith Road, Llandough to Cardiff.							
	Bus priority measures at Lavernock Road to Cardiff via the Barrage							
No. 3.2	LOCAL: Number of major planning applications to be accompanied by a travel plan, above the relevant Transport Assessment thresholds identified in TAN18 (Annex D refers).							
No. 3.3	LOCAL: Preparation of Supplementary Planning Guidance relating to Travel Plans.							
No. 3.4	LOCAL: Preparation of Supplementary Planning Guidance relating to Parking Standards.							
No. 4.1	LOCAL: Number of planning applications approved where there is an objection from Cadw or NRW.							
No. 4.2	LOCAL: Number of planning applications approved in a Special Landscape Area not in accordance with Policy MG17.							

ID Reference No.	Annual Monitoring Indicator	AMR 1: 2018 - 2019	AMR 2: 2019 - 2020	AMR 3: 2020 - 2021	AMR 4: 2021- 2022	AMR 5: 2022- 2023	AMR 6: 2023- 2024	AMR 7: 2024- 2025
No. 4.3	LOCAL: Number of planning applications approved in a Green Wedge contrary to Policy MG18.							
No. 4.4	LOCAL: Number of planning applications approved in the Glamorgan Heritage Coast contrary to Policy MG27.							
No. 4.5	LOCAL: Number of planning applications approved which would have an adverse impact on a Site of Special Scientific Interest (SSSI).							
No. 4.6	LOCAL: Number of planning applications approved which would have an adverse impact on a Site of Importance for Nature Conservation.							
No. 4.7	LOCAL: Amount of public open space gained through development. (Ha).							
No. 4.8	LOCAL: Preparation of Supplementary Planning Guidance relating to Householder Design Guidance.							
No. 4.9	LOCAL: Preparation of Supplementary Planning Guidance relating to Biodiversity and Development.							
No. 4.10	LOCAL: Preparation of Supplementary Planning Guidance relating to Conversion and Renovation of Rural Buildings.							
No. 4.11	LOCAL: Preparation of Supplementary Planning Guidance relating to Design in the Landscape.							
No. 4.12	LOCAL Preparation of Supplementary Planning Guidance relating to Public Art.							
No. 4.13	LOCAL: Preparation of Supplementary Planning Guidance relating to Trees and Development.							
No. 5.1	LOCAL: Education facilities identified in Policy MG6, secured through S106/CIL in association with new development.	Deliver Policy MG6 (1) education facility by 2018.						
		Deliver Policy MG6 (2) education facility by 2020.						
		Deliver Policy MG6 (3) and Policy MG6 (6) education facility by 2024.						
		Deliver Policy MG6 (4) and Policy MG6 (5) education facilities by 2026.						

ID Reference No.	Annual Monitoring Indicator	AMR 1: 2018 - 2019	AMR 2: 2019 - 2020	AMR 3: 2020 - 2021	AMR 4: 2021- 2022	AMR 5: 2022- 2023	AMR 6: 2023- 2024	AMR 7: 2024- 2025
No. 5.2	LOCAL: Community facilities identified in Policy MG7, secured through S106/CIL in association with new development.	Deliver Policy MG7 (1) Barry Waterfront community facility by 2018.						
		Deliver Policy MG7 (3) Ogmore by Sea community facility by 2020.						
		Deliver Policy MG7 (2) St. Cyres Community facility by 2024.						
		Deliver Policy MG7 (4) Cosmeston community facility by 2026.						
No. 5.3	LOCAL: Public open space identified in Policy MG28, secured through S106/CIL in association with new development.	Deliver Policy MG28 (1) and Policy MG28 (4) public open space facilities by 2018.						
		Deliver Policy MG28 (5), and Policy MG28 (8) public open space facilities by 2020.						
		Deliver Policy MG28 (7), Policy MG28 (9) and Policy MG28 (10) public open space facilities by 2024.						
		Deliver Policy MG28 (2), Policy MG28 (3)						

ID Reference No.	Annual Monitoring Indicator	AMR 1: 2018 - 2019	AMR 2: 2019 - 2020	AMR 3: 2020 - 2021	AMR 4: 2021- 2022	AMR 5: 2022- 2023	AMR 6: 2023- 2024	AMR 7: 2024- 2025
		and Policy MG25 (6) public open space facilities by 2026.						
No. 5.4	LOCAL: Number of community facilities lost through development.							
No. 5.5	LOCAL: Preparation of Supplementary Planning Guidance relating to Planning Obligations.							
No. 6.1 (i)	CORE: Amount of retail, office and leisure development (sq.m) permitted within established town and district centre boundaries.							
No. 6.1 (ii)	CORE: Amount of retail, office and leisure development (sq.m) permitted outside established town and district centre boundaries.							
No. 6.2	LOCAL: Number of applications approved annually for non-A1 uses in primary and secondary frontages of the town and district retail centres.							
No. 6.3	LOCAL: Number of applications approved annually for non-A1 uses in local and neighbourhood retail centres.							
No. 6.4	LOCAL: Percentage of vacant retail units within the primary shopping frontage of the town and district centre boundaries.							
No. 6.5	LOCAL: Percentage of vacant retail units within local and neighbourhood centre boundaries							
No. 6.6 (New Monitoring Target resulting from 2019 AMR indicators 6.2, 6.3, 6.4 & 6.5)	LOCAL: Preparation of Supplementary Planning Guidance relating to Retailing.							
No. 7.1.1	The annual level of housing completions monitored against the Average Annual Requirement (AAR).							
No. 7.1.2	Total cumulative completions monitored against the anticipated cumulative completion rate.							
No. 7.2	CORE: Number of net additional affordable dwellings built.							
No. 7.3	CORE: Number of net additional general market dwellings built.							

ID Reference No.	Annual Monitoring Indicator	AMR 1: 2018 - 2019	AMR 2: 2019 - 2020	AMR 3: 2020 - 2021	AMR 4: 2021- 2022	AMR 5: 2022- 2023	AMR 6: 2023- 2024	AMR 7: 2024- 2025
No. 7.4	LOCAL: Meeting the identified short term need for authorised local Gypsy and Traveller Accommodation.							
No. 7.5	LOCAL: Meeting the identified long-term needs for authorised Gypsy and Traveller Accommodation.	Establish a Gypsy and Traveller Accommodation Board.						
		Agree project management arrangements including reporting structure.						
		Make initial contact and maintain contact with the Hayes Road occupiers.						
		Agree methodology for undertaking site search and assessment.						
		Undertake a site search and assessment and secure approval of findings including identification of an appropriate site or sites and secure planning permission and, if appropriate, funding (including any grant funding from Welsh Government) for the identified site.						
No. 7.6	No. of dwellings permitted annually outside the defined settlement boundaries that do not meet the requirements of the LDP policies or national policy.							
No. 7.7	LOCAL: Total number of dwellings completed on strategic housing sites as identified in site allocation policies MG2 and MG3.							
No 7.8	LOCAL: Preparation of Supplementary Planning Guidance relating to Affordable Housing.							
No. 8.1	LOCAL: Total strategic employment development permitted on allocated sites under Policy MG9 (ha).							
No. 8.2	LOCAL: Number of jobs anticipated on permitted Strategic employment sites.							
No. 8.3	LOCAL: Total development permitted in accordance with Policy MD14 on allocated sites under Policy MG9 (ha).							
No. 8.4	LOCAL: Amount of existing Employment land or MG9 allocations lost to non-B class uses.							
No. 8.4A (New Indicator added in 2018- 2019 AMR)	LOCAL: Preparation of Supplementary Planning Guidance relating to Employment Land and Premises.							
No. 8.5	Local: Adoption of the Cardiff Airport and St Athan Enterprise Zone Strategic Development Framework as a development brief.							
No. 9.1	LOCAL: Provision of new and Enhanced tourism facilities identified in Policy MG29.							

ID Reference No.	Annual Monitoring Indicator	AMR 1: 2018 - 2019	AMR 2: 2019 - 2020	AMR 3: 2020 - 2021	AMR 4: 2021- 2022	AMR 5: 2022- 2023	AMR 6: 2023- 2024	AMR 7: 2024- 2025
No. 10.1	CORE: The extent of primary land - won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN requirement).							
No. 10.2	LOCAL: Amount of permanent, sterilising development to be permitted within a mineral safeguarding area.							
No. 10.3	LOCAL: Amount of development permitted within a minerals buffer zone.							
No. 10.4	LOCAL: Amount of greenfield land lost to development (ha) which is not allocated in the development Plan or does not meet the requirements of the relevant Local Development Plan Policies.							
No. 10.5	LOCAL: Amount of new housing Development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all housing permitted.							
No. 10.6	LOCAL: Amount of Best and Most Versatile Agricultural Land lost to windfall development.							
No. 10.7	LOCAL: Density of permitted housing developments.							
No. 10.8	LOCAL: Preparation of Supplementary Planning Guidance relating to Minerals Safeguarding.							
No. 10.9	LOCAL: The amount of land and facilities to cater for waste in the Vale of Glamorgan.							

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