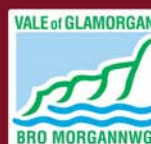


Vale of Glamorgan Local Development Plan 2011-2026

Schedule of Focused and Minor Changes



2015



VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN 2011-2026

SCHEDULE OF PROPOSED FOCUSED CHANGES (2015)

AN ADDENDUM TO THE DEPOSIT LDP (NOVEMBER 2013)

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Schedule of Proposed Focused Changes

1. Introduction

- 1.1 The Vale of Glamorgan Deposit Local Development Plan (LDP) 2011-2026 was formally placed on deposit for public consultation between the 8th November and the 20th December 2013. As a result of this consultation, the Council received 3367 representations from 1328 organisations, bodies and individuals.
- 1.2 Responses to the Deposit Plan consultation included a number of representations that related to site allocations shown in the LDP that either sought the deletion or amendment of allocated sites or proposed the inclusion of new sites. Collectively these sites are termed 'Alternative Sites'.
- 1.3 A Register of Alternative Sites was compiled and these sites were the subject of public consultation between the 20th March and the 1st May 2014. This generated a further 1,715 responses from individuals, organisations or agencies which raised 8,222 representations to the alternative sites proposals.
- 1.4 Following detailed consideration of the representations received on the Deposit LDP and Alternative Sites the Council is proposing a number of "Focused Changes" to the LDP.

1.5 What is a Focused Change?

- 1.6 Advice from the Welsh Government states that:

*"In considering representations received to the Deposit Plan, the Local Planning Authority may consider that changes would be appropriate to ensure that the LDP is sound. This should be an extremely limited number of focused changes that reflect key pieces of evidence but do not go to the heart of the Plan, affecting only limited parts of it. In order for the Inspector to be able to incorporate any such **focused changes** desired by the Local Planning Authority in the binding Report, it will be essential that satisfactory consultation has taken place and that the focused changes are in accordance with the Sustainability Appraisal.*

*...when the Local Planning Authority submits its LDP for examination, it should also advertise through public consultation (6-week period) an **addendum** to the Deposit Plan setting out the focused changes it wishes to be made". (Welsh Government Circular Letter [CL-01-2009] Local Development Plans – Important Guidance on Procedure for Advertising Focused Changes to the Deposit LDP.)*

- 1.7 Having had regard to this advice, and following consideration of new information that has emerged following the Council's decision to place the LDP on 'Deposit', a number of 'Focused Changes' to the advertised Deposit Plan have been recommended that require public consultation. These changes are considered to represent logical and rational amendments to the Deposit LDP to ensure that the Plan is coherent, consistent and sound.

1.8 Focused Changes Consultation

- 1.9 The consultation period will run for 6 weeks, **starting on 24th July 2015 and ending at midnight on 4th September 2015.**

1.10 The purpose of the consultation is:

- To enable the general public and interested parties to submit comments to the proposed Focused Changes; and
- To enable the Inspector to be confident that everyone affected has had the opportunity to comment before he/she makes any recommended change to the LDP.

1.11 **It is important to note that comments made at this stage can only address and relate to the proposed Focused Changes.** This consultation is not an opportunity to add to previous representations or to make new comments on parts of the original Deposit LDP or Register of Alternative Sites not subject to change, as the Inspector will not consider any such new representations.

1.12 Comments on the Focused Change can be submitted in writing by using the following:

ONLINE – By downloading and completing the comment form at www.valeofglamorgan.gov.uk/ldp

BY EMAIL – To ldp@valeofglamorgan.gov.uk

BY POST – By sending to: The LDP Team, Vale of Glamorgan Council, Dock Office, Barry Docks, Barry, CF63 4RT

1.13 Comments via E-mail or Post should be submitted using the '*Focused Change Representation Form*'. Copies of the form are available on request or an editable version is available to download from the Council's website www.valeofglamorgan.gov.uk/ldp

1.14 It should be noted that comments received cannot be treated as confidential. All comments will be made available for public inspection and placed on the Council's website.

1.15 **The deadline for comments is midnight on Friday 4th September 2015.** Comments received after the deadline will not be accepted.

1.16 **Schedule of Focused Changes**

1.17 **Appendix 1** of this report takes the relevant chapters of the Deposit Local Development Plan in order and presents the proposed Focused Changes. The Focused Changes have been illustrated in the following two ways:

- New Text: Where there is new text to be included this is shown in **bold and underlined**;
- Deleted Text: Where there has been a change to the wording of a paragraph or policy, a deletion is shown by a strike-through.

1.18 For each Focused Change, the document sets out the following:

Focused Change (FC) Reference: a unique reference number for the Focused Change;

Section: a reference to the Policy, Paragraph or Section of the Plan where the proposed change is to occur;

Deposit Representation Reference: identifying which representation(s) or new evidence the Focused Change addresses (where applicable);

Proposed Focused Change: detailing the change that is to occur; and

Reason / Justification: providing a reasoned justification for the proposed change.

1.19 The proposed Focused Changes are also subject to Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA). This has been considered within the updated Sustainability Appraisal Report (2015) and Habitats Regulations Assessment of Focused Changes (2015) documents which set out the way in which the process has been undertaken and the conclusions reached.

1.20 It should be noted that the Council has responded to every representation which provides comment, support or objection to the Deposit LDP and those made in relation to the Alternative Site consultation. These responses are presented as part of the LDP Consultation Report, which will be submitted as part of the documentation required for Examination.

1.21 Minor and Typographical Changes

1.22 A number of minor changes have also been identified which provide additional information and clarification to the supporting text or appendices of the Plan. These minor changes are in response to requests to improve legibility and provide any factual updates that are necessary. As these represent minor changes to the Plan they are outside the scope of the Focused Changes public consultation and representations on these should not be made. A list of these minor changes is shown under **Appendix 2** of this document, which whilst not forming part of the public consultation, have been included for ease of reference and completeness.

1.23 A separate editing and typographical changes list is also shown at **Appendix 3**.

1.24 Whilst the main changes have been identified as part of the Focused Changes and Minor Changes schedule it should be noted that further consequential changes to the Plan may be necessary in the final version of the Local Development Plan.

1.24 What Happens Next?

1.25 The Deposit LDP, along with all comments received during the consultation stages will be submitted to the Welsh Government who will appoint an independent Planning Inspector to carry out an Examination of the Plan in public.

1.26 The Examination in Public is anticipated to formally commence in Autumn 2015.

1.27 It is important to note that ultimately it will only be for the Inspector to determine whether any amendments should be made to the Deposit Plan.

1.28 For further information regarding the preparation of the LDP, please contact the LDP Team either by e-mail: ldp@valeofglamorgan.gov.uk or telephone (via One Vale) 01446 700111. Alternatively you can write to us using the address above.

Appendix 1 – Schedule of Proposed Focused Changes

LDP Section 4: Vision and Objectives

FC Ref	Section	Rep I.D.	Proposed Focused Change	Reasoned Justification
FC1	4.13	2590/7/1	<p>Amend Paragraph 4.13 with additional sentence:</p> <p>A strong and diverse economy is an essential component of sustainable communities providing employment opportunities and attracting investment. The LDP will seek to maximise the opportunities presented by the Vale of Glamorgan's location within the South East Wales Capital Region and capitalise on the designation of the St Athan – Cardiff Airport Enterprise Zone to attract inward investment, and focus on its economic assets such as MoD St Athan and Barry Docks to benefit the region as a whole. <u>With regard to Barry Docks, the Council will favour development proposals which assist the long term viability of Barry's Port to facilitate the efficient and reliable movement of freight by sea.</u></p>	To clarify the functional importance of Barry Docks for transportation within the LDP.

LDP Section 5: LDP Strategy

FC Ref	Section	Rep I.D.	Proposed Focused Change	Reasoned Justification
FC2	5.22	2230/1/7	<p>Include the additional bullet points under the following settlements at Paragraph 5.22:</p> <p>Llantwit Major</p> <ul style="list-style-type: none"> • <u>Provide for an appropriate level, range and choice of housing, including affordable housing to meet local need.</u> <p>Penarth</p> <ul style="list-style-type: none"> • <u>Provide for an appropriate level, range and choice of housing, including affordable housing to meet local need.</u> 	To provide consistency in terms of the Area Objectives for Service Centre Settlements in providing new housing.

LDP Section 5: LDP Strategy (Strategic Policies)

FC Ref	Section	Rep I.D.	Proposed Focused Change	Reasoned Justification
FC3	Policy SP3	Multiple	Amend residential requirement figure in Policy SP3 – Residential Requirement to read:	To reflect new evidence and additional supporting information

Appendix 1 – Schedule of Proposed Focused Changes

			<p>POLICY SP 3 - RESIDENTIAL REQUIREMENT IN ORDER TO MEET THE IDENTIFIED RESIDENTIAL REQUIREMENT, LAND IS MADE AVAILABLE IN SUSTAINABLE LOCATIONS FOR THE PROVISION OF 9950 9500 NEW RESIDENTIAL UNITS UP TO 2026.</p> <p>TO ENSURE A SUFFICIENT SUPPLY OF HOUSING LAND IS MAINTAINED DURING THE PLAN PERIOD, THE RELEASE OF HOUSING LAND WILL BE PHASED IN FIVE YEAR PERIODS WITH PRIORITY BEING GIVEN TO BROWNFIELD AND COMMITTED SITES AND THOSE WHICH DELIVER KEY INFRASTRUCTURE</p> <p><i>Together with all other consequential changes to the Plan that may be required. Including Paragraphs 5.42 and 5.43.</i></p>	<p>considered within the Housing Provision background paper (2015) and to enable the delivery of the LDP Strategy and Plan Objectives.</p>
FC4	Policy SP4	31/5/1 4679/1/37 5020/1/1 6236/5/1 6236/8/1	<p>Amend Affordable Housing Figure in Policy SP4 to read:</p> <p>POLICY SP 4 - AFFORDABLE HOUSING PROVISION THE RESIDENTIAL REQUIREMENT IDENTIFIED IN POLICY SP 3 WILL BE EXPECTED TO CONTRIBUTE TO THE ESTABLISHED COMMUNITY HOUSING NEEDS OF THE VALE OF GLAMORGAN BY PROVIDING 2694 2914 AFFORDABLE RESIDENTIAL UNITS OVER THE PLAN PERIOD.</p> <p><i>Together with all other consequential changes to the Plan that may be required.</i></p>	<p>Amendment to the affordable housing target to reflect the findings of the Council's Affordable Housing Viability Assessment and number of known affordable dwellings secured/delivered since the start of the LDP plan period.</p>
FC5	Policy SP5	4955/1/1 4955/13/2	<p>Amend Policy SP5 as follows</p> <p>POLICY SP 5 - EMPLOYMENT REQUIREMENT IN ORDER TO ENSURE THE CONTINUED PROSPERITY OF THE VALE OF GLAMORGAN AND PROMOTE GROWTH IN THE CAPITAL REGION, 480 HECTARES 490 HECTARES (366 HA NET) (367 HA NET) OF LAND IS ALLOCATED TO MEET REGIONAL AND LOCAL EMPLOYMENT NEEDS.</p> <p><i>Together with all other consequential changes to the Plan that may be required.</i></p>	<p>To reflect consequential change to the overall employment land allocated as a result of the amended boundary allocation for MG9 (1) land to the South of Junction 34, M4 Hensol.</p>
FC6	Policy SP5	4955/1/1	<p>Amend Paragraph 5.55 to read:</p>	<p>To reflect consequential change to</p>

Appendix 1 – Schedule of Proposed Focused Changes

	<p>Para. 5.55</p>	<p>4955/13/2 4679/1/23</p>	<p>To promote economic growth LDP Policy MG 9 allocates 433.5 444.2 hectares (312.9Ha net) (314.23 Ha net) of land on three major employment sites at St Athan Aerospace Business Park, Land adjacent to Cardiff Airport, and land to the south of M4 Junction 34 (Hensol) to meet regional need. In allocating these sites the Council recognises the strategic importance of each site both in locational terms and as the catalyst for new employment within the South East Wales region. The d Development of the allocated employment land is estimated these sites are likely to generate a potential 7,610-10,610 jobs within the Vale of Glamorgan. Development of these sites will also create additional (indirect) jobs within the wider region. an additional 12,000 – 15,000 new jobs within the Economy of South East Wales. The major strategic employment allocations are intended to specifically meet the needs of the needs of the following key economic sectors:</p> <p><i>Together with all other consequential changes to the Plan that may be required.</i></p>	<p>the overall employment land allocated as a result of the amended boundary allocation for MG9 (1) land to the South of Junction 34, M4 Hensol.</p> <p>To quantify the number of jobs estimated be generated within the Vale of Glamorgan in line with updated evidence.</p>
<p>FC7</p>	<p>Policy SP8</p>	<p>170/1/1</p>	<p>Amend Policy SP8 to read:</p> <p>POLICY SP8 – SUSTAINABLE WASTE MANAGEMENT</p> <p>THE CAPACITY REQUIREMENTS OF 291,600 TONNES IDENTIFIED IN THE REGIONAL WASTE PLAN WILL BE MET THROUGH A COMBINATION OF INBUILDING WASTE MANAGEMENT SOLUTIONS.</p> <p><u>DEVELOPMENT PROPOSALS WILL BE FAVOURED WHICH SUPPORT THE PROVISION OF A NETWORK OF INTEGRATED WASTE MANAGEMENT FACILITIES WHICH ASSIST IN MEETING THE WASTE MANAGEMENT CAPACITY IDENTIFIED IN THE NATIONAL COLLECTIONS, INFRASTRUCTURE AND MARKETS SECTOR PLAN</u></p> <p>THE FOLLOWING LOCATIONS ARE CONSIDERED SUITABLE FOR THE DEVELOPMENT OF IN-BUILDING WASTE MANAGEMENT SOLUTIONS:</p> <ul style="list-style-type: none"> • ATLANTIC TRADING ESTATE; • THE OPERATIONAL PORT OF BARRY DOCKS; • LLANDOW INDUSTRIAL ESTATE; AND • ON SUITABLE EXISTING AND ALLOCATED CLASS B2 EMPLOYMENT SITES. 	<p>To reflect approach to the management of waste following the introduction of the Welsh Government National Collections, Infrastructure and Market Sectors Plan (2012) and updates to national planning policy such as Technical Advice Note 21 Waste (February 2014).</p>

Appendix 1 – Schedule of Proposed Focused Changes

			THE PROVISION OF OPEN AIR FACILITIES SUCH AS CIVIC AMENITY SITES, COMPOSTING AND RECYCLING OF COMMERCIAL AND DEMOLITION WASTE WILL ALSO BE PERMITTED ON EXISTING CLASS B2 EMPLOYMENT SITES, OPERATIONAL MINERAL WORKING SITES OR WITHIN OR ADJOINING EXISTING FARM COMPLEXES WHERE THEY DO NOT CONFLICT WITH EXISTING OR PROPOSED NEIGHBOURING USES.	
FC8	Policy SP8 Paragraphs 5.81-5.86	N/A	<p>Amend paragraph 5.81 - as follows:</p> <p>5.81 In accordance with the Welsh Government Strategy Towards Zero Waste, One Wales (June 2010), National Planning Policy and the South East Wales Regional Waste Plan (RWP) 1st Review (2008), the Council is committed to promoting the reduction, reusing and recycling of waste within the Vale of Glamorgan.</p> <p><u>5.81 The Collections, Infrastructure and Markets Sector Plan (2012) ‘Towards Zero Waste’ is the overarching waste strategy document for Wales, and covers the management of all waste in Wales and suggests where improved recycling is needed and aims to facilitate infrastructure developments to address the waste management’s capacity needs for Wales. For South East Wales, the plan identifies a requirement for additional waste management facilities capable of handling between 421,000 and 871,000 tonnes by 2024-2025.</u></p> <p>Delete Paragraph 5. 82 and renumber subsequent paragraphs</p> <p>5.82 The RWP 1st Review sets the strategic framework for the management of waste within the South East Wales region and includes each local authority’s requirements for the provision of regional waste facilities. For the Vale of Glamorgan, the RWP 1st Review identifies an indicative capacity of between 252,826 and 291,582 tonnes, which equates to approximately five to six inbuilding facilities and a land requirement of between 8.4 and 15.1 hectares4.</p> <p>5.83 5.82 As the Waste Planning Authority, the Council has a statutory responsibility for the collecting and disposing of Municipal (household) Waste and for land use planning control over waste management. At present the Council complies with its statutory duty by providing two Household Waste Recycling Centres (HWRC) located at the Atlantic Trading Estate in Barry (serving the Eastern area of the Vale of Glamorgan) and at the Llandow Trading Estate in Llandow (serving the Western area of the Vale of Glamorgan). The Atlantic Trading Estate</p>	Consequential changes to supporting written justification as a result of the proposed Focused Change to Policy SP4; to reflect the introduction of the Market Sector Plan (2012), Technical Advice Note 21 (TAN) Waste (February 2014), and factual update in respect of the Regional HWRC facility at Trident Park, Cardiff.

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		<p>HWRC is a modern facility which complies with current regulations and has been operational since September 2011, however, there is an urgent need to upgrade or replace the Western area HWRC in Llandow which has been operating since 1993/94 and is no longer considered suitable to serve the long-term needs of the area. It is therefore recognised that a new HWRC will need to be provided (or the existing facility upgraded) to make appropriate provision for existing and new residents of the western part of the Vale of Glamorgan, with such proposals to be considered under Policy SP 8.</p> <p>Additional factual changes to take account of TAN21 (2014) and the opening of the HWRC facility at Trident Park:</p> <p>5.84 5.83 In addition to the HWRC's the Council, in partnership with Cardiff, Newport, Caerphilly and Monmouth, has formed <i>Prosiect Gwyrdd</i> for the purposes of procuring a regional municipal residual waste facility. The partnership announced in 2013 that Viridor was the preferred bidder, with their proposal at Trident Park in Cardiff seeking to deliver a facility that will replace each local authority's current arrangements of disposing of Residual municipal waste to landfill after recycling and composting has been maximised. <u>The Trident Park HWRC became fully operational in March 2015 and will handle 350,000 tonnes of residual waste, or post-recycling waste, per year, of which 172,000 tonnes of that will be come from the five Councils that make up the Prosiect Gwyrdd partnership, therefore negating the need for the additional landfill provision within the Vale of Glamorgan.</u> Accordingly, although the Vale of Glamorgan does not currently have any landfill facilities for residual waste, it is anticipated that the facility will be operational by 2014/15 such that Policy SP 8 does not provide for any additional requirements for the provision of landfill in the Vale of Glamorgan.</p> <p>5.85 5.84 Policy SP 8 identifies the Council's preferred locations for in-building waste facilities, which have had regard to the site selection guidance contained in the RWP <u>South East Wales Regional Waste Plan</u> 1st Review (2008) and <u>national planning policy</u>. This advises that local planning authorities should in the first instance examine whether existing class B2 and major industrial sites could adequately accommodate new waste management facilities. Atlantic Trading Estate, the Operational Port of Barry Docks and Llandow Industrial Estate satisfy this guidance and have sufficient capacity to meet the requirements of the RWP. It should be noted that these locations either accommodate existing waste management facilities or have extant planning permissions for such facilities. In order to provide further flexibility, Policy SP 8 also identifies existing Class B2 'general industrial' (and similar) employment sites, as being suitable</p>	
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Appendix 1 – Schedule of Proposed Focused Changes

			<p>locations for additional waste management facilities consistent with national planning guidance. Applications for such facilities will still need to demonstrate that there would be no unacceptable impacts on local amenity through compliance with other Policies within the Plan.</p> <p>5.86 5.85 For open air facilities, the RWP 1st Review provides an indicative capacity calculation for additional facilities such as civic amenity sites, open composting and recycling of commercial and demolition waste. However the RWP does not provide an indicative land requirement or identify the number of facilities required since site availability will determine the size of a facility, rather than vice versa. Consequently the LDP seeks to facilitate their provision through Policy SP 8 by identifying suitable locations where such facilities may be acceptable and would not conflict with neighbouring uses.</p> <p><u>5.86 Planning applications for waste management facilities will be considered against national planning policy and guidance and other relevant LDP Policies. Technical Advice Note 21: Waste (2014) sets out detailed guidance on specific waste related planning considerations that developers will be required to meet to satisfy Policy SP8.</u></p>	
FC9	Policy SP9 Para. 5.87	22/1/1	<p>Amend paragraph 5.87 to read: The Vale of Glamorgan is an important supplier of minerals and as the Minerals Planning Authority the Council has the responsibility for ensuring that the LDP provides for a continued supply of minerals during and beyond the period covered by the LDP. The assessment of the adequacy of the land bank is made in the light of guidance contained in MTAN1: Aggregates and of the sub-regional apportionments set out in the Regional Technical Statement (2008) <u>in the South Wales Regional Technical Statement on Aggregates.</u></p>	Revision to paragraph in line with the revised Minerals Background Paper and the aggregates Regional Technical Statement (RTS) 2014.
FC10	Policy SP9 Para. 5.88	22/1/1 2704/1/4	<p>Amend paragraph 5.88 to read: At January 2012⁵ the Vale of Glamorgan landbank for hard rock aggregate was 56.2 years giving a landbank of 41.2 years available at 2026. Reserves of hard rock for non-aggregate (i.e. cement production) are sufficient for at least 28 years supply. In addition, the Vale of Glamorgan has more than sufficient reserves to satisfy the apportionments set out in the RTS either individually or in combination with Bridgend County Borough Council. <u>At October 2014 the Vale of Glamorgan landbank for hard rock aggregate was 33.5 years giving a landbank of 18.5 years available at 2026. Reserves of hard rock for non-aggregate production (i.e. cement production) are sufficient for 26 years supply. The Vale of Glamorgan therefore has sufficient reserves to satisfy the requirements of the Regional Technical Statement.</u></p>	Revision to paragraph in line with the revised Minerals Background Paper and the aggregates Regional Technical Statement (RTS) 2014. The updated Minerals Planning background paper indicates there are sufficient reserves within the Vale of Glamorgan to satisfy the requirements of the 2014 RTS.

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FC11	Policy SP9 Para. 5.91	2590/6/3	<p>Although the Wharf at Barry Docks has not been used for landing marine sand and gravel since 2005 it is recognised that this is a potential supply route of sand and gravel resource into the region. The wharf site is therefore identified and safeguarded as shown on the Proposals Map. <u>The wharf site is therefore safeguarded on the Proposals Map and future proposals will need to consider the potential impact on the landing of marine sand and gravel at Barry Docks. The safeguarding of the wharf does not prevent its use to land other goods and does not affect permitted development rights.</u></p>	<p>To clarify the safeguarding of the sand and gravel wharf. Further details on assessing future development proposals within the safeguarded areas will be addressed in the Minerals Safeguarding Supplementary Planning Guidance to be consulted upon in due course.</p>
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LDP Section 6: Managing Growth in the Vale of Glamorgan

FC Ref	Section	Rep I.D.	Proposed Focused Change	Reasoned Justification
FC12	Policy MG1 (page 55)	Multiple	<p>POLICY MG 1 - HOUSING SUPPLY IN THE VALE OF GLAMORGAN IN ORDER TO MEET THE HOUSING LAND REQUIREMENT OF 9,950 9,500 NEW DWELLINGS PROVISION WILL BE MADE FOR THE DEVELOPMENT OF UP TO 10,450 NEW DWELLINGS DURING THE PLAN PERIOD. THIS WILL BE MET THROUGH:</p> <ol style="list-style-type: none"> 1. ALLOCATIONS WITHIN THE PLAN (INCLUDING 5% 10% FLEXIBILITY); 2. DEVELOPMENT SITES WITH EXTANT PLANNING PERMISSIONS; 3. DEVELOPMENT OF UNALLOCATED WINDFALL SITES IN SUSTAINABLE LOCATIONS; AND 4. SMALL SITES, INCLUDING INFILL, THE CONVERSION OF SUITABLE BUILDINGS AND SUBDIVISION OF EXISTING DWELLINGS. <p>TO ENSURE AN ADEQUATE SUPPLY OF HOUSING LAND IS MAINTAINED DURING THE PLAN PERIOD, THE RELEASE OF HOUSING LAND WILL BE PHASED IN FIVE YEAR PERIODS WITH PRIORITY BEING GIVEN TO BROWNFIELD AND COMMITTED SITES AND THOSE WHICH DELIVER KEY INFRASTRUCTURE.</p> <p><i>Together with all other consequential changes to the Plan that may be required. Including paragraph 6.3.</i></p>	<p>To reflect new evidence and additional supporting information considered within the Housing Provision background paper (2015) and to enable sufficient flexibility in delivering the LDP Strategy and Plan Objectives.</p>
FC13	6.9	Multiple	6.9 In order to provide sufficient land to accommodate the projected growth, the LDP will provide	Consequential change required

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	(Housing Supply Table)		<p>a policy framework for the construction of new dwellings as follows:</p> <table border="1"> <tr> <td>Development of Sites with extant planning permissions (10 or more dwellings) at April 2011</td> <td>175</td> </tr> <tr> <td>Allocations within the Plan (of which 500 units are identified on a reserve site for flexibility)</td> <td>7829</td> </tr> <tr> <td>Development of unallocated windfall sites (10 or more dwellings)</td> <td>1587</td> </tr> <tr> <td>Development of small sites (less than 10 dwellings)</td> <td>861</td> </tr> <tr> <td>TOTAL DWELLING SUPPLY 2011-2026</td> <td>10452</td> </tr> </table> <p><i>Together with all other consequential changes to the Plan that may be required.</i></p>	Development of Sites with extant planning permissions (10 or more dwellings) at April 2011	175	Allocations within the Plan (of which 500 units are identified on a reserve site for flexibility)	7829	Development of unallocated windfall sites (10 or more dwellings)	1587	Development of small sites (less than 10 dwellings)	861	TOTAL DWELLING SUPPLY 2011-2026	10452	<p>following amendments to the housing supply and residential allocation in Policy MG 2.</p>
Development of Sites with extant planning permissions (10 or more dwellings) at April 2011	175													
Allocations within the Plan (of which 500 units are identified on a reserve site for flexibility)	7829													
Development of unallocated windfall sites (10 or more dwellings)	1587													
Development of small sites (less than 10 dwellings)	861													
TOTAL DWELLING SUPPLY 2011-2026	10452													
FC14	Policy MG2 (20)	117/1/1 117/1/2	<p>Amend site area boundary hectare</p> <table border="1"> <tr> <td>20</td> <td>Land to the north west of Darren Close, Cowbridge</td> <td>4727</td> <td>390</td> </tr> </table> <p><i>Together with all other consequential changes to the Plan that may be required.</i></p>	20	Land to the north west of Darren Close, Cowbridge	47 27	390	<p>To reflect site boundary necessary to facilitate the provision of the necessary highway infrastructure and improvements to the layout of the development.</p>						
20	Land to the north west of Darren Close, Cowbridge	47 27	390											
FC15	Policy MG 2	4679/1/12	<p>Amend Policy MG2 to remove ‘reserve site’ designation:</p> <table border="1"> <tr> <td></td> <td>Reserve Site</td> <td></td> <td></td> </tr> <tr> <td>46</td> <td>Land West of Swanbridge Road, Sully</td> <td>20</td> <td>500</td> </tr> </table> <p><i>Together with all other consequential changes to the Plan that may be required.</i></p>		Reserve Site			46	Land West of Swanbridge Road, Sully	20	500	<p>To provide certainty on the housing allocation and to ensure sufficient flexibility of the Plan.</p>		
	Reserve Site													
46	Land West of Swanbridge Road, Sully	20	500											
FC16	Policy MG4	31/5/1 4679/1/37 5020/1/1 6236/5/1 6236/8/1	<p>Amend Policy MG 4 to include revised Affordable Housing requirements as follows:</p> <p><u>POLICY MG 4 - AFFORDABLE HOUSING</u></p> <p><u>RESIDENTIAL DEVELOPMENTS (INCLUDING MIXED USE SCHEMES) WILL BE REQUIRED TO CONTRIBUTE TO MEETING AFFORDABLE HOUSING NEED AND SHOULD MEET THE LEVELS OF AFFORDABLE HOUSING SET OUT BELOW:</u></p> <p><u>30% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET</u></p>	<p>Policy has been amended to ensure that the LDP is consistent with national planning policy in respect of affordable housing requirements, and to reflect the findings of the Council’s Affordable Housing Viability Assessment Review (2014).</p>										

		<p><u>GAIN OF 5 OR MORE UNITS IN:</u></p> <ul style="list-style-type: none"> • <u>BARRY;</u> <p><u>35% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:</u></p> <ul style="list-style-type: none"> • <u>LLANTWIT MAJOR ;</u> • <u>RHOOSE; AND</u> • <u>ST ATHAN.</u> <p><u>40% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 1 DWELLING OR MORE; OR THE CONVERSION OF EXISTING BUILDINGS RESULTING IN A NET GAIN OF 2 OR MORE DWELLINGS IN:</u></p> <ul style="list-style-type: none"> • <u>COWBRIDGE;</u> • <u>DINAS POWYS;</u> • <u>LLANDOUGH;</u> • <u>PENARTH;</u> • <u>SULLY;</u> • <u>WENVOE;</u> • <u>THE MINOR RURAL SETTLEMENTS; AND</u> • <u>THE RURAL VALE OF GLAMORGAN.</u> <p><u>THE PROVISION OF AFFORDABLE HOUSING WILL BE NEGOTIATED ON A SITE-BY-SITE BASIS TAKING INTO ACCOUNT THE EVIDENCED VIABILITY OF THE DEVELOPMENT. CONTRIBUTIONS WILL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE COUNCIL’S AFFORDABLE HOUSING SPG, WHICH PROVIDES GUIDANCE ON VIABILITY AND THE CIRCUMSTANCES UNDER WHICH CONTRIBUTIONS MAY BE VARIED OR REVIEWED.</u></p> <p>POLICY MG 4 – AFFORDABLE HOUSING</p> <p>THE PROVISION OF A MINIMUM OF 30% AFFORDABLE HOUSING WILL BE REQUIRED ON ALL RESIDENTIAL DEVELOPMENTS WHERE THERE IS A NET GAIN OF 5 OR MORE UNITS IN:</p>	
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Appendix 1 – Schedule of Proposed Focused Changes

			<ul style="list-style-type: none"> •BARRY; •LLANTWIT MAJOR ; •RHOOSE; AND •ST ATHAN. <p>ALL NEW RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 1 DWELLING OR MORE; OR THE CONVERSION OF EXISTING BUILDINGS RESULTING IN A NET GAIN OF 2 OR MORE DWELLINGS; WILL REQUIRE A MINIMUM AFFORDABLE HOUSING CONTRIBUTION OF 35% IN:</p> <ul style="list-style-type: none"> •COWBRIDGE; •DINAS POWYS; •LLANDOUGH; •PENARTH; •SULLY; •WENVOE; •THE MINOR RURAL SETTLEMENTS AND •THE RURAL VALE OF GLAMORGAN. <p><i>Together with all other consequential changes to the Plan that may be required.</i></p>	
FC17	Policy MG4 Paras. 6.26- 6.37	N/A	<p>Amend paragraphs 6.26 through to 6.37 to read</p> <p>6.26 The findings of the Affordable Housing Viability Study (AHVA) (2010)¹¹ indicates that there exists a mixed pattern of viability across the Vale of Glamorgan, with development proposals of 5 dwellings and above in the areas of Barry Llantwit Major, St Athan, Rhoose capable of providing 30% affordable housing. In Cowbridge, Penarth, Dinas Powys, Wenvoe and the minor rural settlements sites of 1 dwelling or more are viable to support affordable housing provision of up to 40%.</p> <p><u>6.26 The findings of the Council's Affordable Housing Viability Update Report (AHVA 2014), highlights that the Vale of Glamorgan has amongst the highest house prices in Wales, which generates significant land values from which section 106 contributions can be sought by the Council. Indicating that within the Vale of Glamorgan new residential developments have the potential for supporting affordable housing contributions of 30% in the Barry housing market area, 35% in Llantwit Major, Rhoose and St Athan, and</u></p>	As consequential changes to Policy MG4 and to reflect factual changes as a result of the Council's review of its Affordable Viability evidence.

		<p><u>elsewhere 40% affordable housing contributions.</u></p> <p>6.27 In support of the findings of the AVHA, the Council commissioned a Small Site Viability Study¹² (2013) which further examined the potential for securing affordable housing on small sites. The study reconfirmed the findings of the AVHA, recommending that the Council adopt a 1 dwelling threshold and a 35% affordable housing contribution within Cowbridge, Penarth, Dinas Powys, Wenvoe and the minor rural settlements for all new residential developments resulting in a minimum net gain of 1 dwelling. The study, however, also indicated that some types of residential development should be excluded on the basis of viability. These are single barn conversions, the replacement of an existing dwelling on a one for one basis, the conversion/subdivision of an existing dwelling into 2 units, and the conversion of existing buildings into a single dwelling.</p> <p><u>6.27 The 2014 AHVA also reconfirmed the findings of the Council's Small Site Viability Study (2013), which recommended that the Council should adopt a single dwelling threshold within the highest areas of affordable housing viability. However, the study also highlighted that single barn conversions and the replacement of an existing dwelling on a one for one basis, the conversion/subdivision of an existing dwelling into 2 units, and the conversion of existing buildings into a single dwelling should be excluded.</u></p> <p>6.28 Reflecting the identified development viability, within the settlements of Barry, Llantwit Major, Rhoose and St Athan Policy MG 4 requires an on-site affordable housing contribution of at least 30% on residential developments generating a net gain of 5 dwellings and above.</p> <p><u>6.28 Policy MG4 reflects the findings of the 2014 AHVA, and sets a target contribution of 30% within Barry, and 35% target within Llantwit Major, Rhoose and St Athan on residential and mixed use sites resulting in a net gain of 5 dwellings or more.</u></p> <p>6.29 In Cowbridge, Penarth, Dinas Powys, Wenvoe, minor rural settlements and the rural Vale of Glamorgan a 35% affordable housing contribution will be required on new residential development schemes generating a net gain of 1 or more dwellings; and developments involving either the subdivision of existing dwellings or the conversion of existing buildings, where these result in a net gain of 2 or more dwellings. In accordance with the recommendation of the small sites viability study, barn conversions are excluded from the requirements of Policy MG4.</p>	
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Appendix 1 – Schedule of Proposed Focused Changes

			<p><u>affordable housing to meet identified needs.</u></p> <p>6.34 6.32 Where concerns over viability are raised, the onus will be on the developer to demonstrate through the submission of a viability appraisal that the required contribution would make the development unviable.</p> <p>6.35 6.33 Where it is demonstrated that there are proven economic circumstances that impact upon the delivery of the affordable housing, for example where market circumstances have changed or where existing use values prevent the policy target being achieved, the Council may negotiate the level, type and nature of on-site provision or where appropriate, off-site provision. In instances where a financial contribution in lieu of affordable housing provision is considered to be acceptable, the most appropriate use of this funding will be determined by the Council. This could include the provision of affordable housing on land in ownership of the Council or an RSL or improvements to existing affordable housing, or could enable the Council to use funding to provide affordable housing in areas of greatest need.</p> <p>6.36 6.34 Where on site provision is required, emphasis will be on providing a range and choice of affordable housing, to include a balance of social rented and intermediate units to fulfil local housing needs and in order to provide for an appropriate mix and balance of development. In addition, the provision of local lettings policies will be important when bringing sites forward for affordable housing. Further information in relation to the affordable housing need is contained within the Affordable Housing Delivery Background Paper.</p> <p>6.37 6.35 Appropriate planning conditions and/or planning obligations will be utilised to ensure that affordable housing provided through new development will remain affordable in perpetuity. Further detailed guidance on the implementation of this policy is set out in the Council’s Affordable Housing Supplementary Planning Guidance.</p>	
FC18	Policy MG5	Multiple 4679/1/18	<p>Amend paragraph 6.43 to read:</p> <p>6.43 — Accordingly, the Plan allocates a single site at Hayes Road, Sully approximately 0.85Ha in size, which is considered sufficient as a whole to meet the identified need for the Plan. The site can be broken down into two parts, comprising the land formerly used as the Council’s civic amenity site (approximately 0.21Ha) and open space land to the south (approx. 0.64Ha). It is considered that the short medium term need in the area can be met by the larger site to the rear,</p>	To provide clarity in relation to the delivery of the site and the identified need during the Plan period.

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			<p>which should be provided in accordance with an agreed strategy in conjunction with the local Gypsy and Traveller Community, also retaining sufficient land to the south as a small landscaped area adjacent to the car park to ensure no detrimental impact on the car park. The smaller former amenity site should then be vacated (with existing travellers accommodated on the new site) but retained should it be required in future to meet identified long term need during the Plan period.</p> <p><u>6.43 Accordingly, the Plan allocates a single site at Hayes Road, Sully of approximately 0.85Ha which is considered sufficient to meet the need identified over the Plan period. The site currently comprises two elements, the land formerly used as the Council’s civic amenity site (approximately 0.21Ha) and open space land to the south (approx. 0.64Ha). Development of the site should be in accordance with the Welsh Governments latest guidance for Designing Gypsy and Traveller Sites in Wales and in consultation with the local Gypsy and Traveller Community.</u></p>													
FC19	Policy MG 6	NA	<p>Amend 4th criterion of Policy MG6 to read:</p> <p>4. A NEW WELSH MEDIUM PRIMARY SCHOOL AT LAND TO THE NORTH AND WEST OF DARREN CLOSE, COWBRIDGE (2.0 ha)”</p> <p><i>And all other consequential changes to the Plan that may be required.</i></p>	To prevent the Plan from becoming dated and to allow flexibility.												
FC20	Policy MG9	4955/1/1 4955/13/2	<p>Amend Policy MG9 - Employment Allocations as follows:</p> <p>POLICY MG 9 - EMPLOYMENT ALLOCATIONS LAND IS ALLOCATED FOR EMPLOYMENT AT THE FOLLOWING LOCATIONS:</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Uses</th> <th>Size Gross</th> <th>Size net Ha</th> </tr> </thead> <tbody> <tr> <td>Land to the South of Junction 34 M4 Hensol</td> <td>B1, B2, B8</td> <td>51.1* <u>61.8 *</u></td> <td>28.26 <u>29.59</u></td> </tr> <tr> <td></td> <td>Sub Total</td> <td>433.5</td> <td>312.9</td> </tr> </tbody> </table>	Site	Uses	Size Gross	Size net Ha	Land to the South of Junction 34 M4 Hensol	B1, B2, B8	51.1* <u>61.8 *</u>	28.26 <u>29.59</u>		Sub Total	433.5	312.9	To reflect consequential change to the overall employment land allocated as a result of the amended boundary allocation for MG9 (1) land to the South of Junction 34, M4 Hensol from 51.1 Ha to 61.8 Ha (Gross) 29.59 Ha net.
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Appendix 1 – Schedule of Proposed Focused Changes

			<table border="1"> <tr> <td></td> <td></td> <td><u>444.2</u></td> <td><u>314.2</u></td> </tr> <tr> <td></td> <td>Total</td> <td>479.7 <u>490.4</u></td> <td>365.74 <u>367.07</u></td> </tr> </table>			<u>444.2</u>	<u>314.2</u>		Total	479.7 <u>490.4</u>	365.74 <u>367.07</u>	
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	Total	479.7 <u>490.4</u>	365.74 <u>367.07</u>									
			<p><i>And all other consequential changes to the Plan that may be required.</i></p>									
FC21	Policy MG11	N/A	<p>Amend Policy MG11 Land to the South of Junction 34 M4 Hensol as follows:</p> <p>POLICY MG 11 - LAND TO THE SOUTH OF JUNCTION 34 M4 HENSOL</p> <p>LAND IS ALLOCATED TO THE SOUTH OF JUNCTION 34 M4 (HENSOL) (51.1HA GROSS) (61.8 HA GROSS) FOR EMPLOYMENT PURPOSES (CLASS B1, B2 AND B8) COMPRISING 28.26HA (NET) 29.59HA (NET) FOR STRATEGIC EMPLOYMENT AND 6.64HA TO MEET LOCAL NEED.</p> <p><i>And all other consequential changes to the Plan that may be required.</i></p>	To reflect consequential change to the overall employment land allocated as a result of the amended boundary allocation for MG9 (1) land to the South of Junction 34, M4 Hensol from 51.1 Ha to 61.8 Ha Gross) 29.59 Ha net strategic land.								
FC22	Policy MG11 Para. 6.70	4955/13/2	<p>Amend Paragraph 6.70 and 6.71 as follows:</p> <p>6.70 The former Bosch factory and surrounding land (extending to 76.99 ha in total, bounded by the M4 and Junction 34 to the north and west, the railway line to the south and a wastewater treatment plant to the east) were acquired by Renishaw in 2011, who have since occupied the existing buildings for their manufacturing activities. 51.1Ha 61.8Ha (gross) of this primarily greenfield land is allocated to meet Strategic and local employment needs, although having regard to significant constraints on the site including a Site of Special Scientific Interest, watercourses, protected trees, and flood risk, the net developable area of employment land is reduced to 34.90 36.23 ha.</p> <p>6.71 28.26Ha 29.59Ha of the site is allocated solely to meet Strategic employment objectives, in order to contribute towards regional economic goals and target job creation. Development will be restricted to high quality B1, B2 and B8 uses, with non-employment uses on the site restricted to small-scale proposals ancillary to the Strategic land allocation. A 6.64 ha Business Park proposal also forms part of the allocation in order to meet identified local employment needs.</p> <p><i>And all other consequential changes to the Plan that may be required.</i></p>	To reflect consequential change to the overall employment land allocated as a result of the amended boundary allocation for MG9 (1) land to the South of Junction 34, M4 Hensol from 51.1 Ha to 61.8 Ha Gross) 29.59 Ha net strategic land.								

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FC23	Policy MG15 Paras. 6.86- 6.87	2253/25/1	<p>Amend Paragraphs 6.86 and 6.87 as follows:</p> <p>6.86 Within the identified local retail centres, the Council will therefore seek to maintain viable levels of retail provision which are capable of sustaining the local centres. Therefore proposals which reduce the level of A1 uses <u>premises</u> within local retail centres to below 50% will not be permitted.</p> <p>6.87 Similarly proposals which would result in the over concentration or clustering of non-A1 retail uses <u>premises</u>, including residential, within a local retail centre will be carefully controlled to ensure that the viability and retail function of the local centre is maintained. It is recognised, however, that a mix of non-retail uses such as medical centres and dental practices can contribute to or improve the viability of local centres, providing improved local services and increasing footfall near retail premises. Such uses will therefore generally be favoured where the retail role of the local centre is maintained and there is no unacceptable impact upon local amenity. Given the diversity of the identified retail centres proposals for non-A1 uses will be assessed on a case by case basis against the individual characteristics of each local centre.</p>	Amendments made to clarify that the thresholds apply to premises as opposed to retail floor space.
FC24	Policy MG20	4679/1/33	<p>Amend Policy MG20 (Development in Minerals Safeguarding Areas) so that criterion four appears before criterion three to read:</p> <p>3. THE DEVELOPMENT WOULD HAVE NO SIGNIFICANT IMPACT ON THE POSSIBLE WORKING OF THE RESOURCE BY REASON OF ITS NATURE OR SIZE; OR</p> <p>4. THE RESOURCE IN QUESTION IS OF POOR QUALITY / QUANTITY; AND.</p>	To clarify the application of the minerals safeguarding policy and to ensure consistency with national minerals planning policy.
FC25	Policy MG20 Para. 6.128	4679/1/33	<p>Replace Paragraph 6.128, to be replaced as follows:</p> <p>6.128 The purpose of this Policy is to avoid inappropriate sterilisation of the mineral resources where development is proposed. Market demand for the material beneath the development site at the time of development will be a factor in determining whether prior extraction is feasible. Environmental designations and the desirability of retaining on-site features of a site may preclude any future working of the mineral resource in spite of safeguarding.</p> <p><u>6.128 The reason for the safeguarded area (i.e. the potential long term benefit of the resource in question) should be considered relative to the need for development and any short term economic arguments.</u></p>	To clarify the application of the minerals safeguarding policy and to ensure consistency with national minerals planning policy.

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FC26	Policy MG20 Para. 6.130	4679/1/30	<p>Amend Paragraph 6.130 of the LDP to read:</p> <p>6.130 Where LDP allocations occur within safeguarding zones for the mineral resource the allocation will take precedence over the safeguarding requirement as the Council has already considered the impact on the resource. The Council has considered the impact of LDP site allocations on the wider minerals resource. However, in accordance with this policy prior extraction should still be considered. Further details on the implementation of the Policy will be addressed through Supplementary Planning Guidance.</p>	<p>For clarity and for consistency with national policy it is considered that paragraph 4.27 in the Minerals Planning background paper and supporting paragraph 6.130 of the Deposit LDP be amended to exclude reference to the allocation taking precedence over the safeguarding requirement.</p>
FC27	Policy MG21 Para. 6.131	1526/2/1	<p>Amend fourth sentence of LDP paragraph 6.131 to read:</p> <p>Within the identified buffer zones, there should be no new mineral development extraction or new sensitive development, will be permitted unless it can be demonstrated that there will be no adverse impact except where the site of the new development in relation to the mineral operation would be located within or on the far side of an existing built up area which already encroaches into the buffer zone.</p>	<p>To ensure consistency with Minerals Planning Policy Wales it is proposed that the fourth sentence of paragraph 6.131 be amended to clarify the implementation of Policy MG 21 in instances where new developments in relation to the mineral operation are located within existing built up areas which encroach into buffer zones.</p>
FC28	Policy MG23	5096/1/46	<p>Amend 1st criterion of Policy MG23 to read:</p> <p>1. ANY ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT ARE AVOIDED OR MITIGATED TO AN ACCEPTABLE LEVEL, AND ENHANCED WHEREVER POSSIBLE PROPOSALS INCLUDE, WHERE APPROPRIATE, MEASURES TO ENHANCE THE NATURAL ENVIRONMENT.</p>	<p>It is considered the proposed change to criterion 1 would assist in providing consistency with the Plan's other environmental and biodiversity policies such as Policy MD10 (Promoting Biodiversity).</p>
FC29	Policy MG23 Para. 6.138	4679/1/34	<p>Amend the first sentence of paragraph 6.138 to read:</p> <p>6.138 Priority will be given to Proposals which prioritise the use of recycled material and secondary aggregates before new sources of supply of primary materials are developed will be favoured.</p>	<p>For clarity, and to bring the statement in line with Policy SP 9.</p>

LDP Section 7: Managing Development in the Vale of Glamorgan

FC Ref	Section	Rep I.D.	Proposed Focused Change	Reasoned Justification
FC30	Policy MD1	2253/33/1	<p>Amend criteria 3 of Policy MD1 to read:</p> <p>PROMOTES NEW ENTERPRISES, TOURISM, LEISURE AND COMMUNITY FACILITIES IN THE RURAL VALE OF GLAMORGAN.</p>	<p>It is accepted that criteria 3 should not be specific to the rural Vale and the word rural should be removed from criteria 3 of Policy MD1.</p>
FC31	Policy MD4	150/2/1 6236/5/3 6236/7/1	<p>Insert “and having regard to development viability” into Policy MD4 as follows:</p> <p>POLICY MD 4 - COMMUNITY INFRASTRUCTURE AND PLANNING OBLIGATIONS</p> <p>WHERE APPROPRIATE AND HAVING REGARD TO DEVELOPMENT VIABILITY, THE COUNCIL WILL SEEK TO SECURE NEW AND IMPROVED COMMUNITY INFRASTRUCTURE, FACILITIES AND SERVICES APPROPRIATE TO THE SCALE, TYPE AND LOCATION OF PROPOSED DEVELOPMENTS THROUGH THE USE OF PLANNING OBLIGATIONS AND/OR THE COMMUNITY INFRASTRUCTURE LEVY. COMMUNITY INFRASTRUCTURE MAY INCLUDE THE PROVISION OR IMPROVEMENT OF:</p>	<p>Whilst this matter is considered within the supporting justifications, the proposed change would provide additional clarity with regards to national policy, and ensure the soundness of the plan.</p>
FC32	Policy MD4 Para. 7.21	2230/1/30 6144/1/38	<p>Insert the following text to paragraph 7.21 “However, s106 agreements and planning conditions will still be used to secure on-site infrastructure such as open space and affordable housing.” To read:</p> <p>7.21 In February 2011, the Council resolved in principle to commence preparation of a Community Infrastructure Levy (CIL) for the Vale of Glamorgan. Once in place, the CIL will replace Section 106 agreements in many respects. CIL will therefore become the main mechanism for providing infrastructure in connection with new development once it is adopted. However, s106 agreements and planning conditions will still be used to secure on-site infrastructure such as open space and affordable housing. The CIL schedule for the Vale of Glamorgan will be subject to independent examination prior to adoption. Following its adoption, in considering the need for planning obligations, the Council will need to consider the level of CIL liability on the development and to what extent the community infrastructure needs of the development will be met through implementation of CIL.</p>	<p>To provide further clarification and for the avoidance of doubt.</p>

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FC33	Policy MD5	5096/1/50	Amend last paragraph of Policy MD5 to read: FAVOURABLE CONSIDERATION WILL BE GIVEN, OTHER THAN WITHIN AREAS IDENTIFIED AS GREEN WEDGES, TO SMALL-SCALE AFFORDABLE HOUSING DEVELOPMENT WHICH CONSTITUTES THE “ROUNDING OFF” OF THE EDGE OF SETTLEMENT BOUNDARIES WHERE IT CAN BE SHOWN TO BE CONSISTENT WITH THE PROVISIONS OF POLICIES MD 2 AND MD 3.	The Council accept that the policy should be more specific in its intentions and the proposed amendment will more accurately reflect the written justification and aim of the policy.
FC34	Policy MD7	6236/5/4	Replace ‘PREVIOUSLY UNKNOWN’ with ‘SIGNIFICANT’ in the wording of criterion 2 of policy MD 7 to read: 2. REDUCED DENSITIES ARE REQUIRED AS A RESULT OF PREVIOUSLY UNKNOWN SIGNIFICANT SITE CONSTRAINTS OR TO PRESERVE A FEATURE THAT WOULD CONTRIBUTE TO EXISTING OR FUTURE LOCAL AMENITY; OR	To ensure the soundness of the Plan and consistency with the supporting text at paragraph 7.36.
FC35	Policy MD7 Para. 7.36	2230/1/33 6144/1/41	Amend final sentence of Paragraph 7.36 to read: “All new development should contribute to the creation of balanced communities, providing a a an appropriate mix of housing types, tenures and sizes, including smaller properties that to meet local housing need.”	The proposed amendment would be consistent with the affordable housing policies of the LDP, national policy and would aid clarity to the supporting text.
FC36	Policy MD8	5096/1/51	Amend Criterion 2 of Policy MD8 to read: 2. CONTAMINATED LAND LAND CONTAMINATION.	The proposed change would provide clarity to the policy and would assist in ensuring the soundness of the plan.
FC37	Policy MD 9	5096/1/53	Amend criterion 3 of Policy MD9 to read: WITHIN DESIGNED DESIGNATED LANDSCAPES, HISTORIC PARKS AND GARDENS, AND BATTLEFIELDS, DEVELOPMENT PROPOSALS MUST RESPECT THE SPECIAL HISTORIC CHARACTER AND QUALITY OF THESE AREAS, THEIR SETTINGS OR HISTORIC VIEWS OR VISTAS.	To ensure clarity of the policy and consistency with national policy.
FC38	Policy MD10	4679/1/48	Amend first sentence of Policy MD10 Promoting Biodiversity to read: NEW RESIDENTIAL, COMMERCIAL AND COMMUNITY DEVELOPMENT PROPOSALS WILL BE REQUIRED, WHERE POSSIBLE, TO POSITIVELY CONTRIBUTE TO BIODIVERSITY	The proposed change will ensure the soundness of the Plan and reduce conflict with existing guidance and legislation such as the

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			INTERESTS WITHIN THE VALE OF GLAMORGAN BY:	Natural Environment and Rural Communities (NERC) Act 2006 and the wording of paragraph 7.46 of the Plan.
FC39	Policy MD 10	5096/1/59	Amend criterion 2 of Policy MD 10 to read: 2. INCORPORATING NEW BIODIVERSITY FEATURES EITHER ON OR OFF SITE TO ENABLE A NET GAIN IN BIODIVERSITY INTEREST. WHERE IT IS DEMONSTRATED THAT THE IMPACT OF DEVELOPMENT ON BIODIVERSITY CANNOT BE ADDRESSED ON SITE, DEVELOPERS WILL BE REQUIRED TO PROVIDE ALTERNATIVE OFF-SITE COMPENSATION TO MAINTAIN NET BIODIVERSITY INTEREST; AND BY	The proposed change will ensure the soundness of the Plan and reduce conflict with existing guidance and legislation such as the Natural Environment and Rural Communities (NERC) Act 2006 and the wording of paragraph 7.46 of the Plan.
FC40	Policy MD10	5096/1/59	Amend criterion 3 of Policy MD 10 - PROMOTING BIODIVERSITY to read: 3. DEMONSTRATING HOW THEY MAINTAIN AND ENHANCE FEATURES OF IMPORTANCE FOR ECOLOGICAL CONNECTIVITY, INCLUDING WILDLIFE CORRIDORS AND 'STEPPING STONES' AND OTHER GREEN INFRASTRUCTURE THAT ENABLES MIGRATION, DISPERSAL AND/OR GENETIC EXCHANGE INTERCHANGE.	The proposed change will ensure clarity and assist in the implementation of the policy and to comply with the requirements of the Natural Environment and Rural Communities (NERC) Act 2006.
FC41	Policy MD10	5096/1/54	Amend final sentence of Policy MD10 (Promoting Biodiversity) to read: WHERE PROPOSALS HAVE A NEGATIVE IMPACT ON SITES SHOWN TO BE IMPORTANT FOR BIODIVERSITY, DEVELOPERS WILL NEED BE REQUIRED TO DEMONSTRATE THAT THE DEVELOPMENT COULD NOT BE LOCATED ELSEWHERE AND THAT THE NEED FOR THE DEVELOPMENT OUTWEIGHS THE BIODIVERSITY INTERESTS OF THE SITE.	The proposed change will ensure clarity and assist in the implementation of the policy and to comply with the requirements of the Natural Environment and Rural Communities (NERC) Act 2006.
FC42	Policy MD10 Para. 7.46	5532/1/8	Amend paragraph 7.46 to read: 7.46 All Development proposals will be required to ensure that statutory designated areas of biodiversity interest are not unacceptably affected by development. With the exception of minor commercial and household applications, all Proposals will be required to ensure that biodiversity interest is maintained and enhanced to achieve overall net gain. Mitigation may be made through the final form of development, for example through the incorporation of significant areas of open space and landscaping. Impact on biodiversity at individual sites must be considered in the context of ecological connectivity across the whole Vale safeguarding existing and generating new ecological corridors e.g. retention of tree lines and	The proposed change will reduce conflict between the policy wording and the supporting text and to ensure consistency with legislation.

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FC43	Policy MD10 Para. 7.48	5096/1/54 5096/1/57 5096/1/58	<p>hedgerows.</p> <p>Amend paragraph 7.48 to read:</p> <p>7.48 Biodiversity interests include sites of European, National, Regional and local importance, such as Special Areas of Conservation (SAC), Special Protection Areas (SPA), Sites of Special Scientific Interest (SSSI), Regionally Important Geological Sites (RIGS) and Sites of Importance for Nature Conservation (SINCs). The locations of the European, National and local priority habitats and species in the Vale of Glamorgan are shown on the proposals and constraints maps. <u>These sites are identified on the Constraints Map, with the exception of identified SINCs under Policy MG19 which are shown on the Proposals Map and listed at Appendix 9.</u> Priority habitats are those which are identified as in most need of conservation, comprising collectively those as listed in Section 42 of the NERG <u>Natural Environment and Rural Communities Act 2006 and</u> those identified <u>listed</u> in the Local Biodiversity Action Plan <u>for the Vale of Glamorgan</u>, and those sites which meet the criteria for SINCs. SINCs are listed in Appendix 9 and defined in Policy MG19. Developers whose proposals impact on these designations will be required to demonstrate that the development could not be located elsewhere.</p>	It is considered the proposed changes would assist in providing clarity in the application of the policy and would ensure the soundness of the Plan and to comply with the requirements of the Natural Environment and Rural Communities (NERC) Act 2006.
FC44	Policy MD10 Para. 7.50	5096/1/54 5096/1/55	<p>Amend paragraph 7.50 to read:</p> <p>7.50 In the case of local designations <u>locally identified sites, e.g. SINCs</u>, where mitigation measures cannot resolve any significant unacceptable effects on habitats and species in an appropriate manner, the use of compensatory measures (such as translocation) will only be considered if the habitat(s) and/or species in question cannot be maintained in their present location. This is because of the great difficulties in re-creating good quality habitats in new locations within reasonable timescales. The sites, to which any habitat and/or species are moved, should not be at the expense of any semi-natural habitats and/or species already in that location. <u>In determining development proposals that adversely impact on locally identified sites, the same overriding need justification principles will be applied as for European or National sites i.e. the need for the development must outweigh the biodiversity interest of the site and that development could not be located elsewhere and, compensation/mitigation will be required. However, for locally identified sites their emphasis will reflect the scale of the development proposal and the local status of the site.</u></p>	It is considered the proposed changes would assist in providing clarity in the application of the policy and would ensure the soundness of the Plan and to comply with the requirements of the Natural Environment and Rural Communities (NERC) Act 2006.

Appendix 1 – Schedule of Proposed Focused Changes

FC45	Policy MD19 Para 7.88	5096/1/60	<p>It is proposed to amend the final sentence of paragraph 7.88 to read:</p> <p>In this respect, <u>in considering the impact on the interests of those features and constraints listed in policy MD 19</u>, renewable energy proposals will also <u>need to</u> have to pay due regard to Policy MD 8 <u>the requirements of policies MD 8 (Environmental Protection), MD 10 (Promoting Biodiversity) and MG 17 (Special Landscape Areas) where relevant.</u></p>	To provide clarity in relation to low carbon and renewable energy developments and the application of the policy.
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LDP Section 9: Measuring Success

FC Ref	Section	Rep I.D.	Proposed Focused Change	Reasoned Justification
FC46	MS PT23	4679/1/18 4679/1/19 4679/1/22 6144/1/46	<p>Add new Monitoring Target within the Plan under PT23 to read:</p> <p><u>Ability to meet Gypsy and Traveller needs identified in any updated accommodation needs assessment.</u></p> <p>Include new Monitoring Target within the Plan under PT23 to read: <u>Work with adjoining local authorities to identify a regional transit site by 2021.</u></p>	To ensure effective monitoring and the soundness of the Plan in line with national planning policy.
FC47	MS Objective 2	5096/1/63	<p>Amend Strategic Policies section of Objective 2 - Measuring Success (page 128) to read:</p> <p>Strategic Policies: SP1, <u>SP7 and SP10</u></p> <p>Other Relevant Policies <u>MD1, MD2</u>, MD8 and MD19.</p> <p>Additional explanatory text to be added under ‘Other Relevant Policies’ to read: <u>Reducing the impact of and mitigating the adverse effects of climate change will not be achieved through the achievement of one objective. Monitoring of the effects of climate change will therefore also need to reflect a wide range of objectives, indicators and targets.</u></p> <p>Add new paragraph at 9.15 (page 126) to read: <u>The Policy Targets contained in the following sections are not considered to be mutually exclusive and in seeking to achieve the objectives multiple Policy Target indicators may be relevant. This will be made clear within AMRs where this is considered to be the case.</u></p>	The proposed changes are required to ensure the effectiveness of the monitoring of Objective 2 and to ensure the soundness of the Plan.

Appendix 1 – Schedule of Proposed Focused Changes

FC48	MS PT7 PT8 PT9 PT10 PT11	5096/1/64	<p>Amend Monitoring Target and Assessment Trigger of PT7 on page 130 to read:</p> <p>Monitoring Target: No planning consents are issued where there is an outstanding objection from Cadw, NRW <u>or the Council's Conservation officer.</u></p> <p>Assessment Trigger: 3 or more planning consents issued annually where there is an outstanding objection from NRW. <u>1 Planning consent issued where there is an outstanding objection from Cadw, NRW or the Council's Conservation officer.</u></p> <p>Amend Assessment Trigger for PT8 on page 130 to read: 3 1 or more planning consents are issued annually where there is an outstanding objection from consultees.</p> <p>Amend Core/Local Indicators of PT9 on page 130 to read: Number of developments permitted which adversely affect the features of a protected site local and national for nature conservation local or national nature conservation designation.</p> <p>Amend Assessment Trigger of PT10 on page 131 to read: 1 development permitted contrary to the advice of NRW <u>or the Council's ecologist.</u></p> <p>Amend monitoring target of PT11 on page 131 to read: Net increase in good quality habitat from major developments.</p>	The proposed changes are required to ensure the effectiveness of the monitoring of the Objective 4 and ensure the soundness of the Plan.
FC49	MS PT29	5096/1/65	<p>Amend PT29 to include revised Waste Management policy target, monitoring indicators and triggers as suggested by NRW to read as follows:</p> <p>Policy Target Provide between 8.4 and 15.1 hectares of available land (or consented for that purpose) for the provision of sustainable waste management facilities to meet the identified need to treat up to 291,600 tonnes of waste per annum. <u>Maintain a sufficient capacity to cater for the Vale of Glamorgan's waste (to be confirmed at a regional level in accordance with TAN21).</u></p> <p>Core/Local Indicators The availability of between 8.4 and 15.1 land (or consented for that purpose) for the provision of sustainable waste management facilities to meet the identified need to treat up to 291,600</p>	The proposed changes are required to ensure the effectiveness of the monitoring of Objective 10 and to ensure the soundness of the Plan.

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			<p>tonnes of waste per annum.</p> <p><u>Amount of vacant units/land within use class B2 sites, which is suitable to accommodate a local waste facility.</u></p> <p>Monitoring Target Between 8.4 and 15.1 land (or consented for that purpose) for the provision of sustainable waste management facilities to meet the identified need to treat up to 291,600 tonnes of waste per annum.</p> <p><u>Area of vacant units/land within use class B2 sites, developed as a waste management facility.</u></p> <p><u>Number of licensed waste management facilities permitted.</u></p>	
FC50	MS Page 139	5096/1/66	<p>Include new Policy Targets to the monitoring section to read:</p> <p><u>PT33:</u> <u>Policy Target: Sustainable Drainage - The sustainable use and management of natural resources.</u> <u>Indicators: Amount of development providing sustainable drainage systems (SUDs).</u> <u>Monitoring Target: The use of SUDs is considered in all new development (with the exception of conversions and extensions to existing properties and premises).</u> <u>Assessment Trigger: Failure to secure planning permissions which include SUDs in their design where these are considered appropriate by statutory consultees in more than one instance in any given year.</u></p> <p><u>PT34:</u> <u>Policy Target: Water Quality and Quantity - The sustainable use and management of natural resources.</u> <u>Indicators: Percentage of water bodies of good status.</u> <u>Number of permissions granted where there is a known risk of deterioration in status.</u> <u>Number of permissions which incorporate measures designed to improve water quality.</u> <u>Monitoring Target: No development to adversely impact on water quality and water quantity</u> <u>To conserve water resources and increase water efficiency in new developments.</u> <u>Assessment Trigger: One or more planning application approved in any given year and contrary to the advice of Natural Resources Wales and/or Dwr Cymru/Welsh Water.</u></p>	The proposed changes are required to ensure the effectiveness of the monitoring of Objective 10 and to ensure the soundness of the Plan.

Appendix 1 – Schedule of Proposed Focused Changes

			And consequential renumbering to subsequent PT numbers 33, 34,35 and 36 to 35, 36, 37 and 38.	
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LDP Appendices

FC Ref	Section	Rep I.D.	Proposed Focused Change	Reasoned Justification
FC51	APP. 1 Page 144	2253/39/1 2250/6/2 2263/3/1 6085/1/4	<p>Amend definition of Community Facilities detailed in Appendix 1 on page 144 to include references to burial land to read:</p> <p>Community Facilities</p> <p>Facilities used by local communities for social, leisure, recreational and cultural purposes. They include such amenities as community centres and meeting places, community halls, places of worship, libraries, life centres, leisure centres, and allotments and burial land. Community facilities include non-commercial and not for profit facilities, however a local 'pub' could be regarded as a community facility especially where it is the only communal building in a small settlement.</p>	To provide clarity that the Council would consider cemeteries as falling within the definition of a community facility.
FC52	APP1. Page 144	5096/1/60	<p>Insert new definition within Appendix 1 to read:</p> <p><u>Cultural Heritage: refers to a monument, group of buildings or site of historical, aesthetic, archaeological, scientific, ethnological or anthropological value.</u></p>	To provide clarity in relation to the definition of Cultural Heritage.
FC53	APP1. Page 147	5096/1/60	<p>Insert new definition within Appendix 1 to read:</p> <p><u>Landscape Importance: includes areas identified for their landscape importance such as Special Landscape Areas (SLAs), landscapes, parks and gardens of special historic interest, landscapes of outstanding historic interest and the Glamorgan Heritage Coast. Features of landscape importance can include natural or manmade features important to the character of the landscape, such as, trees, woodland, hedgerows, river corridors, ponds, stone walls, and species rich grasslands.</u></p>	To provide clarity in relation to the definition of Landscape Importance
FC54	APP.1 Page 148	5096/1/60	<p>Insert new definition within Appendix 1 to read:</p> <p><u>Natural Heritage: refers to natural sites with cultural aspects such as cultural landscapes, physical, biological or geological formations.</u></p>	To provide clarity in relation to the definition of Natural Heritage.

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FC55	APP.1 Page 149	5096/1/60	<p>Insert new definition within Appendix 1 to read:</p> <p><u>Soil Conservation: a set of management strategies for prevention of soil being eroded from the earth’s surface or becoming chemically altered by overuse, acidification, salinisation or other chemical soil contamination.</u></p>	To provide clarity in relation to the definition of Soil Conservation.																				
FC56	APP.1 Page 152	5096/1/60	<p>Insert new definition within Appendix 1 to read:</p> <p><u>Wildlife and nature conservation: the practice of protecting and enhancing biodiversity including important plant and wild animal species and their habitats.</u></p>	To provide clarity in relation to the definition of Wildlife and Nature Conservation.																				
FC57	APP. 4	N/A	<p>Amend housing supply phasing table to include site MG2 (46) as follows:</p> <table border="1" data-bbox="562 687 1339 916"> <thead> <tr> <th colspan="2"></th> <th>2011-16</th> <th>2016-21</th> <th>2021-26</th> </tr> </thead> <tbody> <tr> <td>46</td> <td>Land West of Swanbridge, Sully</td> <td colspan="3">If required</td> </tr> <tr> <td colspan="2"></td> <td><u>0</u></td> <td><u>250</u></td> <td><u>250</u></td> </tr> <tr> <td colspan="2">Total Units per period (excl. Reserve site)</td> <td>1537</td> <td><u>3447</u></td> <td><u>2845</u></td> </tr> </tbody> </table>			2011-16	2016-21	2021-26	46	Land West of Swanbridge, Sully	If required					<u>0</u>	<u>250</u>	<u>250</u>	Total Units per period (excl. Reserve site)		1537	<u>3447</u>	<u>2845</u>	Consequential change required following amendments to the housing supply and residential allocation in Policy MG 2.
		2011-16	2016-21	2021-26																				
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FC58	APP. 5 Page 161	5096/1/23	<p>Insert new paragraph under table MG2 (4) Former Stadium Site / Land adjacent to Burley Place, St Athan to read:</p> <p><u>Natural Resources Wales (NRW) is aware of protected European Species recorded in the area and an ecological assessment and consultation with NRW on ecological matters should also be undertaken.</u></p>	Change made as a result of a request by Natural Resources Wales to highlight the potential need for an ecological assessment to be undertaken, consistent to other site allocations.																				

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FC59	APP.5 Page 184	N/A	<p>Amend site Table MG2(46) as follows</p> <table border="1" data-bbox="566 240 1458 504"> <thead> <tr> <th></th> <th>2011-16</th> <th>2016-21</th> <th>2021-26</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>MG2 (46) Land West of Swanbridge, Sully</td> <td><u>0</u></td> <td><u>250</u></td> <td><u>250</u></td> <td><u>500</u></td> </tr> <tr> <td></td> <td colspan="3">Reserve Site</td> <td></td> </tr> </tbody> </table>		2011-16	2016-21	2021-26	Total	MG2 (46) Land West of Swanbridge, Sully	<u>0</u>	<u>250</u>	<u>250</u>	<u>500</u>		Reserve Site				Consequential change required following amendments to the housing supply and residential allocation in Policy MG 2.
	2011-16	2016-21	2021-26	Total															
MG2 (46) Land West of Swanbridge, Sully	<u>0</u>	<u>250</u>	<u>250</u>	<u>500</u>															
	Reserve Site																		
FC60	APP.5 Page 185	N/A	Remove second sentence referring to reserve site status from site details for site MG2 (46) Land West of Swanbridge Road	Consequential change required following amendments to the housing supply and residential allocation in Policy MG 2.															
FC61	APP.5 Page 185	N/A	<p>Include new site description within Appendix 5 for MG5 Gypsy and Traveller Site at Hayes Road, Sully as follows:</p> <p><u>Policy MG5 - Gypsy and Traveller Site at Hayes Road, Sully</u> <u>Allocated Use – Gypsy and Traveller site</u></p> <p><u>This is a 0.85 hectare site adjacent to Hayes Road in Sully. Approximately 0.21 hectares of the site was formerly used by the Council as a civic amenity site and the remaining area to the south approximately 0.64 hectares is informal open space.</u></p> <p><u>NRW have advised that the northern part of the site lies partially within Zone C2, as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15 and have confirmed that part of the site lies within the 0.5% (1 in 200 year) and 0.1 (1 in 1000 year) tidal flood outlines of the Severn Estuary. The proposed use is vulnerable development as set out in section 5.1 of TAN 15 and NRW have advised that the risks and consequences of developing the site will need to be fully considered over the lifetime of the development. It is recommend that a Flood Consequence Assessment is prepared which meets the criteria of TAN 15 to ensure that the risks to and from the development are known and to ensure that appropriate controls can be incorporated to manage the risks and consequences of flooding.</u></p> <p><u>The Council's drainage engineers have advised that no watercourse is available for the</u></p>	Factual update and to provide additional information on site constraints and delivery of the site.															

Appendix 1 – Schedule of Proposed Focused Changes

			<p><u>discharge of surface water within the immediate vicinity of the site and that the consideration of surface water disposal and management will need to be assessed. The potential for disposing of the surface water by means of sustainable drainage systems should also be investigated.</u></p> <p><u>There is a surface water drainage system discharging to soakaway, via a petrol interceptor, serving the existing development adjacent to Hayes Road. Surface water run-off from the northern part of the proposed development may be able to be accommodated within the existing surface water drainage system and this should be investigated. Betterment for flows draining towards Hayes Road will be required as there is a known flood risk in this area and this matter should be discussed with the Council acting as Lead Local Flood Authority.</u></p> <p><u>Site design will be in accordance with the Welsh Government’s latest guidance for Designing Gypsy and Traveller Sites in Wales.</u></p>	
FC62	APP.6 Page 186	5096/1/37	<p>Add site details for Strategic Site MG9 (1) / MG 11 at Appendix 6 of the LDP as follows:</p> <p><u>MG 9 (1), MG11 Land to the South of Junction 34 M4 Hensol</u> <u>Allocated Uses: B1, B2, B8</u></p> <p><u>The allocation comprises 29.59ha net strategic employment land and 6.64ha net local employment land within a gross site area of 51.1ha.</u></p> <p><u>An outline planning application (2014/00228/EAO refers) was submitted for a development comprising up to 151,060sqm of Class B1, B2 and B8 uses; a Hotel/Residential Training Centre (Class C1/C2); and up to 3,200sqm ancillary uses within Classes A1, A2, A3; 30.5ha of green infrastructure (incorporating landscaping and water balancing areas), access and servicing areas, car parking, drainage and access, provision of utilities infrastructure (including an energy centre(s)).</u></p> <p><u>The site has a varied rural character, with urbanising influences due to the adjacent M4, existing industrial complex, heavily engineered access roads and parking and the adjacent sewage treatment works. Parts of the site have an enclosed, rural character due to the existing structural vegetation, undulating topography and small scale of the</u></p>	Factual change to site details appendix and to provide consistency in approach.

Appendix 1 – Schedule of Proposed Focused Changes

			<p><u>enclosed historic field pattern however the adjacent roads and uses detract from the sense of tranquillity and remoteness. The site includes sand and gravel safeguarded areas which are shown on the Proposals Map and a comprehensive mineral resources assessment will be required.</u></p> <p><u>The site is set within the Ely Valley and Ridge Slopes Special Landscape Area (SLA) which is characterised by predominantly lowland rolling landscape through which the Ely River valley runs. The Ely Valley Site of Special Scientific Interest (SSSI) borders the south-eastern corner of the site and extends a little way into the site. The site has a number of significant Tree Preservation Order (TPOs) clusters.</u></p> <p><u>Natural Resources Wales (NRW) have indicated that large areas of marshy grassland in the eastern part of the site are of national nature conservation value, including the majority of SINC 25 and the whole western meadow of SINC 26. A number of important habitats and protected species have also been identified within the site. Full and detailed consultation with NRW and the Council’s ecologist will therefore be required on any future development proposals.</u></p> <p><u>Designated main rivers including the River Ely run in the vicinity of the site. NRW have identified that parts of the site fall within Flood Zone C2 (areas of floodplain without significant flood defence) and Zone B (areas known to have been flooded in the past). A Flood Consequence Assessment will therefore be required as part of detailed development proposals.</u></p> <p><u>Although the site is located in close proximity to J34 of the M4, the site is less accessible by sustainable travel modes, including walking, cycling and public transport. This will need to be mitigated and rectified, where possible, as part of the detailed development proposals. Given the proposed use and nature of the location a travel plan for future proposals will be required.</u></p>	
FC63	APP.6 Page 186	5096/1/37	<p>Add site details for Strategic Site MG 9 (2), MG 10, SP2 (3) at Appendix 6 of the LDP as follows:</p> <p><u>MG 9 (2), MG 10, SP2 (3) Land adjacent to Cardiff Airport and Port Road, Rhoose (part of St Athan – Cardiff Airport Enterprise Zone) Allocated Uses: B1, B2, B8</u></p> <p><u>The allocation comprises of 77.4ha gross strategic employment land and is designated as</u></p>	Factual change to site details appendix and to provide consistency in approach.

		<p><u>an Enterprise Zone by the Welsh Government. The site is allocated to meet the regional employment needs as part of the St Athan Strategic Opportunity Area.</u></p> <p><u>Welsh Government is currently in the process of preparing a development framework for the future development of the Enterprise Zone which will set out proposals for industrial or offices uses focusing on aerospace and high-tech manufacturing and a 42ha extension to Porthkerry Country Park as well as considering an energy centre and a rail spur.</u></p> <p><u>The site forms part of undeveloped land between Rhoose/Cardiff Airport and West Barry. The site land use is primarily agriculture. Arable fields dominate the higher lying, more exposed and predominantly flat areas, while grazing and strips of woodland dominate the sheltered slopes and valleys. The field system consists of moderately sized fields enclosed by hedgerows of varying height and density. The hedgerows on higher ground are relatively low providing some screening particularly towards Port Road but allow long distance views of the surrounding area and views across the Bristol Channel. Two streams exist on site: Whitelands Brook, which traverses the site from north to south and Bullhouse Brook which runs to the west and joins Whitelands Brook at Egerton Grey.</u></p> <p><u>The site is not in a Special Landscape Area (SLA) however Nant Llancarfan SLA is adjacent to the northern boundary. Development would have a landscape impact however it would have a limited impact on coastal areas given the extension to Porthkerry Country Park. Additionally given the scale and location of the development proposed on the site, the perception of a significant physical gap between Barry and the Airport will not be compromised.</u></p> <p><u>Existing use of the agricultural land is a mixture of arable cultivation, improved pasture, and permanent pasture however the site has only 1.7% of the best and most versatile quality (Grade 3A agricultural land).</u></p> <p><u>There are no statutory nature conservation designations within or adjacent to the site. The nearest statutory designated site is Barry Woodland Site of Special Scientific Interest (SSSI) approximately 380m north east of the site. There are no Sites of Importance for Nature Conservation on the site however the closest is Bullhouse Brook which adjoins the southern boundary.</u></p>	
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Appendix 1 – Schedule of Proposed Focused Changes

			<p><u>Natural Resources Wales (NRW) have indicated that due to the large size of the development a surface water assessment would be required prior to development. It is advised that surface water run-off is controlled as near to its source as possible through a sustainable drainage approach to surface water.</u></p> <p><u>Although Rhose is well served by public transport by virtue of its location along a main highway and the Vale of Glamorgan line, the proposals for the Transport Hub will only serve to improve public transport access. Additionally under policy SP7(3) there are proposals to make improvements to the A4226 between Waycock Cross and Sycamore Cross, A48 (Five Mile Lane)</u></p>	
FC64	APP.6 Page 186	5096/1/37	<p>Add site details for Strategic Site MG 9 (3) / MG 10 / SP2 (2) at Appendix 6 of the LDP as follows:</p> <p><u>MG 9 (3), MG 10, SP2 (2) St Athan, Aerospace Business Park, (part of St Athan – Cardiff Airport Enterprise Zone)</u> <u>Allocated Uses: Employment and Education</u></p> <p><u>The site comprises of 305ha gross strategic employment site, with a net developable area of 208ha for training, education and employment excellence, particularly for the military and aerospace sectors. It is allocated to meet the regional employment needs. The Welsh Government, who own the site, has designated it as an Enterprise Zone and is currently in the process of preparing a Strategic Development Framework to inform its future development.</u></p> <p><u>The surrounding local landscape consists of a variety of rural habitats including grasslands, farmland, woodland and wetland. Typical of the area are significant mature native hedgerows that border field boundaries and roads. Small residential clusters are dotted around the site and this pattern of scattered villages, hamlets and individual farmholds is typical of the Vale of Glamorgan. The MoD St Athan site is different to the surrounding local land uses and has a very distinct character within the local landscape as the existing site already includes extensive, and in some cases large scale, military structures.</u></p> <p><u>The site is not in a Special Landscape Area (SLA), however the Glamorgan Heritage Coast is adjacent to the southern boundary and the Upper and Lower Thaw Valley SLA is</u></p>	Factual change to site details appendix and to provide consistency in approach.

Appendix 1 – Schedule of Proposed Focused Changes

			<p><u>adjacent to the eastern boundary.</u></p> <p><u>Natural Resources Wales (NRW) have stated that the main ecological issues relate to the European Protected Species on site, (those species listed on Schedule 2 of the Conservation (Natural Habitats, &c.) Regulations 1994), particularly great crested newts, bats, otters and dormice. Consideration also needs to be given to the protection and enhancement of the habitats that support these species.</u></p> <p><u>There are three watercourses within the site: the Boverton Brook to the west, the Nant y Stepsau to the northeast, and the Rhyl stream to the southeast. In terms of flood risk, the site adjoins areas which lie in Flood Zone C and in the past there has been local flooding in Llanmaes and Boverton. Flood risk along the Nant y Stepsau is limited to the adjacent grazing land and minor local roads. Along the Rhyl Stream several properties in St Athan are understood to be at risk of flooding. NRW advised that it is imperative that any surface water drainage from the new site is adequately managed so as not to increase the flow in the Boverton Brook.</u></p> <p><u>The site has areas of archaeological interest including Bronze Age burials, Roman and medieval settlement notably Church of Saint Brise, Bethesda'r Fro Chapel and Picketson House. Additionally within the current St Athan estate there are a series of archaeological elements of importance from WW2 era including Pickett-Hamiltons Forts, Pill Boxes, Battle Headquarters and Air-raid Shelters.</u></p>	
FC65	APP.6 Page 188	2312/1/9	<p>Amend site specific details for site MG9 (9) Llandow Trading Estate as follows:</p> <p>MG9 (9) Llandow Trading Estate</p> <p>Allocated Uses - B1, B2, B8</p> <p>This privately owned 6.8 hectare brownfield site is located at the western edge of the former Llandow airfield. The site lies immediately north of existing employment uses which are characterised by low-grade general industry. Consultation with Natural Resources Wales (NRW) is essential on future development proposals as NRW have advised that a large part of the site is known to drain to a carboniferous limestone aquifer from which ground water is abstracted. Therefore while acceptable uses include B1, B2 and B8, NRW may impose restrictions on</p>	Factual update to include information requested by Dwr Cymru Welsh Water.

Appendix 1 – Schedule of Proposed Focused Changes

			<p>certain developments in respect of pollution control and storage of materials. NRW have further advised that if groundworks are proposed a Preliminary Risk Assessment (PRA) would be required prior to development to assess the potential risk of contamination from historic landfill as the site is known to lie within 250 metres of a former landfill site. A maternity roost of lesser horseshoe bats is also known to be located within 400 metres of the site and a full ecological study would be required by NRW prior to future development. The Glamorgan Gwent Archaeological Trust (GGAT) has advised that the area contains archaeological resources and that an archaeological evaluation may also be required prior to future development. <u>Dwr Cymru Welsh Water have advised that foul flows from some of the sites are accommodated by private sewage treatment works and consultation with the operator may also be required.</u></p>	
FC66	APP. 6 Page 188	5096/1/40	<p>Amend site specific details for site details for MG9 (10) Vale Business Park to read:</p> <p>MG9 (10) Vale Business Park, Llandow</p> <p>Allocated Uses - B1, B2, B8</p> <p>This 12.40 hectare privately owned sites comprises two elements (10.8 ha and 1.6 ha) located in the northern part of the former Llandow airfield and accessed from the B4279. Formerly known as the Llandow Industrial Estate, the Vale Business Park has been the focus of a considerable amount of recent investment and now hosts a wide range of industrial and business enterprises. Natural Resources Wales have advised that the site(s) is known to drain to a carboniferous limestone aquifer from which ground water is abstracted and restrictions may therefore be imposed on certain uses. Consultation with NRW on any future development proposals will therefore be required. <u>NRW have advised that Populations of Lesser Horseshoe Bats and Great Crested Newts are known to exist in close proximity to the site and a full ecological study would be required by NRW prior to future development.</u> Development of the larger part of the allocation may require local highway improvements to facilitate improved access arrangements. The Glamorgan Gwent Archaeological Trust has advised that an Archaeological Evaluation will be required in determining any planning application for development.</p>	Change made as a result of a request by Natural Resources Wales to highlight the need for an ecological assessment to be undertaken.
FC67	APP6. Page 189	4955/1/1 4955/13/2	<p>Amend 1st paragraph of the site specific details for MG9 (11) Land to the South of Junction 34, M4 Hensol to read</p> <p>MG9 (11) Land to the South of Junction 34 M4 Hensol</p>	To reflect consequential change to the overall employment land allocated as a result of the amended boundary allocation for MG9 (1)

Appendix 1 – Schedule of Proposed Focused Changes

			<p>Allocated Uses - B1, B2</p> <p>This 6.64 hectare site forms part of a wider 51.4 61.8 hectare 'strategic' site (Policies MG9 (1) and MG11 refer), located close to the M4 motorway in the north of the Vale of Glamorgan. The site as a whole is subject to numerous constraints including a Site of Special Scientific Interest, a Special Landscape Area and other areas of high ecological value including Tree Preservation Orders, land protected for mineral resources, areas of flood risk and limited surface water drainage capacity. The 6.64 hectare site is allocated for a B1/B2 business park to meet local employment needs and should be developed in tandem with proposals for the larger strategic site.</p>	land to the South of Junction 34, M4 Hensol from 51.1 Ha to 61.8 Ha.
FC68	APP8. Page 198	N/A	<p>Amend the retail boundary for Upper Holton Road Local Centre as shown below:</p> <p>(See Plan 1)</p>	Boundary amendment has been made to align with the proposed boundary identified in the Local and Neighbourhood Retail Centres Review Background Paper.
FC69	APP8. Page 205	2253/21/1	<p>Amend the retail boundary for Castle Court Neighbourhood Centre as shown below:</p> <p>(See Plan 2)</p>	Boundary amendment has been made to include existing dental practice within the designated neighbourhood retail centre boundary in order to assist in the future vitality and viability of the centre.
FC70	APP 8.	N/A	<p>Insert retail centre map for the Font-y-Gary, Rhoose neighbourhood retail centre within Appendix 8.</p> <p>(See Plan 3)</p>	Editorial / Typographical amendment.

LDP Proposals Map

FC Ref	Map Ref	Rep I.D.	Proposed Focused Change	Reasoned Justification
FC71	MG2 (20) MG16	117/1/1 117/1/2	Amend Land to the north and west of Darren Close, Cowbridge site allocation boundary and proposed link road location on Proposals Map as shown. Focused change will also require consequential changes to the Special Landscape Area and the Residential Settlement	To reflect site boundary necessary to facilitate the provision of the necessary highway infrastructure

Appendix 1 – Schedule of Proposed Focused Changes

	(19)		Boundary. (See Plan 4)	and improvements to the layout of the development.
FC72	MG9 (1)	4955/1/1	Amend Strategic Employment site allocation MG9 (1) Land south of Junction 34 M4 Hensol boundary on Proposals Map. (See Plan 5 – Amended Strategic Employment Site MG9 (1))	Employment site boundary amendment to reflect the development proposals for the strategic employment site.
FC73	MG17 MD5	5908/1/5	Amend LDP Proposals Map to remove the site from the Special Landscape Area and include within the residential settlement boundary. (See Plan 6)	Factual Change to amend Special Landscape Area to reflect planning approval 2013/00632/FUL – Site of Former Quarry, Leckwith Road, Llandough.
FC74	SP7 (7) MG16 (13)	3394/1/6	Amend proposals map to remove the identified walking/cycling route that crosses the Cowbridge Bypass as identified under Policy MG16(13). (See Plan 7)	Amendment to reflect the realistic deliverability of walking and cycling schemes in the Cowbridge area and along the A48.

Appendix 2 – Minor Changes

LDP Section 1: Introduction

Ref	Section	Rep I.D.	Proposed Change	Reasoned Justification
MC1	1.9	6236/5/5	Amend the 4th sentence of paragraph 1.9 to read: “Within the South East Zone, Barry is identified as a key settlement, providing opportunities for sustainable growth with a particular focus on the regeneration of Barry Waterfront and Barry Island. The zone strategy also includes St. Athan, which is identified as a Strategic Opportunity Area, and the ‘St Athan – Cardiff Airport Enterprise Zone’, with a focus on the aerospace sector and investment in and around the land holdings of the Welsh Government and the Ministry of Defence.”	To clarify that whilst St. Athan Enterprise Zone lies outside of the South East Zone, it forms a part of the LDP strategy area.

LDP Section 2: National, Regional and Local Planning Context

Ref	Section	Rep I.D.	Proposed Change	Reasoned Justification
MC2	National, Regional and Local Policy Context	N/A	Page 12 – Amend title Regional Technical Statement for Aggregates (2008) to read: <u>Regional Technical Statement for Aggregates (2014).</u>	Factual change.
MC3	National, Regional and Local Policy Context	N/A	Page 16 - Amend title Vale of Glamorgan Housing Strategy (2007 – 2012) to read: <u>Vale of Glamorgan Local Housing Strategy 2015 – 2020.</u>	Factual change.

LDP Section 3: The Spatial Profile of the Vale of Glamorgan

Ref	Section	Rep I.D.	Proposed Change	Reasoned Justification
MC4	3.18	5096/1/2	Amend 3 rd sentence of Paragraph 3.18 to read: “The Vale of Glamorgan has 27 Sites of Special Scientific Interest (SSSI’s), 1 Special Protection	Factual change to supporting text.

Appendix 2 – Minor Changes

			Area, 3 2 Special Areas of Conservation and one adjoining the Vale of Glamorgan at Kenfig (Bridgend) and 1 RAMSAR site”.	
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LDP Section 4: Vision and Objectives

Ref	Section	Rep I.D.	Proposed Change	Reasoned Justification
MC5	4.6	4679/1/47	<p>Amend Paragraph 4.6 with additional sentence:</p> <p>The LDP will seek to ensure that new development makes a positive contribution towards reducing the impact of and mitigating against the adverse effects of climate change. New development will be located in sustainable locations that minimise the need to travel, incorporate sustainable design and building solutions. <u>The Council's Renewable Energy Assessment (2013) identifies the potential within the Vale of Glamorgan to meet 20% of its energy needs through renewable energy resources by 2020. Accordingly, the LDP will also</u> promote energy conservation and local renewable energy generation and avoid areas susceptible to flooding.</p>	Provide link between the Councils Renewable Energy Assessment Background Paper and Objective 2 of the LDP.

LDP Section 5: LDP Strategy

Ref	Section	Rep I.D.	Proposed Change	Reasoned Justification
MC6	5.22	4673/1/4	<p>Amend Paragraph 5.22- Barry, removing reference to Barry as a designated Regeneration Area within 2nd bullet point.</p> <p>Provide new opportunities for enhanced community services, facilities, public realm and infrastructure to support the important role of Barry, both locally and regionally, as a key settlement, and its designation as a Regeneration Area.</p>	Factual Change – as of April 2014 the Welsh Government no longer designated Barry as a Regeneration Area.

Appendix 2 – Minor Changes

LDP Section 5: LDP Strategy (Strategic Policies)

Ref	Section	Rep I.D.	Proposed Change	Reasoned Justification
MC7	Policy SP3 Para 5.46	374/1/1	<p>Amend paragraph 5.46 to read:</p> <p>The monitoring and release of land will be guided by the Council's annual Joint Housing Land Availability Study (JHLAS), which includes a mechanism for the calculation of housing land supply measured in years and annual monitoring report for the LDP. The aim being to ensure <u>specific, deliverable sites capable of providing a 5 year supply of land is demonstrated.</u> that housing land supply does not become exhausted or an over supply created before the end of the Plan period. Consideration has also been given to the availability and delivery of relevant infrastructure. Details on the anticipated phasing of allocated sites, to meet the strategic objectives of Policy SP 3, are provided within the Housing Supply Background Paper (2013).</p>	To clarify the Council's position regarding the Council's use of Joint Housing Land Availability Studies to monitor the provision of a continuous 5 year housing land supply throughout the plan period.
MC8	Para 5.49	N/A	<p>Remove Affordable Housing Provision figure in Paragraph 4.49 to read:</p> <p>5.49 As the local housing authority the Council will ensure the efficient management of housing stock, with particular emphasis on reducing vacancy rates, and will work in partnership with Registered Social Landlords to deliver new housing in the social sector. The Council has delivered an average of 25 new affordable residential units per annum via social housing grant. Projected over the next 15 years this could generate an additional 375 affordable residential units but this is dependent on the continuation of Social Housing Grant and as a consequence this contribution is not included in the 2,694 units identified in Policy SP 4.</p>	Consequential amendment and to prevent the paragraph from becoming dated.
MC9	Policy SP4 Para 5.50	2230/1/15 5354/1/1 6144/1/18	<p>Amend paragraph 5.50 to read:</p> <p>As the local planning authority the Council will seek to secure an appropriate level and mix of affordable housing in all proposed residential developments, <u>and may include social and intermediate rent, low cost market housing, as well as co-operative housing and housing for older persons.</u> Further information on this aspect is included under Policy MG 4 and in the Council's Affordable Housing Delivery background paper. The Affordable Housing Viability Study (2013) assesses the ability of new residential developments throughout the authority to provide an element of affordable housing within schemes, concluding that new residential developments in the Vale of Glamorgan can provide between 30 and 40 % affordable housing. These requirements have been taken into account when formulating Policy MG 4.</p>	To clarify what types of affordable housing tenures the Council would seek to secure through the relevant affordable housing policies of the LDP.

Appendix 2 – Minor Changes

MC10	Policy SP4 Para 5.51	2230/1/4 6144/1/17	<p>Amend Paragraph 5.51 as follows:</p> <p>The affordable housing requirement figure in Policy SP 4 is indicative and relates only to those affordable homes secured through the planning system. The figure includes contributions from committed sites, additional housing from new allocations, windfall and small sites as identified in Policies MG 1, MG 2, MG 4 and MD 5. It is anticipated that new allocations will contribute 2085 2259 affordable housing units and windfall and small sites a further 609 655 affordable residential units. The Council will expect the provision of new affordable housing to be constructed to Welsh Quality Housing Standards Welsh Government's Development Quality Requirements and include measures for managing the reduction of energy use through construction and occupation.</p>	Consequential Change to reflect amendments to Policy MG4 and to reflect affordable housing secured on recent planning consents.
MC11	Policy SP4 Para 5.52	2230/1/15 6144/1/18	<p>Amend Paragraph 5.52 to read:</p> <p>In order to assist in the provision of affordable residential units, Policy MD 7 Policies MD6 and MD11 provides a framework which allows for the development of affordable housing in sustainable locations outside the settlement boundaries of the towns and villages identified in the LDP settlement hierarchy.</p>	To provide correct policy cross referencing.
MC12	Policy SP9 Para 5.91	2590/6/3	<p>Amend 2nd sentence of paragraph 5.91 to read:</p> <p>The wharf site is therefore identified and safeguarded as shown on the Proposals Map and future proposals will need to consider the potential impact on the landing of marine sand and gravel at Barry Docks. The safeguarding of the wharf does not prevent its use to land other goods and does not affect permitted development rights.</p>	To provide clarity on the safeguarding of the safeguarding of the sand and gravel wharf at Barry Docks.

LDP Section 6: Managing Growth in the Vale of Glamorgan

MC13	Policy MG10 Para 6.63(d)	4648/3/1 6133/1/1	<p>Amend paragraph 6.63 (d) to read:</p> <p>Safeguarding Consideration of a route for a potential rail link to Cardiff Airport across the site to ensure development proposals do not compromise future proposals to enhance sustainable access to the airport.'</p>	To clarify the supporting text and requirements for the master plan of the site.
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Appendix 2 – Minor Changes

MC14	Policy MG12 Para. 6.73	2253/22/1	<p>Amend Paragraph 6.73 as follows:</p> <p>The retail hierarchy of the Vale of Glamorgan is strongly influenced by the availability of retail provision within and on the periphery of Cardiff. Easily accessible by sustainable transport from within the Vale of Glamorgan, Cardiff City Centre is the primary retail attractor within the region and offers a wide range and assortment of convenience and comparison shopping. Similarly The major out of centre Retail Park at Culverhouse Cross on the eastern periphery of the Vale of Glamorgan is in close proximity to and impacts upon the main town and district centres of the Barry, Penarth and Cowbridge and is a significant retail attraction in its own right.</p>	To clarify the supporting text.
MC15	Policy MG16 Para. 6.113	2253/29/1	<p>Amend Paragraph 6.113, 2rd bullet point as follows:</p> <p>Land at Cross Common Road (MG 2 (29)) – New junction onto Cross Common Road/<u>Cardiff Road</u></p>	To provide further clarification of the location of the proposed highway improvements.
MC16	Policy MG19 Para. 6.126	6200/5/1	<p>Amend final sentence of paragraph 6.126 to read:</p> <p>Development proposals which affect SINC <u>adversely impact on locally identified sites</u> will be assessed in accordance with Policy MD10 <u>and the same overriding need justification principles will be applied as for European or National sites i.e. the need for the development must outweigh the biodiversity interest of the site and that development could not be located elsewhere. In such cases, compensation/mitigation will be required in accordance with Policy MD 10. However, for locally identified sites their emphasis will reflect the scale of the development proposal and the local status of the site.</u></p>	To provide further clarification on how development proposals affecting SINC will be considered.

LDP Appendices

MC17	APP.1 Page 143 Page 150	6144/1/47	<p>Amend Glossary Definition for Affordable Housing to read:</p> <p>Housing, whether for rent, shared ownership or outright sale, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing, and where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for</p>	To provide clarification of glossary definitions.
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Appendix 2 – Minor Changes

			<p>subsequent occupiers.</p> <p>Amend definition of Social Housing Grant to read:</p> <p>Social Housing Grant (SHG) is a grant given to Registered Social Landlords (Housing Associations) by the Welsh Government. The grant aims to provide new affordable housing for rent, or low cost home ownership or other intermediate housing.</p>	
MC18	APP.1 Page 144	2230/1/35 6144/1/43	<p>Insert new definition within Appendix 1 to read:</p> <p><u>Community Infrastructure Levy: The Community Infrastructure Levy (CIL) Regulations came into force in April 2010, and gave Local Planning Authorities the power to charge a new local levy on most new developments in their area in order to secure funding for the infrastructure required to support the development of their area. The proposed Community Infrastructure Levy offers an alternative approach to developer contributions which, unlike section 106 agreements, will be a fixed standard charge and will therefore not be negotiated on a case by case basis. The CIL will be charged on most forms of development (i.e. a single dwelling) rather than only major developments and therefore has the potential to deliver significantly more developer funding than section 106.</u></p>	To provide clarity in relation to the Community Infrastructure Levy.
MC19	APP.5 Page 181	2533/1/1	<p>Amend Table MG2 (39) ITV Wales, Culverhouse Cross, Second Paragraph</p> <p>The Council's Engineers have advised that a comprehensive Transport Assessment (draft) for development at this location has been prepared which indicates that development will provide improvements to the local highway infrastructure including two new signalised junctions, a new link road between the A4050 Port Road and Cophorne Way to the A48 and pedestrian and cycle improvements in the form of signal controlled crossing facilities and new footways/cycleways. Any proposed development in this area will have to demonstrate to the satisfaction of the highway authority that the required mitigation measures as identified in the TA can be delivered to avoid major detrimental effect on the surrounding highway network.</p>	Factual update to reflect approved planning permission and the agreed highway access.
MC20	APP.5	NA	<p>Add new sentence to end of 5th paragraph of site details on page 174 to read: "...ecological information that will be needed to support any future planning application. <u>In particular, approximately 0.31ha of the site is a grassland SINIC (3,100m²).</u></p>	Factual update to reflect updated information.

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MC21	APP.5	N/A	<p>Amend 3rd paragraph of MG2 (2) Land at Higher End, St Athan to read:</p> <p>Development of the site should be subject to consultation with Natural Resources Wales who have advised that the site may host a European Protected Species. and Dŵr Cymru Welsh Water <u>have advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required.</u> will require a A hydraulic modelling assessment of the water supply network to establish what infrastructure improvements will be required <u>to determine</u> and the point of connection to the public sewer system and additional capacity may be required at the West Aberthaw Waste Water Treatment Works to accommodate this and other future developments in the area. <u>No improvements are planned within Dŵr Cymru Welsh Water’s AMP 6 Capital Investment Programme (2015 - 2020). The site is crossed by a 225mm foul public sewer for which protection measures in the form of an easement width and/ or diversion will be required.</u></p>	Factual change to supporting text to reflect additional information.
MC22	APP.5	N/A	<p>Amend 2nd sentence of 1st paragraph of MG2 (3) to read:</p> <p>Dŵr Cymru Welsh Water <u>have advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required.</u> will require a A hydraulic modelling assessment of the water supply network to establish what infrastructure improvements will be required <u>to determine</u> and the point of connection to the public sewer system and additional capacity may be required at the West Aberthaw Waste Water Treatment Works to accommodate this and other future developments in the area. <u>No improvements are planned within Dŵr Cymru Welsh Water’s AMP 6 Capital Investment Programme (2015 - 2020).</u></p>	Factual change to supporting text to provide additional information.
MC23	APP.5	N/A	<p>Amend third paragraph of MG2 (4) to read:</p> <p>Consultation with Dŵr Cymru Welsh Water (DCWW) will be required as the proposed development is in an area where there are water supply problems for which there are no improvements planned within DCWWs current Capital Investment Programme AMP5 (years 2010 to 2015) <u>AMP6 (years 2015 to 2020)</u> and additional capacity may be required at the West Aberthaw Waste Water Treatment Works to accommodate this and other future developments in the area. <u>A hydraulic modelling assessment will be required to establish a point of connection to the public sewer system and / or any improvement work required. Development of the site should be subject to consultation with Natural Resources Wales who have advised that the site may host a European Protected Species.</u></p>	Factual change to supporting text to provide additional information.

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MC24	APP.5	N/A	<p>Add new 2nd sentence to 4th paragraph of MG2 (5) to read:</p> <p><u>No improvements are planned within Dŵr Cymru Welsh Water’s AMP 6 Capital Investment Programme (2015 - 2020). The site is crossed by a 150mm foul public sewer and a 150mm foul rising main for which protection measures in the form of an easement width and/ or diversion will be required. There is also a Sewage Pumping Station (SPS) on the public sewerage network within this site, for which a Cordon Sanitaire or buffer zone will be required in order to protect residential amenity. DCWW and VoG Environmental Health can advise further on this.</u></p>	Factual change to supporting text to provide additional information.
MC25	APP.5	N/A	<p>Add new 5th paragraph to MG2 (6) read:</p> <p><u>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site, however extensive off-site mains may be required. The site is crossed by a 225mm foul public sewer for which protection measures in the form of an easement width and/ or diversions will be required.</u></p>	Factual change to supporting text to provide additional information.
MC26	APP.5	N/A	<p>Add new sentence to 4th paragraph of MG2 (7) to read:</p> <p><u>Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site; however extensive off-site mains may be required. The site is crossed by two 150mm foul public sewers for which protection measures in the form of an easement width and/ or diversion will be required.</u></p>	Factual change to supporting text to provide additional information.
MC27	APP.5	N/A	<p>Amend 3rd paragraph of MG2 (11) to read:</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that <u>the site is crossed by a 36” strategic trunk water main public for which protection measures in the form of an easement width and/ or diversion will be required</u> and that an assessment of the sewer network and associated Sewage Pumping Station will be required to establish the point of connection to the public sewerage network.</p>	Factual change to supporting text to provide additional information.
MC28	APP.5	N/A	<p>Add new paragraph to MG2 (16) to read:</p> <p><u>Dŵr Cymru Welsh Water (DCWW) has advised that the site is crossed by a 6” distribution water main for which protection measures in the form of an easement width and/or diversion will be required. The site is crossed by a 100mm foul public sewer for which protection measures in the form of an easement width and/ or diversion will be required</u></p>	Factual change to supporting text to provide additional information.

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			and off-site sewers may also be required.	
MC29	APP.5	N/A	Add new sentence to 3 rd paragraph of MG2 (18) to read: <u>Dŵr Cymru Welsh Water (DCWW) has advised that the site is crossed by a 225mm combined public sewer for which protection measures in the form of an easement width and/ or diversion will be required.</u>	Factual change to supporting text to provide additional information.
MC30	APP.5	N/A	Amend 4 th paragraph of MG2 (19) to read: Dŵr Cymru Welsh Water (DCWW) has advised that <u>a water supply can be made available to service the proposed development site, however extensive off-site mains may be required.</u> the Cowbridge area currently experiences poor water pressure and that their current Asset Management Plan which runs to year 2015 does not include proposals to ameliorate this issue. In addition there are known limitations on the existing waste water treatment works that serve the area and consultation with DCWW and a <u>hydraulic modelling</u> assessment will be required to establish a point of connection to the public sewer system and / or any improvement work required. existing capacity will be necessary to determine any improvements required. The site is crossed by a 65mm diameter rising main that runs parallel to St. Athan Road and protection measures in the form of easement widths or a diversion of this facility will be required.	Factual change to supporting text to provide additional information.
MC31	APP.5	N/A	Amend 4 th paragraph of MG2 (20) to read: Dŵr Cymru Welsh Water (DCWW) has advised that <u>a water supply can be made available to service the proposed development site, however extensive off-site mains may be required.</u> the Cowbridge area currently experiences poor water pressure and that their current Asset Management Plan which runs to year 2015 does not include proposals to ameliorate this issue. <u>A hydraulic modelling assessment will be required to establish a point of connection to the public sewer system and / or any improvement work required.</u> The site is crossed by a 100mm diameter rising main that runs through the centre of the site and protection measures in the form of easement widths or a diversion of this facility will be required. In addition there are known limitations on the existing waste water treatment works that serve the area and consultation with DCWW and an assessment of existing capacity will be necessary to determine any improvements required.	Factual change to supporting text to provide additional information.
MC32	APP.5	N/A	Add new sentence to MG2 (25) to read:	Factual change to supporting text

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			<p><u>There is also a Sewage Pumping Station (SPS) on the public sewerage network within this site, for which a Cordon Sanitaire or buffer zone will be required in order to protect residential amenity. DCWW and VoG Environmental Health can advise further on this.</u></p>	to provide additional information.
MC33	APP.5	N/A	<p>Amend 3rd sentence of 4th paragraph and add new sentence to end of paragraph MG2 (26) to read:</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that while a water supply can be provided this will require the provision of off-site main to be laid to the boundary of the site <u>and that the site is crossed by a 6” distribution public water main for which protection measures in the form of an easement width and/ or diversion will be required.</u> DCWW has further advised that the local sewer network is too small to accommodate the foul flows from this development and a hydraulic modelling assessment will be required to establish the point of connection to the public sewer system and/or any improvement work required. The Cog Moors Waste Water Treatment Works also has limited capacity and consultation with DCWW will be necessary to determine whether improvements to this facility will be required. <u>The site is crossed by a 4” foul rising main for which protection measures in the form of an easement width and/ or diversion will be required.</u></p>	Factual change to supporting text to provide additional information.
MC34	APP.5	N/A	<p>Amend 4th paragraph of MG2 (27) to read:</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that <u>a water supply can be made available to service the proposed development site, however extensive off-site mains may be required.</u> The site is crossed by a 1450mm diameter public sewer and protection measures in the form of easement widths will be required which may restrict the amount of density proposed. The Cog Moors Waste Water Treatment Works has limited capacity and consultation with DCWW will be necessary to determine whether improvements to this facility will be required.</p>	Factual change to supporting text to provide additional information.
MC35	APP.5	N/A	<p>Amend 4th paragraph of MG2 (30) to read:</p> <p>Dŵr Cymru Welsh water has advised that the site <u>is crossed by a 9” distribution public water main for which protection measures in the form of an easement width and/or diversion will be required.</u> The site is crossed by 150mm diameter public sewer at the northern edge which may restrict the amount of density proposed and protection measures in the form of easement width or diversion of the pipe will be required. The Cog Moors Waste Water Treatment Works has limited capacity and consultation with DCWW will be necessary to</p>	Factual change to supporting text to provide additional information.

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			determine whether improvements to this facility will be required.	
MC36	APP.5	N/A	<p>Amend 4th paragraph of MG2 (31) to read:</p> <p>Dŵr Cymru Welsh Water has advised that a <u>water supply can be made available to service the proposed development site and that no problems are envisaged with the public sewerage system for domestic foul discharge from this proposed development.</u> the local sewer network is unable to accommodate the foul flows from any new development and that an assessment of the sewer network and associated Sewage Pumping Station would be required to establish the point of connection to the public sewerage network. In addition, the Cog Moors Waste Water Treatment Works has limited capacity and consultation with DCWW will be necessary to determine whether improvements to this facility will be required.</p>	Factual change to supporting text to provide additional information.
MC37	APP.5	N/A	<p>Amend 5th paragraph of MG2 (32) to read:</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that <u>a water supply can be made available to service the proposed development site, however extensive off-site mains may be required</u> The site is crossed by a 300mm combined public sewer for which protection measures in the form of an easement width and/ or diversion will be required. the local sewerage network can accommodate foul flows from the proposed site but off site sewers will be required. In addition, the Cog Moors Waste Water Treatment Works has limited capacity and consultation with DCWW will be required to determine whether improvements to this facility will be required.</p>	Factual change to supporting text to provide additional information.
MC38	APP.5	N/A	<p>Amend 6th paragraph of MG2 (33) to read:</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that the local sewer network would be unable to accommodate additional flows from this development and that a hydraulic modelling assessment will be required to establish the point of connection to the public sewer system and any improvement works that may be required. The site is crossed by a 300mm foul rising main for which protection measures in the form of an easement width and/ or diversion will be required. In addition, the Cog Moors Waste Water Treatment Works has limited capacity and consultation with DCWW will be required to determine whether improvements to this facility will be required.</p>	Factual change to supporting text to provide additional information.
MC39	APP.5	N/A	<p>Amend 4th paragraph of MG2 (37) to read:</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that the <u>Bonvilston East WwTW is currently overloaded and no improvements are planned within our AMP 6 Capital Investment Programme (2015 - 2020). A scheme of upgrades for this WwTW will form part of our</u></p>	Factual change to supporting text to provide additional information.

Appendix 2 – Minor Changes

			<p><u>submission to our Industry Regulator Ofwat for AMP 7. The</u> site is crossed by 225mm diameter public sewer at the southern edge which may restrict the amount of density proposed as protection measures in the form of easement width or diversion of the sewer will be required. DCWW has advised that the Bonvilston East Waste Water Treatment Works has limited capacity to accommodate any new development and consultation with DCWW will be necessary to determine whether improvements to this facility will be required. Natural Resources Wales (NRW) has indicated that the site lies on a major aquifer and that no discharge of foul contaminated run-off will be permitted, NRW will need to be consulted prior to any works being undertaken at the site to discuss the necessary measures required to protect the aquifer.</p>	
MC40	APP.5	N/A	<p>Amend 5th paragraph of MG2 (43) to read:</p> <p>Dŵr Cymru Welsh Water has advised that <u>a water supply can be made available to service the proposed development site, however extensive off-site mains may be required. The St. Nicholas WwTW is currently overloaded and no improvements are planned within our AMP 6 Capital Investment Programme (2015-2020). A scheme of upgrades for this WwTW will form part of our submission to our Industry Regulator Ofwat for AMP 7. The site is crossed by a 150mm foul public sewer for which protection measures in the form of an easement width and/ or diversion will be required.</u> The Cog Moors Waste Water Treatment Works has no limited capacity and consultation with DCWW will be required to determine whether improvements to this facility will be required.</p>	Factual change to supporting text to provide additional information.
MC41	APP.5	N/A	<p>Amend 4th paragraph of MG2 (44) to read:</p> <p>Dŵr Cymru Welsh Water (DCWW) has advised that <u>a water supply can be made available to service the proposed development site, however extensive off-site mains may be required.</u> the site falls within the Llantwit Major water supply network which is at the extremity of its capability. Extensive improvements would be required and consultation with DCWW will be required to determine whether improvements to this network will be required. The local sewer network is unable to accommodate additional development and a hydraulic modelling assessment and consultation with DCWW will be required to establish the point of connection to the public sewer system and/or any improvement works that may be required. The site is crossed by a 6 inch diameter public sewer which may restrict the amount of density proposed as protection measures in the form of easement width or diversion of the sewer will be required.</p>	Factual change to supporting text to provide additional information.
MC42	APP.5	N/A	<p>Amend 5th paragraph of MG2 (45) to read:</p>	Factual change to supporting text to provide additional information.

Appendix 2 – Minor Changes

			<p>Dŵr Cymru Welsh water has advised that <u>a water supply can be made available to service the proposed development site; however extensive off-site mains may be required.</u> The local sewer network in this area is too small to accommodate the foul flows from a development of this size and that a <u>hydraulic modelling</u> assessment of the sewer network and associated Sewage Pumping Station will be required to establish the point of connection to the public sewerage network. The Cowbridge Waste Water Treatment Works has limited capacity and consultation with DCWW will be required to determine whether improvements to this facility will be required. <u>The site is crossed by a 150mm foul public sewer for which protection measures in the form of an easement width and/ or diversion will be required.</u></p>	
MC43	APP.5	N/A	<p>Amend 5th paragraph of MG2 (46) to read:</p> <p>Dŵr Cymru Welsh water has advised that a <u>water supply can be made available to service the proposed development site. However, an assessment may be required, in particular for the larger densities, to understand the extent of off- site mains required. A</u> hydraulic modelling assessment will need to be undertaken to determine the connection point to the existing water supply system. The local sewer network in this area is too small to accommodate the foul flows from a development of this size and an assessment of the sewer network will be required to establish the point of connection to the public sewerage network. A 150mm diameter rising main crosses the centre of the site which may restrict the amount of density proposed as protection measures in the form of easement width or diversion of the sewer will be required. The Cog Moors Waste Water Treatment Works has limited capacity and consultation with DCWW will be required to determine whether improvements to this facility will be required.</p>	Factual change to supporting text to provide additional information.

LDP Constraints Map

Ref	Section	Rep I.D.	Proposed Change	Reasoned Justification
MC44	MD10	5096/1/56	<p>Include Severn Estuary Special Protection Area on the LDP Constraints Map. Amend colour of 4th block of Constraints Map Legend from blue to pink and amend textual description as follows: RAMSAR site <u>Severn Estuary Special Protection Area / Special Area of Conservation / RAMSAR site</u></p> <p>Inset Severn Estuary Special Protection Area plan included for Focused Changes consultation. New Constraints Map to be issued for Adopted LDP.</p>	Factual change and to ensure consistency.

Appendix 2 – Minor Changes

MC45	N/A	N/A	<p>Replace 2013 TAN15 Development and Flood Risk Development Advise Map layers on LDP Constraints Map with 2015 TAN 15 Development and Flood Risk Development Advise Maps.</p> <p>A3 Plan of 2015 DAM data included for Focused Changes consultation, new Constraints Map to be issued for Adopted LDP.</p>	Factual update.
MC46	N/A	N/A	<p>Amend textual description of 3rd Block of Constraints Map Legend to read: Special Area of Conservation <u>Dunraven Special Area of Conservation</u></p>	Factual accuracy and consistency.
MC47	N/A	N/A	<p>Add new text below Constraints Map Legend block to read:</p> <p><u>The boundaries shown on this plan are illustrative only and reference should always be made to the designating agency or authority for definitive boundary details.</u></p>	For clarity.

Appendix 3 – Editorial / Typographical Changes

Ref	Section	Rep I.D.	Proposed Change	Reasoned Justification
TYP1	Contents	Typographical Change	In Contents list on page 3 under Managing Development Policies delete “Residential” from the policy title for MD5 to read: “ Residential Development in Key, Service Centre and Primary Settlements”	Editorial / Typographical amendment
TYP2	LDP Strategy	Typographical Change	At paragraph 5.12 amend ‘(Policy MG5 refers)’ to read: ‘(Policy MG5 MD5 refers)’	Editorial / Typographical amendment
TYP3	LDP Strategy	Typographical Change	At paragraph 5.61 remove “ The study identified a need for the provision of 7,874 ” and replace with “ The study identified a need for the provision of 6,235 ”	Editorial / Typographical amendment
TYP4	LDP Strategy	Typographical Change	At paragraph 5.61 remove “ 5,562 square metres (net) comparison floorspace ” and replace with “ 1,072 square metres (net) comparison floorspace ”.	Editorial / Typographical amendment
TYP5	MG 2	Typographical Change	Page 58 – amend site name for MG2 (28) Land at adjoining Ardwyn, Pen-y-Turnpike, to read: “Land at adjoining Ardwyn, Pen-y-Turnpike”.	Editorial / Typographical amendment
TYP6	MD 4	Typographical Change	Page 98 - remove the repeated words ‘nature conservation’ in Policy MD4 criterion 8 to read: ENVIRONMENTAL PROTECTION AND ENHANCEMENT SUCH AS NATURE CONSERVATION, NATURE CONSERVATION , FLOOD PREVENTION, TOWN CENTRE REGENERATION, POLLUTION MANAGEMENT OR HISTORIC RENOVATION.	Editorial / Typographical amendment
TYP7	MD 4	Typographical Change	Amend paragraph 7.22 to remove the reference number ²⁷ from the final sentence.	Editorial / Typographical amendment
TYP8	MD 4	Typographical Change	Amend paragraph 7.23 to add the reference number ²⁷ at the end of the final sentence.	Editorial / Typographical amendment
TYP9	MD 10	Typographical Change	Paragraph 7.48 - replace a capital “ S ” with a lower case “ s ” in first sentence to read Sites of Importance for Nature Conservation (SINCs).	Editorial / Typographical amendment
TYP10	MD 10	Typographical Change	Paragraph 7.49 - replace lower case ‘t’ and ‘a’ with capitals’ to read: Planning Policy Wales and <u>T</u> echnical <u>A</u> dvice Note 5. Nature Conservation and Planning (2009).	Editorial / Typographical amendment

Appendix 3 – Editorial / Typographical Changes

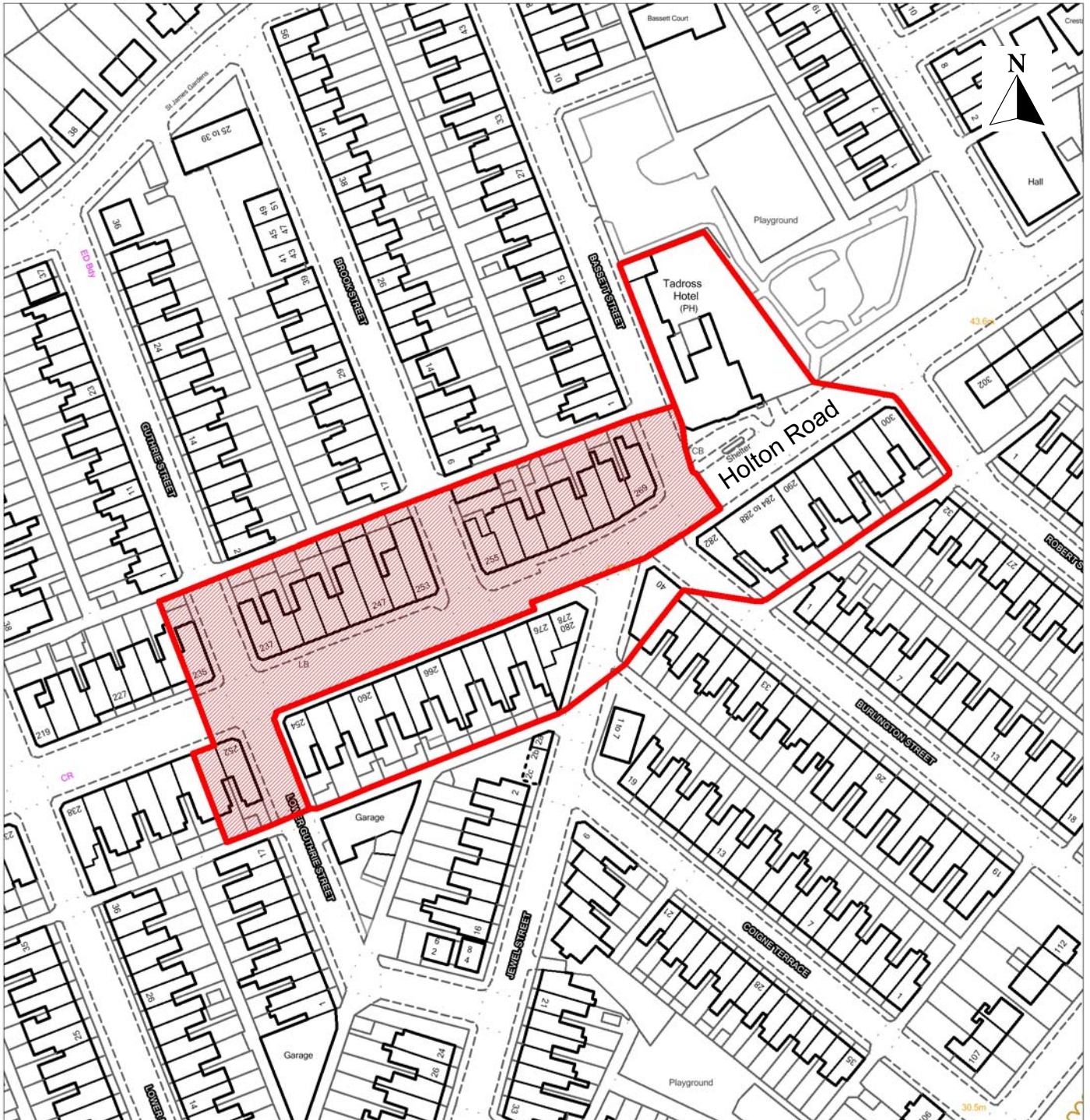
TYP11	MD 10	Typographical Change	Paragraph 7.49 – last sentence replace a lower case “n” with a capital “N” to read: ...to be prepared to the satisfaction of n N atural Resources Wales and the local authority.	Editorial / Typographical amendment
TYP12	Appendix 5	Typographical Change	Page 173 - remove the word adjoining from the site name of MG2 (28) to read: MG 2 (28) Land at adjoining Ardwyn, Pen-y-Turnpike.	Editorial / Typographical amendment
TYP13	Appendix 5	Typographical Change	Page 176 - remove “& C3” from the 3 rd sentence to read: “... the site falls within flood zones C2... ”	Editorial / Typographical amendment
TYP14	Appendix 5	Typographical Change	Page 178 – amend planning application number in 2 nd paragraph of site details to read: “Members have resolved to grant planning permission for the construction of 87 dwellings and associated open space (ref. 2012/00937/FUL 2010/00686/EAO).”	Editorial / Typographical amendment

Appendix 4

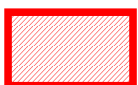
Focused Changes and Minor Changes Plans

Focused Changes Plan 1 (FC 68)

Amended Upper Holton Road Local Retail Centre boundary



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Area to be included within Retail Centre Boundary

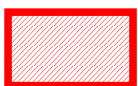
Focused Changes Plan 2 (FC 69)

Amended Castle Court Neighbourhood Retail Centre

Representation 2253/21/1



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Area to be included within Retail Centre Boundary

Focused Changes Plan 3 (FC 70)

Font-y-Gary Road Neighbourhood Retail Centre

Appendix 8



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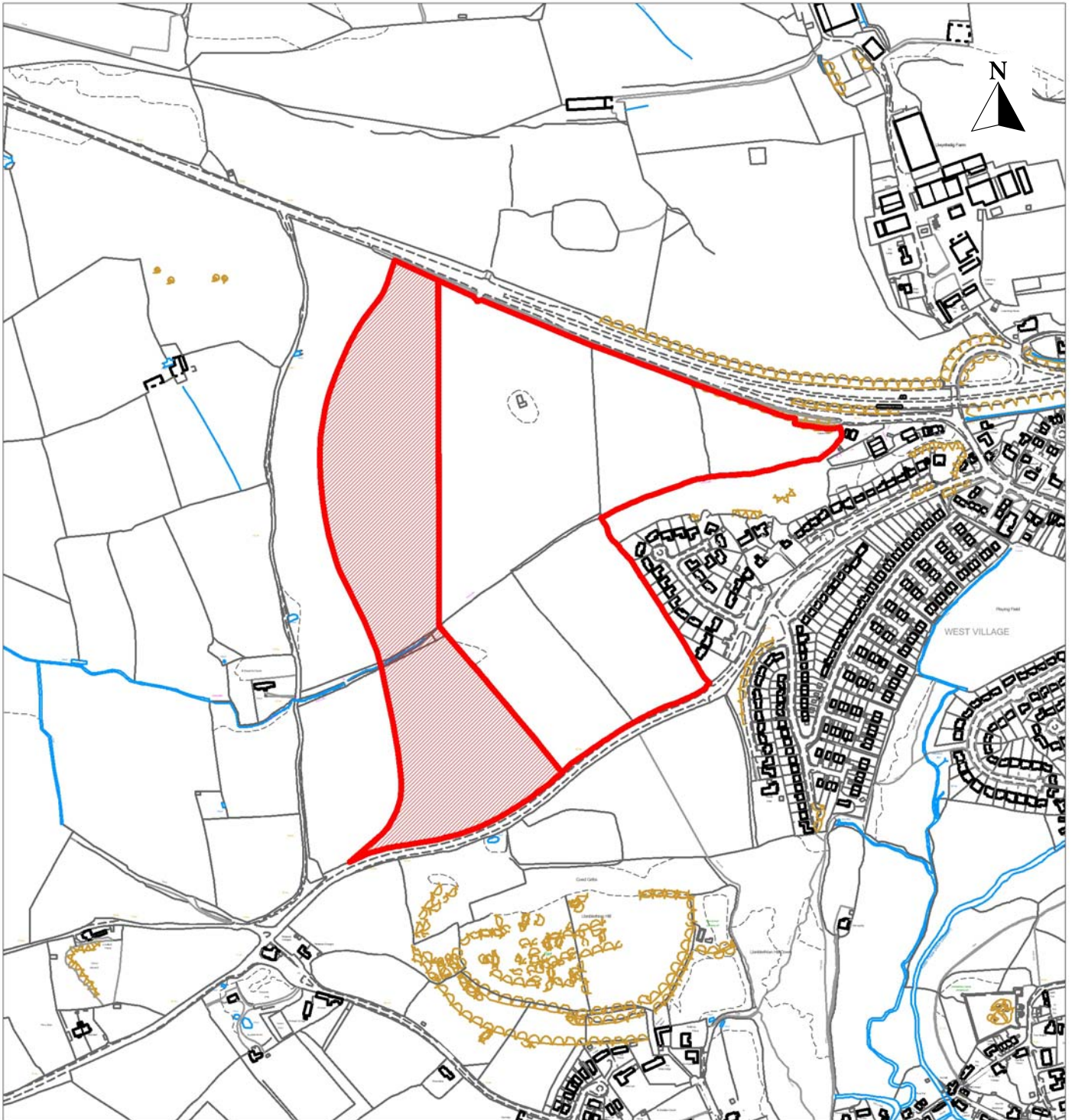


New Neighbourhood Centre Retail Boundary

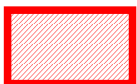
Focused Changes Plan 4 (FC 71)

Amended site MG2 (20) Land to the north and west of Darren Close

Representation 117/1/1 & 117/1/2



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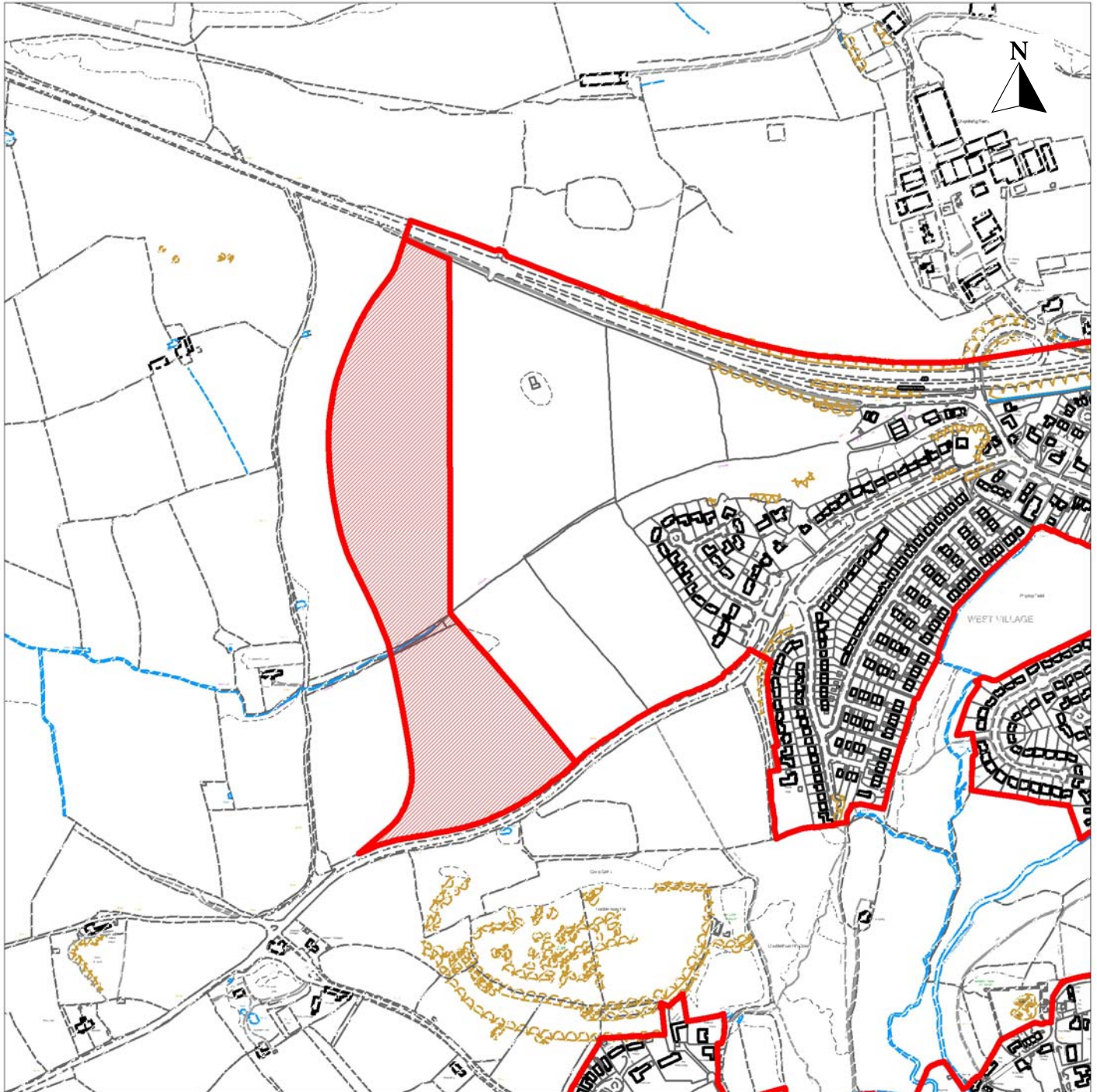


Area to be included within site allocation

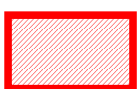
Focused Changes Plan 4a (FC 71)

Consequential amended to Special Landscape Area as a result of Focused Change to MG2 (20) Land to the north and west of Darren Farm

Representation 117/1/1 & 117/1/2



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Area to be excluded from Special Landscape Area

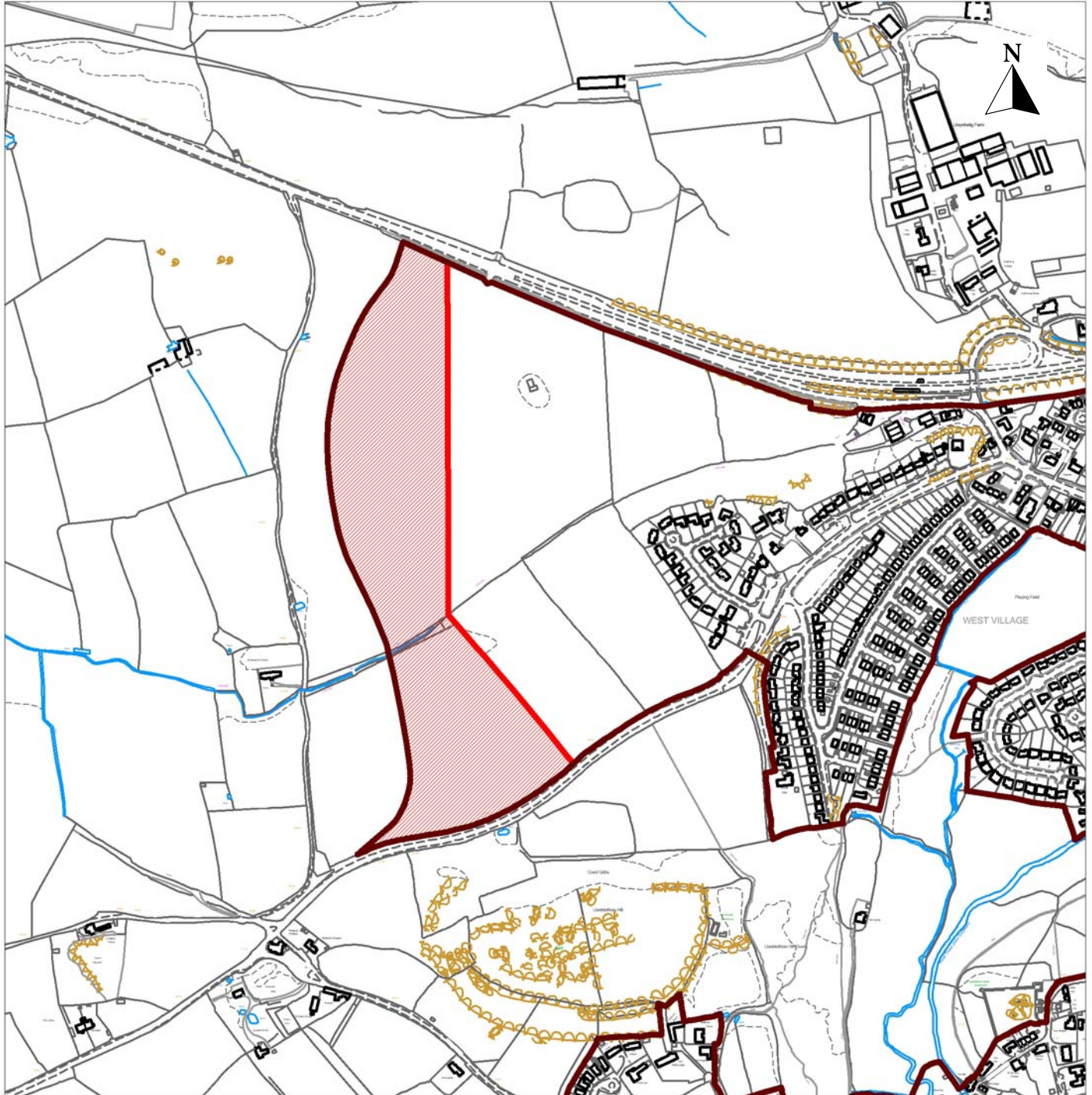


Revised Special Landscape Area

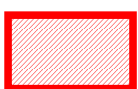
Focused Changes Plan 4b (FC 71)

Consequential amendment to Residential Settlement Boundary as a result of Focused Change to MG2 (20) Land to the north and west of Darren Farm

Representation 117/1/1 & 117/1/2



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Area to be included within Residential Settlement Boundary

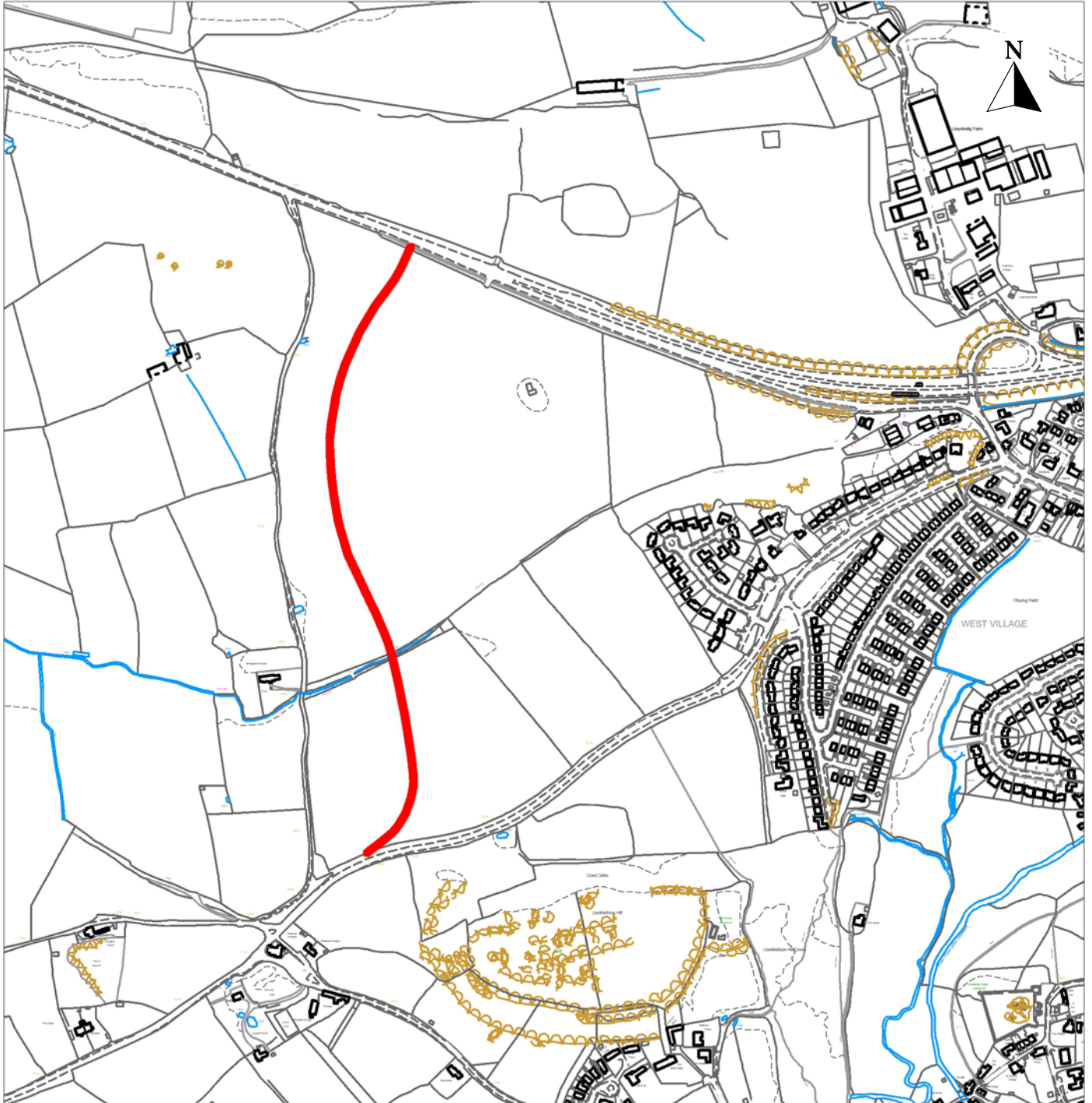


Revised Settlement Boundary

Focused Changes Plan 4c (FC 71)

Revised alignment of link road between A48 and Llantwit Major Road, Cowbridge

Representation 117/1/1 & 117/1/2



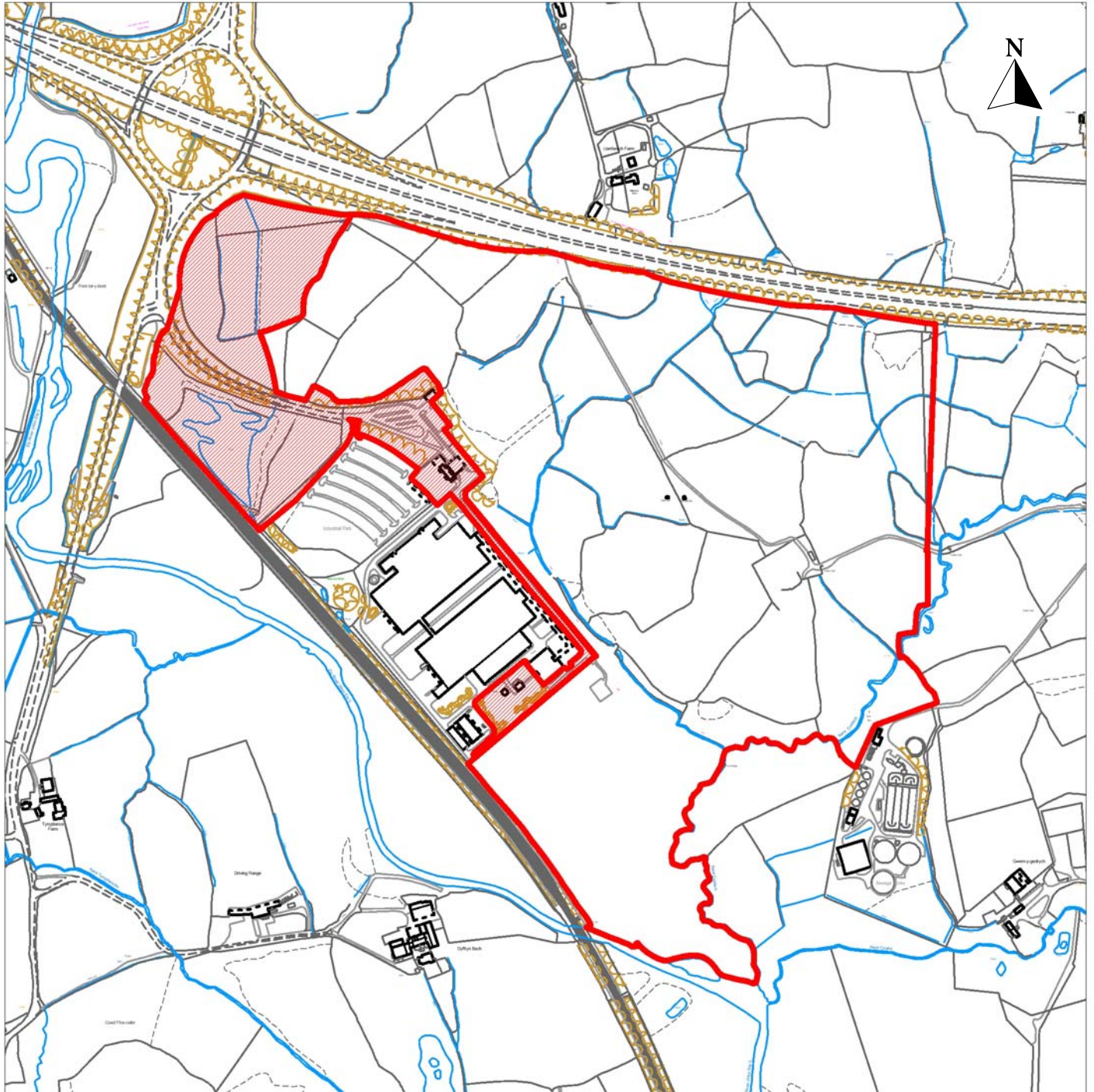
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 Revised road alignment

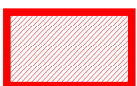
Focused Changes Plan 5 (FC 72)

Amended Strategic Employment Site MG9 (1) Land south of Junction 34 M4 Hensol)

Representation 4955/1/1



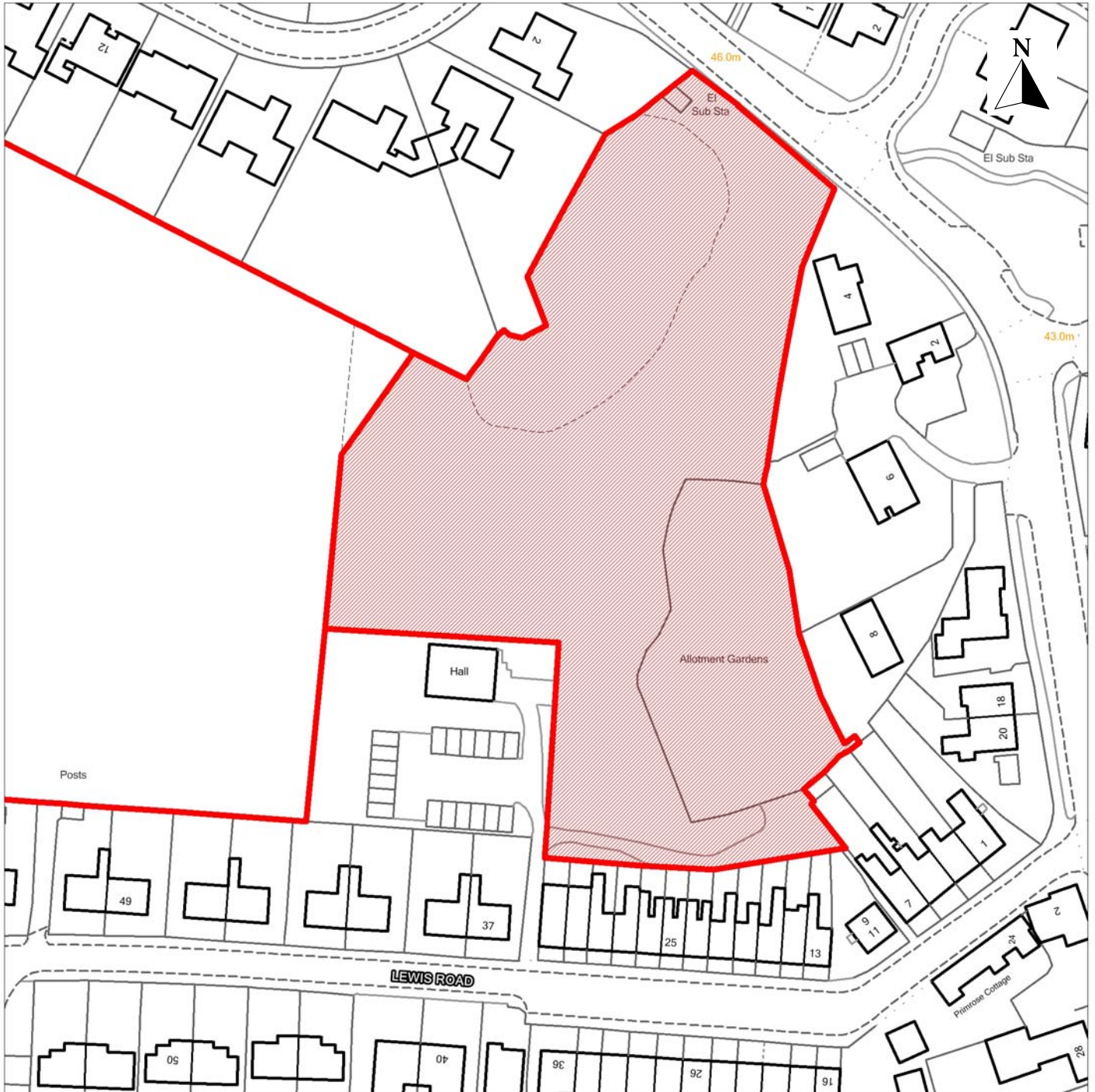
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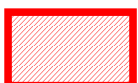
Area to be included within employment allocation

Focused Changes Plan 6 (FC 73)

Amended Special Landscape Area in Llandough to reflect 2013/00632/FUL
Representation 5908/1/5



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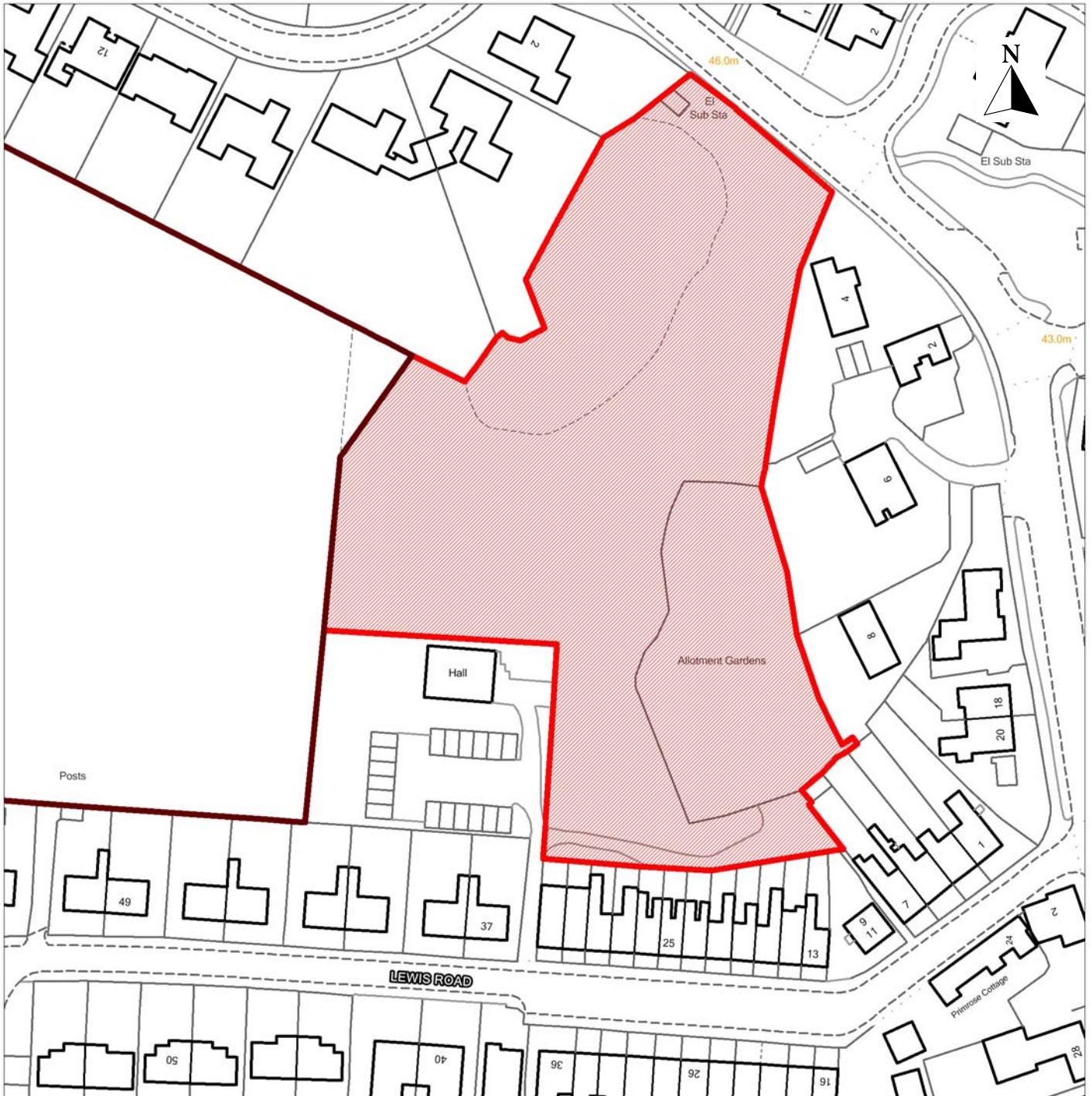


Area to be removed from the Special Landscape Area

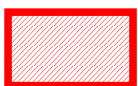
Focused Changes Plan 6a (FC 73)

Amended Residential Settlement Boundary to reflect 2013/00632/FUL

Representation 5908/1/5



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Area to be included within Residential Settlement Boundary

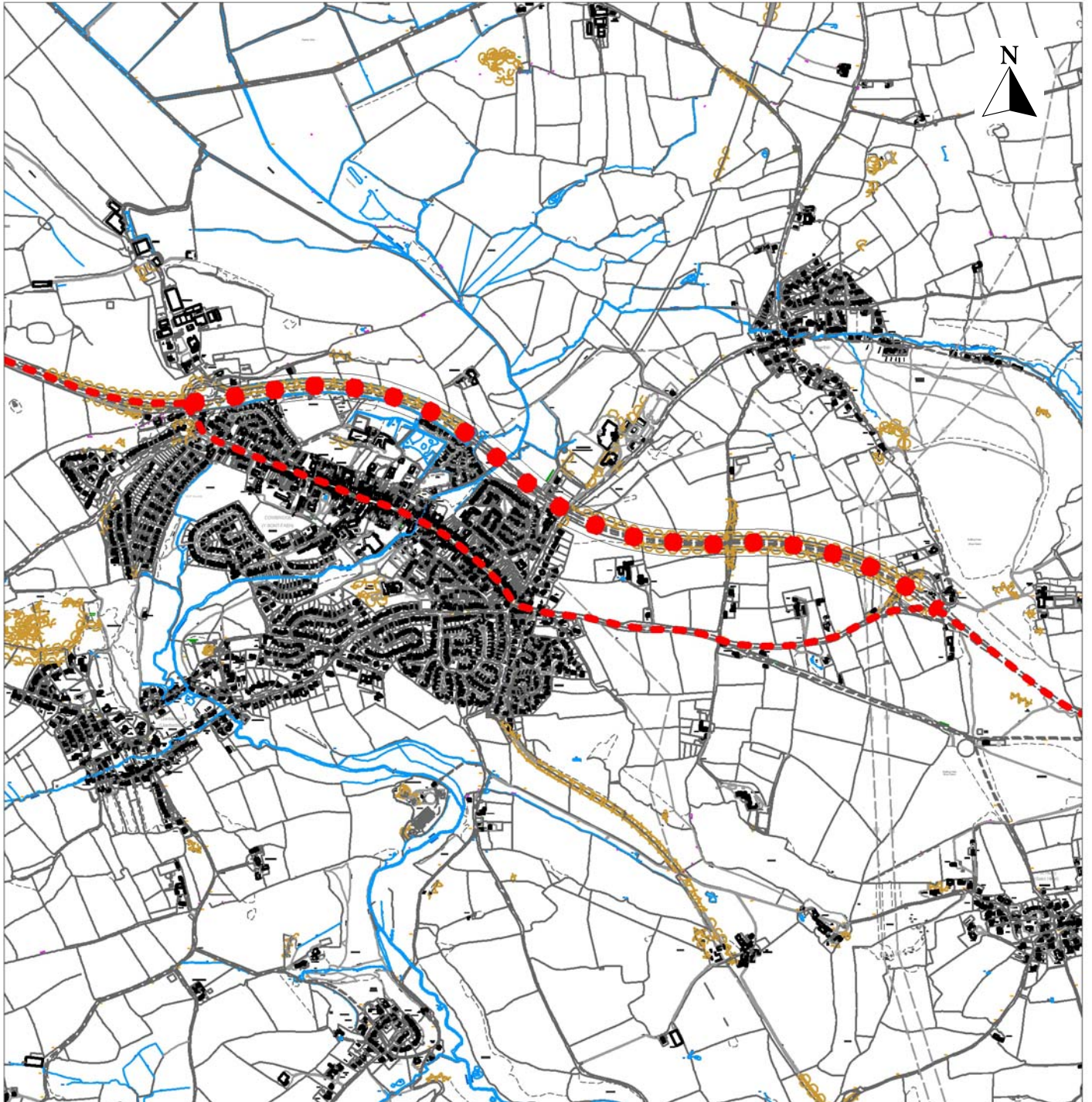


Revised Settlement Boundary

Focused Changes Plan 7 (FC 74)

Amended Transport Walking & Cycling Proposal Policy MG16 (3)

Representation 3394/1/6

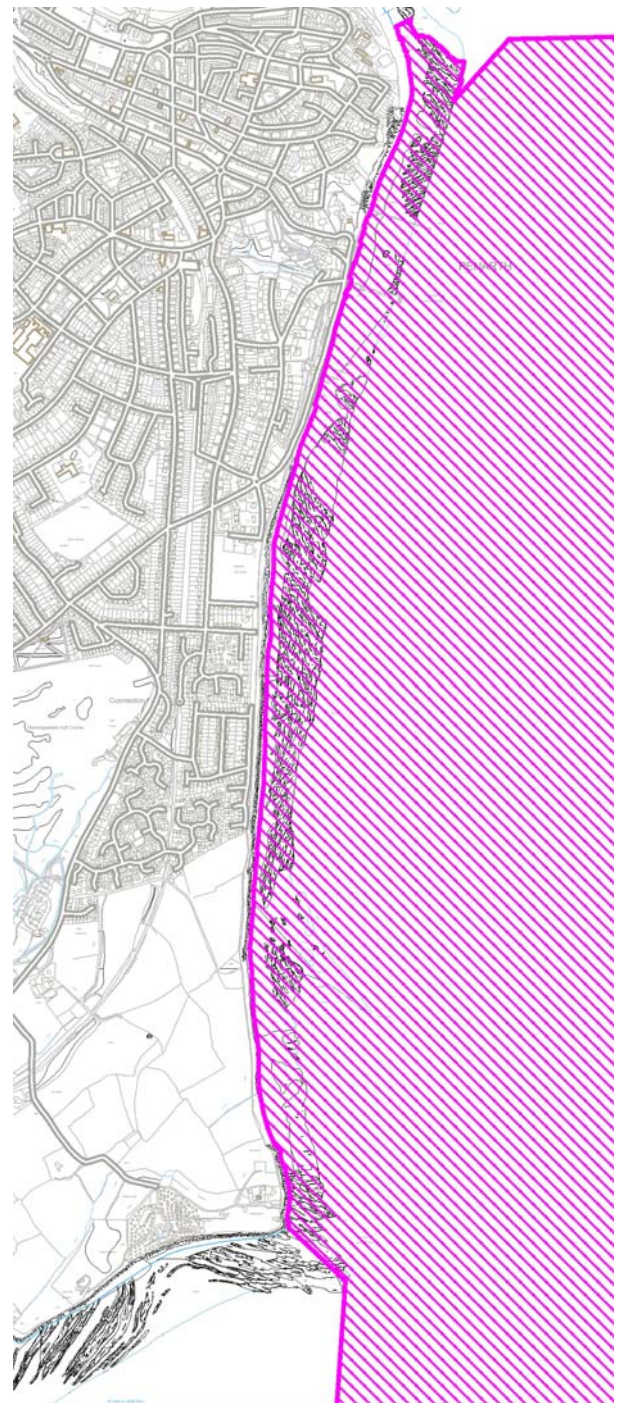
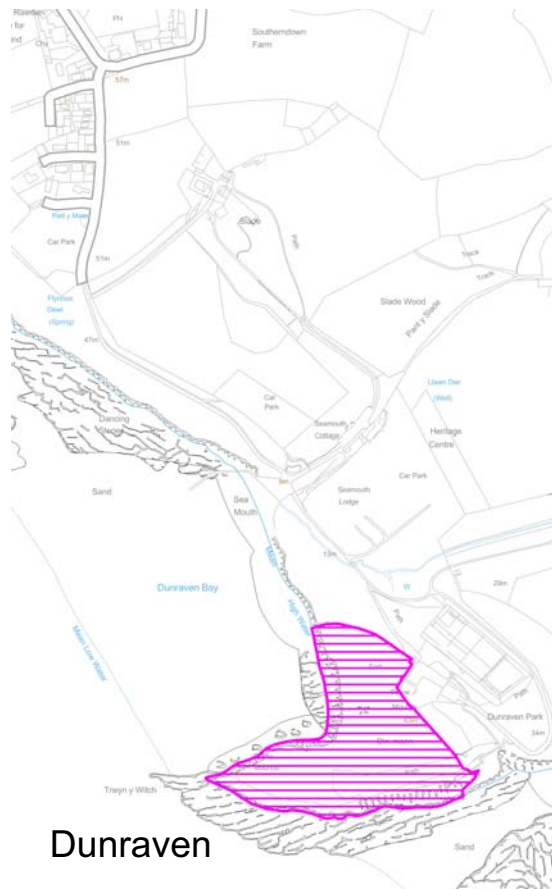


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● ● ● Section to be removed

MINOR CHANGES PLAN 1 (MC44, MC46 and MC47)

Revised Constraints Map Key Block to include amendments to 3rd and 4th Key block and additional supplementary text (*).



Key	
Constraint	
	Scheduled Ancient Monuments*
	Conservation Areas
	Dunraven Special Protection Area*
	Severn Estuary Special Protection Area/ Special Area of Conservation/RAMSAR Site*
	Historic Parks and Gardens Register*
	Landscapes of Outstanding Historic Interest*
	Flood Zone C1 of Development Advice Map*
	Flood Zone C2 of Development Advice Map*
	Sites of Special Scientific Interest*
	Health and Safety Executive Consultation Zones*
	Ancient and Semi Natural Woodland*
	Plantation on Semi Natural Woodland Site*
	Aviation Safeguarding Zone*
	Quiet Areas*

* The boundaries shown on this plan are illustrative only and reference should always be made to the designating agency or authority for definitive boundary details.

Revised Constraints Map
Key Block to include amendments to
designations

TAN 15 Development and Flooding Risk - Development Advice Map

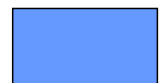
Minor Changes Plan 2 (MC45)

MC45 - Replace 2013 TAN 15 Development and Flood Risk Advise Map layers on Constraints Plan with 2015 TAN 15 Development and Flood Risk Development Advise Map - as shown

(New Constraints Map to be issued for Adopted LDP)



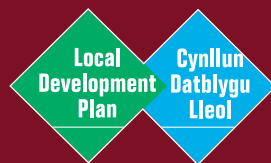
Zone C1
Areas served by significant infrastructure including flood defences



Zone C2
Areas without significant flood defence infrastructure

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