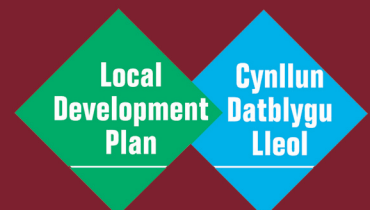


Vale of Glamorgan Local Development Plan 2011-2026

Deposit LDP Consultation Summary Report



2015



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1. Introduction

- 1.1 Consultation report has been prepared to set out details of the public consultations undertaken on the Vale of Glamorgan Deposit Local Development Plan (DLDP) 2011-2026. It summarises the issues raised and the Council's response to them.
- 1.2 Formal consultation on the DLDP was undertaken between 8th November 2013 and the 20th December 2013.
- 1.3 In total 3367 representations were received on the DLDP from 1328 individuals, organisations or agencies. Representations submitted supported the DLDP, provided comment or sought changes to it by way of objections. Objections to the DLDP were made to site specific proposals, policy wording, omissions or proposed alternative sites for inclusion in the Plan. A further 52 representations were registered as late or invalid.
- 1.4 Representations seeking the deletion or amendment of sites or the inclusion of new sites resulted in a total of 225 Alternative Sites being registered. Consultation on these 'alternative sites' generated a further 8,222 representations from 1,715 individuals. Of which 3,691 were in support, 4,286 objected and 245 commented on the suggested alternative sites. 13 representations were registered as late.
- 1.5 The following section provides a summary of the main issues arising from the comments made to the DLDP and includes an outline of the response to these issues.
- 1.6 Following consideration of all representations, updated evidence and any factual changes a number of Focused and Minor Changes to the Deposit LDP have been proposed. These can be viewed in the Schedule of Focused and Minor Changes (2015).
- 1.7 Background documents relating to the LDP can be viewed at www.valeofglamorgan.gov.uk/LDP which will be updated in due course prior to Submission of the LDP for Examination in Public.

2. Summary of responses made on the DLDP and Key Issues Raised

2.1 Responses to the DLDP generated 1,328 individual representations from which 3,367 specific comments to various elements of the DLDP were produced. These comments have been summarised and set out in accordance with the DLDP structure. The number of specific comments to individual representations received on each section and policy are set out below:

Deposit Plan Section/Policy	Support	Comment	Object	Total
Introduction	1	3	1	5
National, Regional and Local Planning Context	2	2	3	7
Spatial Profile	1	1	6	8
Vision and Objectives	5	3	8	16
LDP Strategy	17	8	20	45
LDP Settlement Hierarchy	1	0	1	2
SP1 - Delivering The Strategy	4	1	8	13
SP2 - Strategic Sites	6	4	28	38
SP3 - Residential Requirement	1	6	66	73
SP4 - Affordable Housing Provision	2	3	5	10
SP5 - Employment Requirements	3	2	5	10
SP6 - Retail	0	1	3	4
SP7 - Transportation	5	12	73	90
SP8 - Sustainable Waste Management	3	0	5	8
SP9 - Minerals	1	1	13	15
SP10 - Built and Natural Environment	1	0	3	4
SP11 - Tourism and Leisure	2	0	4	6
Managing Growth (General Section)	0	0	8	8
MG1 - Housing Supply in the Vale of Glamorgan	1	4	66	71
MG2 - Housing Allocations	46	6	195	247
MG2 - Site Specific Representations	37	29	1394	1460
MG3 - Strategic Site at Barry Waterfront	1	1	5	7
MG4 - Affordable Housing	7	5	23	35
MG5 - Gypsy and Traveller Site	1	6	347	354
MG6 - Provision of Educational Facilities	2	0	116	118
MG 7 - Provision of Community Facilities	1	1	9	11
MG8 - Provision of Health Facilities	0	1	4	5
MG9 - Employment Allocations	5	7	28	40
MG10 - St Athan - Cardiff Airport Enterprise Zone	0	1	10	11
MG11 - Land to the South of Junction 34 M4 Hensol	0	1	4	5

Deposit Plan Section/Policy	Support	Comment	Object	Total
MG12 - Retail Hierarchy	0	0	5	5
MG13 - Edge and Out of Town Retailing Areas	0	0	3	3
MG14 - Non A1 Retail Uses within Town and District Retail Centres	0	0	2	2
MG15 - Non A1 Retail Uses within Local and Neighbourhood Retail Shopping Centres	0	0	1	1
MG16 - Transport Proposals	11	10	153	174
MG17 - Special Landscape Areas	21	0	23	44
MG18 - Green Wedges	35	1	26	62
MG19 - Sites of Importance for Nature Conservation	4	0	7	11
MG20 - Development in Minerals Safeguarding Areas	0	1	7	8
MG21 - Buffer Zones	0	0	3	3
MG22 - Dormant Mineral Sites	1	0	1	2
MG23 - Mineral Working	1	2	5	8
MG24 - Glamorgan Heritage Coast	0	0	2	2
MG25 - Public Open Space Allocations	0	0	79	79
MG26 - Tourism and Leisure Facilities	2	0	1	3
Managing Development (General Section)	0	0	8	8
MD1 - Location of New Development	3	0	4	7
MD2 - Place Making	3	0	3	6
MD3 - Design of New Development	4	1	7	12
MD4 - Community Infrastructure and Planning Obligations	5	9	15	29
MD5 - Residential Development in Key, Service Centre and Primary Settlements	21	1	21	43
MD6 - Development within Minor Rural Settlements	0	1	7	8
MD7 - Housing Densities	0	1	8	9
MD8 - Environmental Protection	6	3	3	12
MD9 - Historic Environment	0	0	1	1
MD10 - Promoting Biodiversity	3	2	11	16
MD11 - Affordable Housing in Rural Areas	1	0	3	4
MD12 - Conversion and Renovation of Rural Buildings	0	0	1	1
MD14 - Tourism and Leisure	1	1	0	2
MD15 - New Employment Proposals	1	1	1	3
MD16 - Protection of Employment Land and Premises	1	0	1	2

Deposit Plan Section/Policy	Support	Comment	Object	Total
MD18 - Gypsy and Traveller Accommodation	0	0	3	3
MD19 - Low Carbon and Renewable Energy Generation	0	0	4	4
Delivery and Implementation	2	2	3	7
Measuring Success	1	3	7	11
Other representations:				
• Process	0	0	1	1
• DLDP Content	0	2	5	7
• DLDP Appendices	1	3	5	9
• Background Papers	0	2	1	3
• Sustainability Appraisal / Habitats Regulation Assessment	7	0	19	26
Totals Representations	291	155	2921	3367

2.2 The consultation responses highlighted a number of key issues and a detailed summary of the issues raised are set out below. Full details of each comment received and the Council's response to them are set out in the Deposit LDP Representation Summary and Response Register (2015).

2.3 The Council's proposed Focused and Minor Changes to the DLDP in response to representations and the publication of new evidence are set out in the Schedule of Focused and Minor Changes (2015). Consideration of all representations submitted and the Council's proposed Focused Changes will be further explored by an independently appointed Planning Inspector following the submission of the DLDP for Examination in Public.

2.4 The remainder of the report summaries the key issues raised under each of the policies and relevant topic areas.

3. LDP Vision, Objectives and Strategy

3.1 A total of 61 representations were made in relation to Section 4 "Vision and Objectives" and Section 5 "LDP Strategy" of the DLDP. Of the representations submitted 22 were in support 28 raised objections and 11 representations were general comments. Of the objections received these were made in relation to the overall levels of growth proposed, and on site specific objections including representations which sought the inclusion of a new settlement at Llandow rather than the distribution of growth across existing settlements.

3.2 Similarly, representations made on site specific matters related back to specific LDP objectives, questioning how specific site allocations contradicted the Plan's objectives such as those relating to sustainable transport. Additionally, site specific objections also reference the LDP Settlement

Hierarchy referred to within the LDP Strategy these are considered as a separate specific issue below.

- 3.3 With regard to the Plan's Vision, Natural Resources Wales (NRW) commented that the LDP Vision should be amended to take specific reference to the protection and enhancement of the environment in line with TAN 5 Nature Conservation and Planning (2009).

Council's Response

- 3.4 In response to representations seeking the inclusion of a new settlement at Llandow, this option has been thoroughly assessed as a part of the strategy development for the LDP and discounted on a number of grounds:
- It would not address the affordable housing issues or provide housing in areas of need within the Vale of Glamorgan,
 - It would not address local employment issues and could undermine existing areas of employment,
 - It was unlikely to be sustainable and could adversely impact on the vitality and viability of existing nearby settlements, and
 - It could have unacceptable adverse impacts on biodiversity, landscape and water resources.

Further details on this are set out in the Council's Sustainability Appraisal's Revised Options Appraisal Background Paper (March 2009).

- 3.5 In response to comments made by NRW, the Council considers that the LDP is based on a well-rounded vision that reflects the Council's priorities for social environmental and economic matters in the Vale of Glamorgan. It is also considered that the LDP contains a robust policy framework for the protection and enhancement of the environment, and simply amending the Vision would not strengthen the effectiveness of the LDP to protect these areas. Indeed the Council notes that the representation supports those elements of the LDP "which manages the natural and built resources of the Vale of Glamorgan, makes a positive contribution towards reducing the impacts of climate change by promoting sustainable development, transport energy conservation and renewable energy conservation" as set out within the LDP Objectives.
- 3.6 Representations and objections to site specific allocations which refer to the LDP Objectives are noted. However, these objectives should be read as a whole and are cross cutting and strategic in nature.
- 3.7 Consequently, on the basis of representations made in relation to the LDP Strategy, Vision and Objectives the Council consider that no compelling new evidence was submitted to demonstrate that these components of the LDP Strategy are inherently unsound or to support changes to the Strategy through the inclusion of alternative sites such as the new settlement promoted at Llandow.

4. The LDP Settlement Hierarchy

- 4.1 A total of 2 representations were received directly relating to the LDP Settlement Hierarchy itself, 1 was an objections and 1 was in support; further objections to the hierarchy were indirectly made in respect of site specific matters.
- 4.2 Objections to site allocations included challenges to the LDP Settlement Hierarchy and the Council's methodology for the categorisation of Vale of Glamorgan settlements within the hierarchy as detailed within the Sustainable Settlements Appraisal background document. The main areas of objection relate to how the scoring of individual settlements had been reflected in the Settlement Hierarchy; and the distribution of housing across the hierarchy with opponents raising concern that the level of housing within Minor Rural Settlements was disproportionate.
- 4.3 The latter point was also raised within the Welsh Government's representation who requested further clarification as to the relationship between the scale of growth and the role of settlements.

Council's Response

- 4.4 The LDP Settlement Hierarchy ranks the towns and villages within the Vale of Glamorgan in a manner which reflects the level of services and facilities that each settlement offers. The categories of settlements within the hierarchy generally reflect each settlement's individual role based on the geographical areas which they serve. The aim of establishing a Settlement Hierarchy is to promote sustainable communities where new development is located close to services and facilities with good public transport links. By locating housing, jobs and services in close proximity to one another the need for travel will be reduced and the ongoing prosperity of existing settlements will be supported.
- 4.5 While there is no specific national planning guidance on how a Settlement Hierarchy should be defined or developed, Chapter 4 of Planning Policy Wales Edition 7 July 2014 (PPW) outlines the principles by which Local Planning Authorities should consider the following issues when developing LDPs and inter alia states that:

“Development plans need to provide a framework to stimulate, guide and manage change towards sustainability. They should secure a sustainable settlement pattern which meets the needs of the economy, the environment and health, while respecting local diversity and protecting the character and cultural identity of communities. In their land allocation policies and proposals, local planning authorities should:

 - Promote sustainable patterns of development, identifying previously developed land and buildings, and indicating locations for higher density

development at hubs and interchanges and close to route corridors where accessibility on foot and by bicycle and public transport is good.

- Assess the extent to which their development plan settlement strategies and new development are consistent with minimising the need to travel and increasing accessibility by modes other than the private car.
- Promote a broad balance between housing and employment opportunities in both urban and rural areas to minimise the need for long distance commuting.
- Locate major generators of travel demand such as housing, employment, retailing, leisure and recreation, and community facilities including libraries, schools and hospitals within existing urban areas or in other locations which are, or can be, well served by public transport, or can be reached by walking or cycling.
- Preparing accessibility profiles for public transport, walking, cycling and freight may assist local authorities in plan preparation and assessing possible development sites. Wherever possible, developments should be located at major public transport nodes or interchanges.”

4.6 The Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 (UDP), Policy HOUS2 identified a hierarchy of urban and rural settlements where additional small scale windfall housing development would be considered acceptable. The settlements identified within the UDP hierarchy were considered to “have sufficient physical form and capacity to assimilate further infill development without it having a detrimental impact on their existing character and environment” (paragraph 4.4.63).

4.7 For the LDP Settlement Hierarchy, the Council undertook a Sustainable Settlements Appraisal (SSA) of all settlements within the Vale of Glamorgan using a range of key sustainability measures developed by the Council, which reflected the general principles set out in national planning policy. Using these measures, the review involved an audit of the services and facilities within each settlement, and a system of scoring that ranked each settlement according to the level of services available against the key sustainability measures. Secondary data was also collected to further expand upon the availability of services and facilities such as bus timetables and school catchment areas. Further details on the methodology and findings are set out in the Council’s SSA Background Paper.

4.8 Through the Council’s initial appraisal, the list of settlements originally identified in the UDP has been refined to exclude the rural villages of Broughton, Llanblethery and Trehyngyll as previously identified in the UDP hierarchy. Additionally, the review refined the hierarchy of urban and rural settlements previously identified into 4 categories of settlements that reflect provision and accessibility of services, alongside the role and function of each settlement they relate to.

- 4.9 The top tiers of the LDP Settlement Hierarchy which consist of the key settlement of Barry, the Service Centre settlements of Cowbridge, Llantwit Major and Penarth and the Primary Settlements of Dinas Powys, Llandough (Penarth), Rhoose, St Athan and Wenvoe are well established settlements with the largest populations and were previously identified within the Unitary Development Plan as areas within which the principle of additional housing was accepted. Additionally, as with previous development plans, the LDP Settlement Hierarchy cascades down to include smaller rural villages which are considered to provide a sufficient level of access to services and facilities to accommodate additional growth to sustain rural communities by meeting local housing and providing other development opportunities for services and facilities or local employment for example.
- 4.10 A suite of policies within the LDP, namely MD1 (Location of Development), MD5 (Development in Key, Service Centre and Primary Settlements) and MD6 (Development within Minor Rural Settlements) are complimentary to, and supportive of, the Settlement Hierarchy in relation to the character of individual settlements and the level of services and facilities that are available. These policies require new development to be directed to the most sustainable locations in terms of accessibility, services and utilities provision, and include criteria promoting sustainable modes of transport; ensuring adequate community infrastructure exists or can be provided to meet the needs of future residents, and for development to respect the character of the settlement.
- 4.11 In developing the Strategy and Settlement Hierarchy the Council has sought to contribute to the achievement of sustainable development. The majority of growth is directed to the main urban settlements in line with national policy and economic and environmental sustainability objectives. However, the Council considers that the social element of sustainability - supporting cohesive and vibrant local communities, providing housing to meet identified needs and maintaining accessible local services - constitutes an integral component and has particular importance for rural communities within Vale of Glamorgan. Therefore the Council maintains that the Strategy and Settlement Hierarchy should also enable a proportion of overall housing growth to be directed towards and controlled within the smaller rural settlements in support of social sustainability objectives and to meet the identified local housing needs.
- 4.12 This is also reflected in the level of growth apportioned to each settlement category in the hierarchy with Barry accommodating 30% of housing provision; the Service Centre Settlements 21%, Primary Settlements 37% and Minor Rural Settlements 12% (or 9% excluding the brownfield redevelopment allocation at Culverhouse Cross) as set out in the Housing Land Supply background paper (2013).
- 4.13 The location of development and growth areas identified within the LDP has also been informed by and assists in delivering the overall LDP Strategy and Objectives. The Strategy forms an important part of the Plan and consideration must be had to this in the location of future development to ensure delivery of the Strategy through the policies and allocations of the Plan.

In this respect, the LDP Strategy is comprised of four key elements; “To promote development opportunities in Barry and the South East Zone, the St Athan area to be a key development opportunity and Cardiff Airport a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development”. The settlements identified within the Settlement Hierarchy and site allocations have regard to this and assist in delivering the overall Strategy of the Plan.

- 4.14 Within the Minor Rural Settlement category there is a broad spectrum of settlements, in terms of size, population, capacity, location, role and function. Consequently, the Council considers that representations which object to the disproportionate level of housing within a specific settlement, and those which compare the number of houses proposed within one settlement to that in another, have not taken into consideration the physical capacity of each village to accommodate additional housing as well as their wider environmental and infrastructure characteristics, location, role and function.
- 4.15 The Council considers that the proposed settlement hierarchy is sound, based on a transparent and robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability. Therefore the Council considers that spatial strategy and settlement hierarchy for the Vale as a predominantly rural authority should enable a minor proportion of overall housing growth to be accommodated within the smaller rural settlements in line with the LDP Strategy to meet the identified needs and to support social sustainability objectives.

5. Strategic Sites (Policies SP2, MG3 and MG10)

- 5.1 There were a total of 56 representations relating to strategic sites of which 43 raised objections, 7 were in support and 6 made comments. The majority of the representation under Policy SP2 related to the St Athan - Cardiff Airport Enterprise Zone with only 1 representation related to Barry Waterfront and one sought to include land at M4 Junction 34 as a strategic site.
- 5.2 The main issue relating to the St Athan – Cardiff Enterprise Zone was the size of the employment land allocated. Objectors raised concerns that there was insufficient evidence to justify the designation particularly focusing primarily on aerospace, education and other specialised employment uses. A number stated that there was a need for a phasing plan to ensure employment was delivered alongside the housing. There were also concerns raised regarding the loss of greenfield and particularly agricultural land. It was felt that housing should be developed on the brownfield land only and that land within the St Athan base could be allocated for residential or mixed uses. Other objectors were concerned about the provision of adequate infrastructure including the Northern Access Road to support the residential and employment proposals.

- 5.3 The main issues arising from objections to Policy MG10 were the lack of detail for the development of the enterprise zone without a master plan being prepared, concerns about the loss of agricultural land and green wedge, (with particular reference to land adjacent to Cardiff Airport and Port Road, Rhoose) and reference to the safeguarding the rail link to Cardiff Airport. Some objections were concerned about the focus being limited to aerospace and defence sector.
- 5.4 The main objections under Policy MG3 were in relation to the boundary of the strategic site which should be extended to include the Barry Waterfront Retail Park. One objection was sought to ensure that the economic importance of the Port is fully recognised in the Plan and to ensure that the land which abuts the Port area is not developed for other land uses which could prejudice operations.

Council Response

- 5.5 The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. A Strategic Development Framework is in the process of being prepared for the St Athan and Cardiff Airport Enterprise Zone which will provide further details of the proposals set out in the LDP.
- 5.6 The housing allocations proposed in the St Athan area have been made to reflect the strategic importance of the St Athan Aerospace Business Park and to provide the opportunity for local residents to access employment opportunities generated by the Enterprise Zone. In this respect, the residential allocations have been made to locate residential development close to future job creation. Whilst it is acknowledged there is no certainty that local residents will be employed at the St Athan Enterprise Zone it is considered appropriate and prudent to provide the opportunity for future employees to live in the local area. Therefore, the scale of the proposed development is considered to be appropriate given the significance of the Strategic Site and employment proposals. Notwithstanding this, it is considered that the residential allocations adjoining St Athan form a logical extension to the Village which also contribute towards meeting local housing need.
- 5.1 It is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance, the wider economic benefits of the site and in light of the St Athan Enterprise Zone Strategic Development Framework. The Framework is currently being prepared by the Enterprise Zones board to advise Welsh Government. Further details will be included as part of any future master plan for the Enterprise Zones which could be adopted as development briefs for the strategic sites.

- 5.2 In terms of phasing, the Council has identified two indicative phasing periods for residential site allocations. Given the scale of development proposed, phasing commences from 2016 with a number of completions indicated by 2021 and 2026. This is considered to provide sufficient flexibility has been provided to support delivery of the strategic employment sites. The allocation and phasing of these sites provides the opportunity for future workers of strategic sites to reside in the area whilst ensuring adequate local housing supply in the St Athan area.
- 5.3 Notwithstanding this, monitoring targets relating to the strategic employment allocations have been included within the Measuring Success section of the Deposit LDP to monitor the delivery of the Plan and to indicate potential areas for Plan review. Monitoring targets for the St Athan strategic employment sites are shown under Policy Target number PT34 which requires the adoption of master plans or the granting of planning permissions for the St Athan Enterprise Zone by 2018. Provision of the Northern Access Road (NAR) is also identified as a target by 2020.
- 5.4 It is considered that the LDP contains sufficient phasing and monitoring criteria to allow these deliverability issues to be considered and reviewed as part of LDP Annual Monitoring Reports and the Plan review processes provided under national planning guidance. Furthermore, it is considered that placing restrictions on strategic employment sites or the delivery of allocations in support of the St Athan Strategic Opportunity Area would provide an inflexible approach which would negatively impact on the delivery of the wider strategic site and Enterprise Zones.
- 5.5 In response to alternative site suggestions at the St Athan strategic site it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone, due to its regional importance, the wider economic benefits of the site and in light of the St Athan Enterprise Zone development framework which provides further details of the proposed land use.
- 5.6 In terms of Agricultural Land quality, an Agricultural Land Classification (ALC) Study Report for the Land at Model Farm, Barry was prepared in November 2011. The study investigated the ALC and soil resources of the area, by means of a detailed survey of soil and site characteristics. The land consists of higher relatively flat land, and steeply sloping incised valleys. Existing use of the agricultural land is a mixture of arable cultivation, improved pasture, and permanent pasture. The report concluded that the land of best and most versatile quality (Grades 1, 2, and 3a) is only found on approximately 1.7% of the agricultural land in the study area. The remainder of the agricultural land was of poorer quality either Grade 3b, 4 or 5.
- 5.7 In terms of safeguarding the rail link, the LDP Strategy recognises the importance of Cardiff Airport and the surrounding Enterprise Zone to the future prosperity of the Vale of Glamorgan and the wider South Wales region in paragraph 6.63. Policies SP2 and MG10 allocate land for strategic employment sites at St Athan and Cardiff Airport. While the comments in

respect of the reinstatement of the airport rail spur on the LDP Proposals Map are noted, the Council considers that such an inclusion is not warranted at this time and could be considered to be premature given the exploratory works being undertaken into the development of a Cardiff Capital Region Metro system for south east Wales. Further, while the line of the rail spur has not been illustrated on the Proposals Map, the land required for the development of such a route is largely protected by its inclusion within the green wedge designation. Additional employment land has been identified as a part of the St Athan - Cardiff Airport Enterprise Zone and connectivity of the strategic site with the wider region will be a key consideration of any future master plan for the Enterprise Zone.

- 5.8 Whilst no changes to the LDP Proposals Map are considered to be required it is proposed that paragraph 6.63 (d) be amended to clarify the content of the LDP and key considerations for the master planning of the strategic site. It is proposed to amend paragraph 6.63 (d) to read that consideration rather than 'safeguarding' of a route for a potential rail link should be given in the future master planning of the site.
- 5.9 In terms of focusing on the aerospace and defence sectors, it is considered that the allocation of Strategic Employment land at St Athan – Cardiff Airport Enterprise Zone is to meet strategic employment needs rather than local needs. The area has a strong heritage of aeronautical excellence and St Athan and Cardiff Airport also have established University engineering support. The aim of the Enterprise Zone is to grow a critical mass of Maintenance, Repair and Operations (MRO) uses as well as support the development of an aerospace education, training and R&D hub. The background paper 'Employment Land and Premises Study' (September 2013) states that there is no demand for general office or industrial uses at this location which could serve the local market. Therefore no changes were recommended to ensure the soundness of the LDP.
- 5.10 The aim of the 'airport city' is to promote investment to create a major business destination at Cardiff Airport particularly for the aerospace and high tech sectors. It is therefore considered that a critical mass of employment (including B1, B2 and B8), specialist educational and leisure uses that cater specifically for the needs of these sectors is required to ensure the success of the 'airport city'.
- 5.11 In terms of Policy MG3 the Proposals Map identifies the remaining undeveloped land at Barry Waterfront and therefore excludes the Barry Waterfront Retail Park. No changes are considered to be required to ensure the soundness of the Plan.

6 Housing

6.1 Housing Requirement (Policy SP3)

- 6.1.1 A total of 73 representations were made to Policy SP3 Residential Requirement, which identifies the projected dwelling requirement of 9,950 for the Vale of Glamorgan over the Plan Period. Of the 73 representations, 66 objected, 1 supported and 6 made comments.
- 6.1.2 These representations raised objections on the grounds that the proposed housing requirement was either too high or too low.
- 6.1.3 Representations
- 6.1.4 The majority of representations considered that the Plan overestimated the dwelling requirement, and that this should be reviewed in response to the Welsh Government's latest 2011-based population and household projections. Other concerns related to the impact that the proposed housing growth would have on the existing infrastructure and in particular schools, roads and sewerage/drainage (which are addressed in sections 13 and 15 below).
- 6.1.5 Additionally, the Welsh Government sought clarification on how the DLDP projected employment generation of 12,000-15,000 within the South East Wales Region relates to the overall housing provision identified in the LDP. This matter is further considered under the employment issues.

Council Response

- 6.1.6 In respect of population and household projections, the DLDP utilised the most up to date 2008-based household projections as a 'starting point'. The projections equated to a need of 9950 new homes for the Plan Period. Since consultation on the DLDP, the Welsh Government has issued the 2011-based Population and Household projection. Based on demographic projections these estimate that 7399 dwellings within the Vale of Glamorgan would be required during the Plan Period. This lower demographic projection reflects a number of factors, including for example, actual Census population data starting from a lower base and larger average household sizes projected across the Plan period. Full details can be found in the Housing Provision background paper (2015).
- 6.1.7 Planning Policy Wales, at paragraph 9.2.1, makes clear that it is necessary to consider these official projections against all other relevant for the Vale of Glamorgan. Furthermore, following the publication of the 2011-based projections Welsh Government's clarification letter to all local planning authorities advises that LPAs must seek to provide for the level of housing required as the result of the analysis of all relevant sources of evidence rather than relying solely on the Welsh Government's household projections.
- 6.1.8 In responding to representations on the Deposit LDP, the Council has provided additional supporting evidence and has sought to provide clarification on the provision the Plan makes for delivering its wider socio-economic objectives. In this respect, the Council has commissioned further

economic advice which can be found in the Employment Land and Premises Study (2015).

- 6.1.9 It is considered that adoption of the Welsh Government 2011-based household projections to the levels suggested in their results alone would significantly impact on the Plan's Strategy. Therefore, consideration has been had to the impacts of policies and other factors identified which would not be included within the official projections. In particular, consideration has been given to the estimated additional 1,040 to 1,540 households resulting from the strategic employment sites, the affordable housing needs of the area and the regional role of the Vale of Glamorgan.
- 6.1.10 The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450 and having reflected on all the above factors it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the Plan in being able to meet these objectives.
- 6.1.11 Notwithstanding this, the housing requirement figure (Policy SP3) under the Deposit LDP, proposed 9,950 dwellings. Having accepted the lower 2011-based 10-year average migration Population and Household Projections as a starting point for consideration against all the factors outlined above it is considered that only a minor realignment in the residential requirement to 9500 dwellings is justified in recognition of the lower population and household projections.

6.2 Flexibility Allowance (Policy MG1)

- 6.2.1 Representations challenged the Council's proposed 5% housing flexibility, including those submitted by the Welsh Government, the Home Builders Federation and a number of developers/landowners, which point to what is seen as an established 10% flexibility adopted by other Local Planning Authorities. Additionally, these representations highlight that the Council's withdrawn 2012 LDP allowed for 10% flexibility, and sought clarification as to why the Council has adopted a 5% within the DLDP.
- 6.2.2 With regards to the overall housing supply of the Plan set out under Policy MG 1 objections generally perceived the allowance as inadequate. These considered an increase in the flexibility allowance was required to allow for sites not being progressed as planned due and to allow for any unexpected site deliverability issues. Concerns were also expressed regarding the over-reliance of windfall sites (assuming 2,448 dwellings) during the Plan period.
- 6.2.3 Objections were also raised to the phasing of sites over five year periods in the Plan and to the proposed reserve site at Sully allocated under Policy MG2 (46). These considered the phasing approach too restrictive and unrealistic and raised concerns regarding the Plan's ability to ensure a range and choice of deliverable sites throughout the lifetime of the Plan. Other representations

considered a phasing mechanism was required to ensure prioritisation of brownfield development sites and delivery of associated infrastructure.

- 6.2.4 Objections to the reserve site considered this created unnecessary uncertainty and restricted what is otherwise a deliverable housing site within the LDP Strategy's South East zone from contributing towards the housing land supply and meeting local housing needs.

Council Response

- 6.2.5 The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. This has included extensive consultation with internal Council Departments and statutory consultees to identify any site constraints, which are detailed within the appendices of the LDP. With the exception of site specific infrastructure provisions that have been identified the development of allocated sites is not considered to be reliant on strategic infrastructure projects. Infrastructure is therefore not considered to be a key constraining factor in delivering the level of growth provided for in the Deposit LDP. The overall housing provision of the Plan is considered to provide a deliverable and sufficient housing land supply.
- 6.2.6 The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. It is considered that any deviation from this housing supply provision would jeopardise the soundness of the Plan in being able to meet these objectives.
- 6.2.7 Following detailed consideration of new evidence and the range of other factors that affect future housing needs it is considered only a minor realignment of the residential requirement figure is justified. As the overall provision remains unchanged, this results in the provision of a 10% flexibility allowance under Policy MG1. This is considered necessary to ensure delivery of the Plan's overall Strategy and Objectives and that the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues. Further details can be found in the Housing Provision background paper (2015).
- 6.2.8 Furthermore, to ensure flexibility of the Plan and to assist in its ability to meet these objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues. The phasing of sites within the LDP is recommended to be retained as this provides an indication of

housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan.

6.3 Windfall Dwellings Allowance (Policy MG1)

- 6.3.1 A number of responses from landowners, developers and agents believe that the Council's 'windfalls' dwelling allowance of 2,448 is too high and should be reduced. It is suggested for example that the windfall allowance should be reduced with further housing allocations made to accommodate an increased supply.

Council's Response

- 6.3.2 The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period and is therefore considered to be an appropriate and robust allowance figure. In their representations the HBF and others have not submitted compelling evidence to suggest that the windfall allowance calculation is unreasonable or unsound. Furthermore, the 5 year supply is based on the period 2006-11 within which dwelling completion numbers have been markedly affected by economic recession, and the actual windfall contribution may be greater than that proposed as the economy recovers.
- 6.3.3 Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

6.4 Phasing (Policy MG1)

- 6.4.1 A number of representations objected to the Council's proposal to phase the release of housing development sites identified within the DLDP as a mechanism for ensuring preference is given to firstly to the development of brownfield allocations, and also to ensure that the Council would maintain a 5 year housing land supply during the Plan Period. Of the objections raised, the Welsh Government commented that the Council should justify the phasing of sites, highlighting that the Council has "has consistently struggled to maintain a five year housing land supply over recent years", and that Policy MG1 is contrary to Planning Policy Wales which states that "phasing policies in the plan should only give a broad indication of the timescales for the release of the main development areas or identified sites, rather than an arbitrary numerical limit on permissions, or a precise order of release of sites in particular periods". This point was also raised by a number of developers and agents representing landowners.
- 6.4.2 Other representations supported the prioritisation of brownfield sites and a mechanism of phasing which provides an indication housing land supply and

anticipated future levels of development to assist with infrastructure planning for example.

Council's Response

- 6.4.3 To ensure flexibility of the Plan and to assist in its ability to meet these objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues. The phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan.
- 6.4.4 It is noted that a number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes are considered to be required.

6.5 Site Deliverability (Policy MG1)

- 6.5.1 A number of representations submitted commented on the deliverability of sites allocated for development within the LDP such as those submitted by the Welsh Government. Comments were also received on the ability of the DLDP to deliver the overall housing requirement proposed which a number of representations considered to be an ambitious target when compared to past annual build rates. Additionally, a proportion of site specific objections questioned whether the necessary infrastructure required to support development would be provided by developers.

Council Response

- 6.5.2 A key aspect of the test of soundness is the ability for the Plan to meet its objectively assessed needs and the Council recognise that infrastructure requirements sit fundamentally alongside that. In this respect, in preparing the DLDP the Council has sought to identify the necessary infrastructure requirements associated with the planned housing and employment growth required to support the delivery of the LDP, and has produced a Draft Infrastructure Plan in support of the Deposit LDP, alongside other specific LDP background papers on Affordable Housing Viability, Education, Community Facilities, Open Space and Sustainable Transport.
- 6.5.3 On the basis of the background evidence, the Council considers that the levels of growth proposed and the delivery of the LDP is not dependent on the provision of a major infrastructure projects. Although the phasing of development may be required in specific settlements to ensure that local

infrastructure is in place. Similarly, the Council's site assessment process did not reveal any absolute constraints of development in terms of infrastructure provision or landownership issues to site delivery within the Plan Period.

- 6.5.4 Through the LDP candidate site assessment process the Council has sought to ensure that site allocations within the Deposit LDP are free from major constraints on developments; and has actively engaged with the main infrastructure providers. This has revealed that the main infrastructure restraint is the capacity of the existing sewerage system, however Dwr Cymru Welsh Water have not raised major objections that indicates the delivery of sites cannot be achieved within the proposed Plan Period. In this respect, the provision of infrastructure can be provided by developers prior to planned investment (as investment through DCWW's Asset Management Plans relies on an up-to-date adopted development plan).
- 6.5.5 With regard to the overall level of housing proposed, the LDP will provide for provision of dwellings 9500 up to 2026 and has allocated land for the provision of 7829 dwellings. This would equate to an average annual dwelling completion of 633 units, the deliverability of this will be dependent on the development industry capacity to both construct and sell these, which in itself will be reliant on emerging economic conditions over the Plan Period.
- 6.5.6 Notwithstanding this, since the publication of the Deposit LDP the Council has granted planning permission on a number of sites allocated for residential development, and has secured the necessary infrastructure need to serve the development, alongside developer contributions towards opens space, education, sustainable transport and affordable housing. Additionally, the Council is considering planning applications for a number of sites allocated within the Deposit LDP, and are aware of work being undertaken by developers/landowners in support of future planning applications.
- 6.5.7 Given the assessment of sites and from recent developer activity, the Council considers that the remaining sites identified within the Deposit LDP are developable and free from significant constraints, but also accept that the annual dwelling target will be determined by external factors outside the Council's influence.

6.6 **Spatial Distribution of Housing (LDP Strategy and Policy MG 2)**

- 6.6.1 A total of 247 representations were made in regard to the general housing allocation under MG2. Of these, 195 were objections and 46 were in support.
- 6.6.2 Of those objecting specifically to the distribution of housing, these were made in relation to the housing allocations proposed for minor rural settlements, and amongst others, included representations from the Welsh Government who considered that further additional clarification was sought on the distribution of housing.

6.6.3 The Welsh Government also noted that the level of housing allocations in Barry in the DLDP was lower than that previously allocated in the withdrawn 2012 LDP, and that the spatial distribution may be in conflict with Objectives 2 and 3 of the DLDP and further housing allocations may be required in Key and Service Centres.

Council's Response

6.6.4 As stated in section 4 above, the Council's Settlement Hierarchy has been refined from that defined within the Council's previous development plans, and it seeks to direct development to those settlements that offer a range of services and facilities relative to their position within the hierarchy, alongside the future growth aspirations of the LDP Strategy. In this regard the Council considers that the distribution of housing across the Vale accords with the hierarchy. This can be seen through the majority of development (91%) located within the top three settlement tiers (Key Settlement, Service Centre and Primary Settlement).

6.6.5 Within the Minor Rural Settlement category there is a broad spectrum of settlements, in terms of spatial size and resident population. Consequently, the Council is of the view that representations which object to the disproportionate level of housing within a specific settlement, and those which compare the number of houses proposed within one settlement to that in another have not taken into consideration the physical capacity of each village within the hierarchy to accommodate additional housing or their physical, environmental and infrastructure characteristics.

6.7 The distribution of housing growth apportioned to each settlement category in the hierarchy, is detailed within the Housing Land Supply background paper (2013). This indicates that Barry accommodates 30% of housing provision; the Service Centre Settlements 21%, Primary Settlements 37% and Minor Rural Settlements 12% (or 9% excluding the brownfield redevelopment allocation at Culverhouse Cross).

6.8 The location of development and growth areas identified within the LDP has also been informed by and assists in delivering the overall LDP Strategy and Objectives. The Strategy forms an important part of the Plan and consideration must be had to this in the location of future development to ensure delivery of the Strategy through polices and allocations of the Plan. In this respect, the LDP Strategy is comprised of four key elements; "To promote development opportunities in Barry and the South East Zone, the St Athan area to be a key development opportunity and Cardiff Airport a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development". The settlements identified within the Settlement Hierarchy and site allocations therefore have regard to and assist in delivering the overall Strategy of the Plan.

6.9 Whilst the proportion of development across the Vale has been set out by Settlement Hierarchy tier, consideration should be also given to the Strategy areas which will be key to ensuring delivery of the Plan and its Objectives. For

example, half of the identified allocations are located within Barry and the South East Zone which is identified as a key element of the LDP Strategy. This area contains three Primary Settlements. Therefore, in comparing the proportion of growth for individual tiers of settlements, consideration should also be had to the number and location of these settlements. Given the existing transport links with Cardiff and the predominantly rural nature of the Vale it is considered the level of growth allocated within the Service Centre and Primary Settlements is appropriate and necessary to ensure delivery of the Plan's Strategy and Objectives.

- 6.9.1 With regard to representations rising concerns over the differences in the distribution and level of housing proposed when compared to the previous withdrawn Deposit LDP in 2012 the Council considers that the replacement Deposit LDP provides for a more suitable range of deliverable sites which is supported by further work on infrastructure planning and assessments of the potential impact of development sites.
- 6.9.2 In relation to the site to the north of Weycock Cross which was previously identified for 500 dwellings in the withdrawn LDP (MG2 4), strong objections were made by NRW in respect of a formal planning application (2013/00351/OUT) on the grounds of the loss of an important species rich habitat. This resulted in Welsh Government serving a remediation notice under Regulation 26 of the Environment Impact Assessment (Agriculture) (Wales) Regulations 2007 against works undertaken on the land, which required the land to be restored through appropriate management for a 10 year period (to 2023). In light of these matters, the Council has sought to identify suitable sites elsewhere within the Vale, including additional brownfield sites within Barry to accommodate the Council's identified housing requirement and sites such as Land West of Darren Farm, Cowbridge which deliver key infrastructure.
- 6.9.3 Accordingly, the Council considers that the distribution of housing across the Settlement Hierarchy is based on a sound rationale which supports the delivery of the LDP strategy and the longer term viability of settlements considered capable of supporting sustainable growth.

6.10 **Loss of Best and Most Versatile Agricultural Land**

- 6.10.1 Objections have been raised to the loss of agricultural land as a result of the housing allocations identified within the DLDP, including objections from the Welsh Government. In objecting to housing allocations on green field sites, objectors state that the Council should give priority to brownfield site developments, with specific reference made in many representations to the development of a new settlement at Llandow.
- 6.10.2 The Welsh Government also raised concern over the amount of green field land allocated in the Plan and while acknowledging that development of green field land will be required to meet the identified housing requirement, the selection of sites should be fully justified.

Council's Response

- 6.10.3 Through the candidate sites submissions stage, the Council received some 420 sites for consideration, the majority of which were located in rural locations and on green field land, which given the rural character of much of the Vale of Glamorgan is unsurprising.
- 6.10.4 In respect of preserving agricultural land through the identification of a new settlement in Llandow, a new settlement option was considered as a part of the strategy development for the LDP and discounted on a number of grounds including, it would not address the affordable housing issues or provide housing in areas of need within the Vale of Glamorgan, it would not address local employment issues and could undermine existing areas of employment, it was unlikely to be sustainable and could adversely impact on the vitality and viability of existing nearby settlements and could have adverse impacts on biodiversity, landscape and water resources. Further details on this are set out in the Council's Sustainability Appraisal Revised Options Appraisal Background Paper (March 2009).
- 6.10.5 In identifying land to meet the identified housing requirement, priority has been given to the development of suitable and developable sites within existing settlements, with priority being given to developable brownfield sites. In this regard the Policy MG2 - Housing Allocations, allocates 18 brownfield sites for housing capable of accommodating approximately 3,030 dwellings or 39% of the total housing allocations. However, as the availability of brownfield sites is insufficient to meet the assessed housing requirement for the Vale of Glamorgan, it has therefore has been necessary to accommodate housing growth through the expansion of existing settlements on green field land.
- 6.10.6 In selecting suitable sites for development, the Council has sought to clarify the agricultural quality of the allocated sites, and has worked closely with the Welsh Government's Natural Environment and Agriculture Department to ascertain the quality of land for allocated sites. From this work the Council has been able to determine that the majority of land allocated within the DLDP is categorised as grade 3b or lower and has also sought to exclude areas of 3a grade land (Best and Most Versatile (BMV)) from development. Additionally, in limiting the loss of BMV land, Appendix 5 of the DLDP identifies those sites where agricultural land has been verified by the Welsh Government and where a further detailed agricultural land assessment is required to verify the grading of the land.
- 6.10.7 In responding to the representations made to the DLDP on this issue, the Council has prepared further information on the agricultural land grading of the sites included within Policy MG2 which illustrates that of the 46 sites allocated only 7 sites totalling 24.38 hectares or 8.34% of the total sites identified have been identified as having an ALC of 3a or above. This is based

on available mapped data, comments provided by the Welsh Governments Agriculture and Rural Affairs Department (subject to detailed agricultural land grading) and agricultural land surveys submitted in support of planning applications or as additional information in support of DLDP allocated sites.

6.10.8 When comments provided by the Welsh Governments Agriculture and Rural Affairs Department in respect of the probability of the residual 7 sites being BMV are taken into consideration a further 9.3 hectares of land have a low probability of being of BMV. This leaves only 15.08 hectares or 5.16% of land allocated within the Deposit LDP as being possibly BMV agricultural land. Further details can be found in the Council's Agricultural Land Classification background paper (2015).

6.10.9 Consequently, the Council is of the opinion that in identifying the housing allocations listed in DLDP it has sought to ensure that priority is given to brownfield developments, and where greenfield sites have been required these have been limited to those of lower quality, that is grade 3b and below consistent with the National Planning Policy Wales.

6.11 Site Specific Objections (Policies MG2)

6.11.1 Of the representations made to the DLDP, the majority of representations were made in relation to the site specific housing allocations as identified within DLDP Policy MG2. Of the 1460 representations made in respect of site specific allocations under policy MG2 (i.e. sites MG2 (1 - 46)). Of these, 37 were in support of the housing allocations identified and 1394 raised objections to and/or sought the deletion of one or more of the identified housing allocations. The Residential Allocations – Summary and Council's Composite Response report provides a summary of the objections raised on each housing allocation, alongside the Council's comprehensive response to the issues raised which are in summary:

- Negative impacts of new development on the existing transport network (especially congestion), natural environment, air quality, flooding, agricultural land, built environment/ heritage aspects and impacts on adjacent areas;
- Concern that sufficient supporting infrastructure would not be provided ('community infrastructure' as well as transport/sewers etc.) or provided too late. Related to this, reference was also made to existing facilities (e.g. schools, sewers and doctors surgeries) being at or over capacity and unable to cope with existing pressures.

Council's Response

6.11.2 The DLDP includes a range of policies that provide a framework for how the Council will manage new development; including consideration of phasing, and necessary infrastructure needs to support site deliverability (refer also to section 6.4 above).

- 6.11.3 In preparing the DLDP, the Council has consulted with statutory infrastructure providers to ensure that any infrastructure capacity issues were identified and where necessary adequate arrangements put in place to ensure infrastructure provision. Further discussion on deliverability is included in 6.5 above. Similarly, the Council's background documentation seeks to identify the potential impact of development on the existing highway network, potential flood risk and to safeguard nature conservation interests.
- 6.11.4 From this, the Council are of the view that concerns raised through the consultation can be appropriately addressed through the formal planning application process, where detailed proposals will be available and where further site specific assessment will be required to ensure that the new developments proposed address the matters raised.

6.12 Justification for Housing Development within Settlements (LDP Settlement Hierarchy and Policy MG2)

- 6.12.1 Objections to housing allocations have cited the lack of evidence to support the need for the level of housing proposed within the identified settlements. In making these objections, representations make reference to the Council's Rural Affordable Housing Needs Assessment (RHNA), which suggests a lower need for affordable housing in specific rural settlements.

Council's Response

- 6.12.2 The identified housing requirement is for the Vale of Glamorgan as a whole, and as such the Council has sought to meet this requirement through the provision of housing within and adjoining existing settlements, and in accordance with the approved Strategy and LDP Settlement Hierarchy.
- 6.12.3 The Vale of Glamorgan 2010 Local Housing Market Assessment (LHMA) provides the most up-to-date assessment of housing needs within the Vale of Glamorgan and this indicates that within the rural housing market areas there is an affordable housing requirement of 45 dwellings per annum. The LHMA is supplemented by the RHNA, which refines the affordable housing needs within rural villages identifying an annual requirement for 250 affordable dwellings between 2010 and 2015. Additionally, Appendix A5 of the RHNA seeks to identify the overall housing requirement across all tenures (market and affordable housing) between 2010-2030 and this projects a requirement for the rural Vale of some 3,266 additional market dwellings, 370 intermediate tenure dwellings and 1,372 social rented dwellings (Tables A5.4-A5.6 refers).
- 6.12.4 Accordingly, the Council considers that in meeting the overall identified housing requirement for the Vale of Glamorgan, the distribution of housing within the Deposit LDP will assist in meeting the future housing requirements across the Vale and for urban and rural areas, thereby ensuring their long term viability and sustainability.

6.13 Residential Development in Key, Service Centre and Primary Settlements (Policy MD5)

6.13.1 Policy MD5 identifies six criteria to assess development within the settlement boundaries. Small scale affordable housing development will be favoured if considered to be appropriate 'rounding off' of settlements and not within Green Wedges, provided proposals are consistent with MD2 and MD3.

6.13.2 There were 43 representations, of which 21 were objections and 21 were in support and there was 1 comment. Of the representations in support for the policy, 14 of them were in support of the settlement boundary excluding the site at Weycock Cross, Barry.

6.13.3 In terms of the objections, 8 were seeking the inclusion of particular sites within the settlement boundary. There were 9 objections in relation to the identification of Sully as a primary settlement within the text of Policy MD5. There was one objection seeking the removal of the play area at Seel Park from within the settlement boundary. One objection under this policy sought the inclusion of settlement boundaries for minor rural settlements.

6.13.4 A further objector stated that the wording of the last paragraph in the Policy referring to the development which constitutes 'rounding off of the edge of settlement boundaries' was contradictory to the settlement boundaries. Another objection stated that the reference to windfall developments in 7.25 was unrealistic.

Council Response

6.13.5 The Council has considered the merits and appropriateness of maintaining settlement boundaries for those identified in the LDP Settlement Hierarchy. Within larger settlements, maintaining settlement boundaries would ensure that the priority is given to the delivery of the LDP housing allocations which could be undermined by potential future edge of settlement windfall developments. This could include disproportionate or large scale windfall development proposals in areas of high development pressure or in otherwise sensitive locations. The Council therefore considers that the settlements boundary policy should not be amended as sufficient and appropriate housing land has been identified in the LDP.

6.13.6 Equally it is the Council's view that Sully should be retained as a primary settlement and identified in Policy MD5 as the Sustainable Settlement Appraisal identified it has a range of facilities and services which justified this classification.

6.13.7 The Council has considered the merits of settlement boundaries in accordance with TAN6 and PPW. It considered that settlement boundaries

for minor rural settlements would create a presumption in favour of development within the boundaries, practically for infill development, as well as potentially over inflated land values around the boundaries. As Policy MD6 sets out the criteria for assessing development within minor rural settlements, it is considered that no further amendments should be made to the settlement boundary policy.

6.13.8 The Council agree to amend the last paragraph of the Policy to make reference to small scale affordable residential development rather than just small scale development.

6.14 Development within Rural Areas (Policies MD6, MD12 and MD13)

6.14.1 There are three policies relating to housing developments in rural areas: Policy MD6 identifies criteria for assessing minor rural developments, Policy MD12 sets out criteria for assessing proposals for the conversion and renovation of rural buildings and Policy MD13 identifies criteria for assessing proposals for dwellings in the countryside.

6.14.2 There were no representations relating to Policy MD13 and only one objection to Policy MD12. The objector sought removal of the wording 'without substantial reconstruction' from criterion 3 as it restricts the ability of the owner to reconstruct to the original appearance. No changes were recommended as the Council considered that this clause is to restrict the reconstruction of derelict buildings that are in such a poor condition that the development would constitute new development in the countryside.

6.14.3 In terms of Policy MD6, there were 8 representations, of which 7 were objections and 1 was a comment.

6.14.4 The objectors seek the reinstatement of residential settlement boundaries in minor rural settlements on the grounds that their removal would result in sporadic uncontrolled development within the countryside which would unacceptably affect the character of the rural settlements. The Welsh Government and others also sought clarification on the Council's rationale for not identifying residential settlement boundaries around minor rural settlements, indicating that this could result in additional housing sites in less sustainable locations.

Council Response

6.14.5 While the Council acknowledges that settlement boundaries are a widely accepted and useful planning policy tool for managing development by enabling local authorities to distinguish between existing built up areas and countryside, there is no specific requirement within national planning policy for Local Planning Authorities to identify settlement boundaries when preparing development plans. Where references are made to settlement boundaries within PPW these are made within the context of safeguarding the countryside and encouraging sustainable development, with best practice advocating directing new development either within or in close proximity to

existing sustainable settlements. The application of settlement boundaries therefore allows local planning authorities to define what constitutes “within or close proximity”.

6.14.6 However, TAN 6 Planning for Sustainable Rural Communities (July 2010) recognises that in rural areas settlement boundaries can limit the provision of housing to meet local needs, advising at paragraph 2.26 that:

“In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries”.

6.14.7 Within this Policy context the Council has considered the merits and appropriateness of maintaining settlement boundaries for those settlements identified in the DLDP Settlement Hierarchy. The Council acknowledges that maintaining settlement boundaries can provide a long standing approach to restricting inappropriate expansion of development into the countryside, and provides certainty to communities, landowners and developers as to where the Council wish to see future development occur. Within the larger settlements, maintaining settlement boundaries would ensure that priority is given to the delivery of DLDP housing allocations which could otherwise be undermined by potential future edge of settlement windfall developments. This could include disproportionate or large scale windfall development proposals in areas of high development pressure or in otherwise sensitive locations.

6.14.8 However, one of the key disadvantages of settlement boundaries is that this creates a general presumption that development within residential settlement boundaries is acceptable. In rural settlements this is particularly problematic as it places undue pressure on infill development which can impact on the rural character of the settlements, many of which in the Vale of Glamorgan contain rural conservation areas. Additionally, this presumption in favour of development artificially increases land values within boundaries compared to those outside of the settlement boundaries and also creates “hope values” on land adjoining settlement boundaries (i.e. land that could be included sometime in a future plan review or as a potential “rounding off” development site). The latter reduces the opportunities for “rural exceptions” affordable housing, and increases the affordability gap in rural settlements as the supply of housing land is restricted. This is considered likely to be a key reason for a limited number of rural exception sites for affordable housing being proposed and delivered over the life of the Unitary Development Plan.

6.14.9 Furthermore, whilst providing more certainty on locations likely to be acceptable for most forms of development, especially housing, residential settlement boundaries should not be considered as a strait jacket to all forms of development. Policies in PPW and those in the Adopted UDP and DLDP allow in principle, some forms of development on the edge of a minor villages which are outside but adjacent to the residential settlement boundary (such as proposals for affordable housing, community facilities and rural employment). Likewise it is not always the case that sites/proposals on land within a

settlement boundary are suitable for development, which highlights the case that proposals for new development are simply not determined on whether a site falls within or outside a boundary line drawn on a plan. In this respect, such proposals are considered within the wider context of the site itself alongside other factors such as character of the surrounding area, adjoining uses, and the provision of adequate amenity space, and safe and suitable access.

6.14.10 In light of these factors, the DLDP has proposed settlement boundaries around the Key, Service Centre and Primary settlements which as detailed above are the focus of the majority of future development opportunities. For the Minor Rural Settlements, alongside a number of housing allocations, the DLDP utilises a criteria based approach for the assessment of future development proposals (Policy MD6 – Development within Minor Rural Settlements). The aim being to ease development pressures within Minor Rural Settlements by allowing “windfall” developments to come forward where considered appropriate on a case by case basis, whilst safeguarding the countryside from inappropriate development. This is particularly the case for those settlements within the hierarchy where housing allocations have been identified.

6.14.11 Notwithstanding this, Policy MD6 maintains the ability for the Council to restrict inappropriate expansion of development in the countryside, proposals which would have a detrimental impact on the existing settlement or on the wider area. This approach is set out within Policy MD6, Criteria 1 to 5, and is reinforced at paragraph 7.30 of the DLDP which states that:

“New development should therefore demonstrate a distinct physical or visual relationship with the structures that comprise the settlement. For example, new development should share an existing property boundary or be closely related to existing buildings so as to maintain and strengthen the settlement form. A strong visual relationship is also important, and proposals for new buildings that are divorced or unrelated to the existing properties or settlement or which present an incongruous or large scale extension will not be permitted”.

6.14.12 The criteria contained within Policy MD6 have been developed to reflect the material considerations that the Council would need to consider if settlement boundaries were maintained, for example relating to its impact on the countryside and character of the settlement. This enables development proposals within Minor Rural Settlements to be considered on their own merits rather than considering whether a potential development site lies within or outside a settlement boundary. Indeed, it should be noted that UDP Policies HOUS2 and HOUS8 allow for appropriate small scale development adjacent to settlement boundaries when assessed against other criteria based policy within the plan. It is considered that the criteria proposed within Policy MD6 are sufficiently detailed to control and manage development proposals within Minor Rural Settlements and have been significantly enhanced from those previously utilised.

6.14.13 It is therefore considered that Policy MD6 maintains the ability to appropriately manage new development proposals without imposing the restrictive approach of using settlement boundaries to control future development. This allows for appropriate small scale development within Minor Rural Settlements to be considered on individual merit rather than restricting new development opportunities to a limited number of small-infill and rounding-off plots within and adjoining the defined settlement boundary. This will allow the character of existing settlements to be safeguarded and assist in meeting local housing needs in rural villages, thereby supporting their longer term viability. Therefore, the proposed change is not considered to be required to ensure the soundness of the LDP.

6.14.14 The Council also wish to highlight that similar approaches to the management of rural settlement developments and the removal of settlement boundaries has been proposed within Local Plans in England, notably the Cornwall Local Plan (2010-2030) and the Wiltshire LDF Core Strategy (2011).

6.15 Affordable Housing (Policies SP4, MG4 and MD11)

6.15.1 A total of 49 representations were made in regard to the DLDP affordable housing policies (SP4, MG4 and MD11) of which 31 were objections, 10 in support and 8 were comments.

6.15.2 Objections were made in relation to the use of minimum site threshold requirements of 30 and 35% with Policy MG4 and seeking a change to Policy MG4 by way of setting a target of 30 and 35% so that individual site viability can be considered. Representations submitted by the Home Builders Federation and others also challenged relevance of the Council's viability evidence on the grounds that the Affordable Housing Viability Assessment (AHVA) was undertaken in 2010 and should be reviewed to take into account matters such as changes to building regulations, mandatory sprinklers and land values.

6.15.3 The Welsh Government also raised similar concerns in respect of the Council AHVA, as well as matters associated with the implementation of Policy MG4 (such as the appropriateness of minimum requirements rather than a 'target' for affordable housing), and sought clarification on the level of affordable housing requirement over the Plan Period. Representations made in relation to site specific representations also challenge the need for affordable housing in rural areas with references made to the apparent low levels of need identified in the Council's Rural Housing Needs Assessment (2010).

Council's Response

6.15.4 The Council has updated its affordable housing viability evidence base to September 2014. The updated approach has reference to latest guidance including Planning Policy Wales, the RICS and Harman viability guidance and

to related precedent in England. Updated development costs and house prices have also be considered as part of the viability appraisal.

6.15.5 In relation to representations made to use the minimum threshold requirements, the report recommends that the Council should amend policy MG4 so that the affordable housing requirement is set as a targeted requirement to enable potential land value to be considered against local market circumstances. This will be considered as part of a Focused Change to LDP policy MG 4 and as part of the Examination.

6.15.6 Elsewhere the review has considered the matters raised by the Home Builders Federation and details of these are set out in responses to representor number ID31. As a result of this review of the AHVA evidence, the report indicates a marked increase in viability within the Vale of Glamorgan, and recommends that the Council should increase the affordable housing targets set out in policy MG4 from 30% to 35% in the Rural South (including Llantwit Major, Rhoose and St Athan) and in the Rural, East Vale and Penarth from 35% to 40% affordable housing requirement. Affordable housing targets in Barry are recommended to remain at 30%. In line with the viability evidence the Council are proposing an amendment to policy MG4 as a Focused Change to the DLDP. Further consequential amendments will be required to Policy SP4 to take account of the potential increase in affordable housing that could be delivered during the LDP period.

6.15.7 With regard to clarification on the overall affordable housing requirement for the Vale of Glamorgan, an updated Local Housing Market Assessment is currently being prepared by the Council. It is understood this will be published in summer 2015 and statement responding to the new evidence will be issued in due course to inform the Examination of the LDP.

6.16 Gypsy and Traveller Accommodation (Policies MG5 and MD 18)

6.13.1 In total 357 representations were received in respect of Policy MG 5 and MD 18; of these 350 raised objections to the policies, 6 provided comments and 1 expressed support for the Policies.

6.13.2 The majority of objections were received by residents of the local area who considered the proposed site at Hayes Road, Sully to be unnecessary and unacceptable and sought its deletion from the Plan. A variety of issues were cited about the unsuitability of the site to house a gypsy and traveller site but generally these could be summarised to include, the impact of the site on the local environment, neighbours and businesses; concerns raised in respect of the sites location to areas of flood risk and hazardous chemicals; the lack of access to local services and facilities and that more suitable alternative sites existed within the Vale of Glamorgan to accommodate the identified needs for gypsy and travellers. More general concerns were expressed in relation to the current status of the site and how it would be funded or proposed alternative uses for the site such as allotments or public open space.

6.13.3 Of the representations which proposed new or alternative sites within the Vale of Glamorgan a large majority identified an existing tolerated site to the East of Llangan as a more appropriate and deliverable site to meet the identified need than the site in Sully. Other alternative gypsy and traveller sites suggested included new sites at the Council's Alps Depot in Wenvoe; Land at Ffordd y Mileniwm in Barry as well as a number of sites within the rural Vale that had appeared within the Council's Gypsy and Traveller Site Assessment background paper (2013).

6.13.4 A small number of representations suggested alternative uses for the proposed site allocation at Hayes Road including community uses for allotments, an equipped play area, public open space and residential development.

6.13.5 Policy MD18 generated a small number of objections with the main concerns being expressed by the Welsh Government who considered that aspects of the criteria based policy did not comply with national policy guidance and unfairly penalised future proposals for private gypsy and traveller sites. The remaining objections sought to delete cross references to the Sully site from the policy which they felt gave added weight to the site allocation within Policy MG5.

Council Response

6.13.6 Policy MG5 of the DLDP has identified the site at Hayes Road to meet the accommodation needs of Gypsy and Travellers over the Plan Period. The allocation of the site is based on the evidenced need identified in the Gypsy and Travellers Accommodation Needs Assessment (Sept 2013) undertaken by experienced independent consultants Opinion Research Services Ltd and the site has been identified by the Council through the information contained within the Council's Gypsy and Traveller Site Assessment background paper (Sept 2013).

6.13.7 In allocating the site at Hayes Road, the Council has considered its relevant planning merits (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Sully site is the most appropriate to meet the needs identified. In allocating the site in the DLDP, the potential impacts that development would have on adjacent land uses, access to services, environmental constraints and other planning designations have all formed a consideration and the Council is of the view that such detailed issues can be addressed through sensitive site design and appropriate site management arrangements.

6.13.8 In respect of site delivery, in the current economic climate the Council is realistic in its approach to the funding and would primarily look to the Welsh Government for support through the annual round of the Gypsy and Traveller

Sites Capital Grant programme. This has been specifically established to enable the development of new sites and to undertake refurbishment work at existing local authority Gypsy and Traveller sites across Wales. While the Council accepts that this is a relatively small funding stream when distributed across all Welsh local authorities, it believes that it is the only significant funding available for future site development. Delivery costs will become clearer once detailed site analysis has been undertaken. Provision of a Gypsy and Traveller site where there is an identified local need will become a statutory duty in Wales when the Housing Bill is introduced. While the Council's Capital Programme may also be a potential funding source, the contribution towards delivering such a scheme will need full consideration by the Council when the full extent of the site development costs are known.

6.13.9 In relation to other representations received, those providing comments generally requested clarification on the issues that have been summarised and responded to. Dwr Cymru Welsh Water (2312/1/6) provided additional comments regarding water and sewerage infrastructure to accommodate the proposed development. Their representation considers that existing water and sewerage infrastructure would be able to accommodate demands from this site but a small amount of new off-site and/or on-site water mains and sewers will be required, which can be provided under the requisition provisions of sections 41-44 and 98-101 of the Water Industry Act 1991.

6.13.10 The Vale of Glamorgan Overarching Housing Forum supported the Policy in meeting the identified need for gypsy and traveller pitches. It was noted that providing pitches where there is an identified need will become a statutory duty in Wales when the Housing Bill is introduced in 2015.

6.13.11 In summary, the Council considers the need for the development to be justified as set out in the Gypsy and Traveller Accommodation Needs Assessment background paper (2013). The issues raised have been responded to by the Council and it is considered that the site is appropriate and can be delivered as set out in the Deposit LDP. Additional information on site specific issues is also set out in the Gypsy and Traveller Site Assessment background paper (2013). Therefore, no changes are considered to be required to ensure the soundness of the Plan.

6.14 Housing Density (Policy MD7)

6.14.1 Policy MD7 identifies minimum housing densities for all developments and sets criteria for permitting development if lower density levels are sought. There were 9 representations, of which 8 were objections and there was 1 comment.

6.14.2 Five of the objections were concerned with the density requirements. Three felt that the text should support proposals that make the best use of land at higher densities and two felt that setting a minimum density was too

restrictive given potential site constraints set out in criterion 2 and opportunities for lower density developments (e.g. bungalows).

- 6.14.3 There were two objections recommending including reference to the mix of housing tenures as well as types and sizes in paragraph 7.36.

Council Response

- 6.14.4 The Council considered that as Policy MD7 had not identified an upper limit of housing densities, amendments to text to encourage higher housing densities were not required. In terms of objections to the minimum housing density levels, the Council consider the Policy to be sufficiently flexible, however recommend changing the wording of criterion 2 to 'previously unknown constraints' with 'significant constraints' as it is considered that the nature of the constraint is more important than the knowledge of its existence.

7 Employment (Policies SP5, MG9, MG11, MD15, MD16 and MD17)

- 7.1 Policies SP5: Employment Requirements and MG9: Employment allocations of the DLDP set out the Council's requirement for employment and its priorities for its delivery. Where possible land has been allocated for employment proposals, which support the strategic objectives of the LDP. The policies detail a range of employment schemes which seek to serve the economic, social and environmental needs of the Vale of Glamorgan in a sustainable manner. Policy MG11 sets out in more detail on the employment land allocation at the J34, M4 (Hensol) strategic employment site.
- 7.2 Policy MD15 seeks to manage the development of employment proposals by controlling development outside employment areas identified in Policy MD9, Policy MD16 seeks to protect employment land from non-employment uses and Policy MD17 sets criteria for assessing small scale employment uses that promote rural enterprise.
- 7.3 Together the employment policies generated a total of 60 representations with 39 being objections, 10 being in support and 11 was a comment. No representations were received for Policy MD17.
- 7.4 In respect of Policy SP5 there is a marginal difference between objections (4) and supports (3). The majority of objections raise concerns that the employment provision detailed within the Plan has been overestimated and the figures produced are inaccurate and should be recalculated and the number of allocations reduced as a result.
- 7.5 Under Policy MG11, one objector sought the deletion of the employment site from the plan. Two objectors sought clarification on the restrictions and location for employment and regional employment land. There were other objections which although in favour of the allocation, sought minor

amendments including deletion of reference to 'significant constraints' in 6.70, mineral safeguarding and high quality in 6.71, as well as reference to be made to ancillary uses. One object sought the boundary to be amended to reflect the development proposals for the site.

- 7.6 With regard to site specific issues, Natural Resources Wales raised specific concerns regarding environmental and ecological constraints associated with MG9 (1) Land South of Junction 34 Hensol, and flooding constraints affecting site MG9 (4) Atlantic Trading Estate.

Council's Response

- 7.7 With regards to the objections to the total employment requirement being overestimated, the Council has used the best available evidence which is found within the Employment Land and Premise Study Background Paper. The basis for the employment requirement is in line with national policy which states "*Plans and decisions should also be based on up-to-date and locally specific evidence which demonstrates the suitability of the existing employment land supply in relation to the locational and development requirements of business*" (PPW p.103, para. 7.2.1).
- 7.8 The total area of land allocated for employment purposes has been defined as either Strategic or Local to reflect the different employment needs they serve. Within the study the overall identified land supply is 480Ha (366Ha Net) with 433.5Ha allocated for Strategic employment and 53Ha allocated for Local employment needs. The three Strategic sites identified within the LDP consist of 2 Regional Enterprise Zones at St Athan and Cardiff Airport, and are supported by Welsh Government. The third site is the former Bosch site at Junction 34 M4 in the ownership of Renishaw who acquired the site in 2011, and are proposing to expand operations at the site, alongside further additional employment uses. Considering the current status of the proposed sites, there is a clear rationale for the inclusion of these sites within the employment land supply identified within the LDP.
- 7.9 The local employment requirement of 52.84 ha is based on the assessment of historic employment land take up, and again this is fully justified within the findings of the Employment Land and Premises Study (2013). This supply includes existing employment sites within the Vale of Glamorgan, which the Plan seeks to promote and safeguard to ensure that there is appropriate supply of land to support future local employment opportunities.
- 7.10 With regard to deliverability of employment allocations under Policy MG9 the Council have considered the need for additional infrastructure in consultation with the relevant agencies and are confident that the constraints identified under Appendix 6 of the DLDP can be mitigated and would not adversely affect the deliverability of the site.

- 7.11 In respect of the strategic employment allocation of Land to the South of Junction 34 M4 Hensol, this is an existing long established employment site which was originally developed by Bosch with financial assistance from the former Welsh Development Agency as part of a major regional inward investment programme that recognised the strategic importance of development along the M4 corridor. No specific areas have been allocated for the strategic and local employment land, as it is considered that this approach would unduly restrict future development proposals for the sites. In terms of the minor text amendments to Policy MG11 the Council consider it unnecessary to alter the plan to ensure its soundness. The Council agrees to amend the overall site boundary to reflect the development proposals for the site as part of a Focused Change. Whilst the gross site boundary is amended the net developable area is amended from 28.26 hectares to 29.59 hectares.
- 7.12 Finally, in respect of concerns regarding the concerns raised by NRW, it is important to the note that this issues raised will be carefully considered during the planning application stage to ensure any potential impacts are identified and appropriate mitigation and management measures included. In this respect it is considered the net developable area identified is reasonable and that there is sufficient scope within the overall site boundary to ensure its delivery. Additionally, in respect of flooding matters associated with Policy MG9 (4) Atlantic Trading Estate, whilst these are established industrial and employment sites the Welsh Government in January 2015 issues revised DAM Flood Risk Maps. These indicate that DLDP employment allocations at Atlantic Trading Estate are largely excluded from C2 flood zone areas.

8 Transport (Policies SP7, MG16)

- 8.1 Policies SP7 - Transportation and MG16 - Transport Proposals of the DLDP set out the Council's priorities and where necessary, safeguard land for transport proposals which support the strategic objectives of the LDP. The policies detail a range of transport schemes which seek to serve the economic, social and environmental needs of the Vale of Glamorgan.
- 8.2 Together the policies generated 264 representations of which 226 were objections, 16 were in support and 22 were comments.
- 8.3 In respect of Policy SP7 while a small proportion of representations supported individual transport schemes, the majority of representations raised objections to individual proposals or the omission of transportation projects from the DLDP. By far the largest numbers of objections received were to the omission of the Dinas Powys and Llysworney by passes from the Plan and representations sought their inclusion or the protection of the land required for their delivery.
- 8.4 As with Policy SP7, the majority of representations made in respect of Policy MG16 raised objections to the transportation schemes listed with the largest number of objections again criticising the omission of the Dinas Powys and

Llysworney Bypasses from the DLDP, with many representors seeing these schemes as solutions to existing traffic congestion and the inevitable increase in traffic that will be brought about by the level of housing development proposed within the Plan.

- 8.5 Significant concerns were also raised in respect of the allocation of the Northern Access Road intended to serve the proposed Aerospace Business Park and Enterprise Zone in St Athan. Representors generally viewed this as unnecessary and considered that access requirements would be better served by improvements to the existing highway network specifically the Eglwys Brewis Road.
- 8.6 Objections were also received in respect of the proposed bus park and ride facility at Cosmeston (MG16(12)) with representors expressing a variety of concern including the ecological harm that would result from the proposals, whether such a facility would be better located further west in Barry and whether such a facility would be utilised by the commuting public.
- 8.7 Representations also expressed support for the provision of a link road between the A48 and the Llantwit Major Road near Cowbridge which some considered a viable alternative to a Llysworney Bypass, as well as support for the Council's walking and cycling proposals.

Council's Response

- 8.8 The LDP does not promote a specific proposal for a Llysworney Bypass as the Council considers that such a scheme is not deliverable during the lifetime of the Plan, would prejudice other local infrastructure proposals and potentially create undue planning blight. However, Policy MG2 includes a housing allocation at Darren Farm which will provide for 390 houses on the western edge of Cowbridge. The development of the site will be informed by a master plan/development brief and the development will deliver key local infrastructure including a new primary school and a new road on the western edge of the site running between the A48 and Llantwit Major Road which will alleviate traffic pressure both in Cowbridge and at Llysworney. The inclusion of the Llysworney Bypass is therefore not considered to be required to ensure the soundness of the Plan.
- 8.9 The Council considers that while the development of the Dinas Powys Bypass would partially address through traffic issues within the village, it would not address the primary issues which cause this congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely push the issue to another location. Further, the Council does not consider that the Dinas Powys Bypass is deliverable during the life time of the Plan and cannot therefore be included. Notwithstanding the above, the Council considers that the route identified for the Dinas Powys Bypass in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary and future

development in this area which might prejudice any future proposals for a Dinas Powys Bypass, would be resisted by the Council.

- 8.10 In respect of the representations objecting to the Northern Access Road (NAR), associated with the St Athan Aerospace Business Park, the Deposit LDP recognises that highway access to the proposed Welsh Government Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate development and deliver the economic benefits of the strategic employment site.
- 8.11 The NAR was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and has again been identified as an integral part of the proposals for the Welsh Government's designated Enterprise Zone. Whilst alternative highway improvement schemes have been suggested through the LDP consultation, these were also considered and discounted by the Welsh Government and MoD (ABP Planning Statement Chapter 4, application 2009/00501/OUT), concluding that alternative options would not provide the necessary highway improvements required to facilitate the delivery of the Aerospace Business Park and the future employment aspirations of the designated Enterprise Zone. It is therefore considered that the NAR is essential to facilitate development and deliver the economic benefits to the Vale of Glamorgan and wider region.

9 Flood Risk (Policy MD8)

- 9.1 The issue of flood risk was raised through site representations, highlighting concerns of potential increased localised flooding as a result of the development of housing allocations within the DLDP. Comments were also made by the Welsh Assembly Government and Natural Resources Wales in relation to housing and employment allocations identified as being partially within C2 flood zones. These representations indicated that the Council should undertake further investigations to demonstrate that appropriate infrastructure to enable access and egress would be unaffected by the C2 designation on the following sites:
- MG2 (5) Land to the East of Eglwys Brewis, St Athan (250 units)
 - MG2 (7) Land Between new Northern Access Road and Eglwys Brewis (375 units)
 - Land at Hayes Road Sully (Gypsy and Traveller Allocation) 18 Pitches
 - Atlantic Trading Estate (7.3 ha Employment Allocations)

Council's Response

- 9.2 Policy MD8 of the DLDP includes specific references to ensure that future development would not have an unacceptable impact on existing built and natural environments as a result of increased flood risk, stating that "where impacts are identified the Council will require applicants to demonstrate that appropriate measures can be taken to minimise the impact identified to an acceptable level". The Policy reflects advice in Welsh Government Planning guidance TAN15 Flood Risk and helps deliver LDP objectives relating to

flood risk. In this regard the Council has also taken a precautionary approach in the identification of sites through the candidate site process to eliminate any sites which are considered to be highly susceptible to flood risk, including engagement with NRW through the site assessment process.

- 9.3 In response to the comments stating further work is required to assess the impact of flood risk on the proposed developments identified by the Welsh Government and NRW, it is important to note that site specific matters will be carefully considered during the planning application stage to ensure any potential impacts are identified and appropriate mitigation and management measures included. National policy guidance provides a sufficient context in terms of details in Technical Advice Notes to provide a sound basis for such detailed work. It should also be noted that the Welsh Government in January 2015 issued revised DAM Flood Risk Maps that indicates that DLDP employment allocations at Atlantic Trading Estate are now largely excluded from the C2 flood zone.
- 9.4 Therefore, the proposed changes are not considered necessary to ensure that the LDP is sound.

10 Retail (Policies SP6, MG12, MG13, MG14, MG15)

- 10.1 The Retail Policies of the DLDP set out the Council's land allocation for retail floorspace, whilst ensuring the vitality, viability and attractiveness of the Vale's Town and District Centres is preserved (SP6). A retail hierarchy of town centres, district centres, local centres, neighbourhood centres, edge of centre and out of town development is defined (MG12) with particular restrictions on edge and out of town retailing developments (MG13). There is further policy relating to non-retail uses within Town and District Retail Centres (MG14); and within Local and Neighbourhood Retail Centres (MG15).
- 10.2 In total there were only 15 representations; 14 were objections and there was 1 comment.
- 10.3 In respect of Policy MG6, one objection was received requesting the inclusion of all Barry Waterfront development, in particular the retail park in the allocation of retail floorspace. Objections relating to Policy MG12 were received in respect of merging neighbourhood centres (Camms Corner and Castle Court/ the Parade in Dinas Powys) or removing them (Fontygary). One objection sought the allocation of an additional retail site adjacent to Rhoose Railway Station. With regards to Policy MG13 a further objection sought to ensure that all out of town development is refused.
- 10.4 There was one objection to Policy MG15 which recommended that the proposals for Non A1 use of Local Retail Centres to be assessed by considering the effect on vitality and viability rather than 50% threshold. In respect of Policy MG14, further clarification was sought regarding the upper floor uses of Non A1 buildings.

Council's Response

- 10.5 The retail policies have been developed in the light the Town and District Retail Centre Appraisal Background Paper (September 2013) and Local and Neighbourhood Retail Centre Review (September 2013) being prepared which assessed the vitality and viability of these centres and recommended amending boundaries where appropriate. There were no significant issues raised by the objections and therefore the proposed changes are not considered necessary to ensure the LDP is sound.
- 10.6 In Policy MG6, the Council has only identified undeveloped land at Barry Waterfront on the proposals map and no changes were recommended. Given the findings of the Retail Planning Study, it is not considered appropriate to amend any boundaries to Policy MG12 as set out in the background studies.
- 10.7 An omission has been identified in Appendix 8 of the LDP for the boundary of Upper Holton Road Local Centre. It is recommended that the boundary proposed in the Local and Neighbourhood Retail Centre Review background paper be inserted as part of a focused change.
- 10.8 With regards to the Policy MG13, the Council is of the opinion that the policy reflects the 'sequential test' for retail policies, and therefore the proposed changes are not considered necessary to ensure the LDP is sound. Given the evidence in the background papers and within the policies relating to retaining the vitality and viability of retail centres, there are no changes considered to be required to Policies MG14 and MG15 to ensure the soundness of the Plan.

11 Minerals and Waste (Policies SP8, SP9, MG20, MG21, MG22, MG23)

- 11.1 The mineral policies within the DLDP aim to provide for a continued supply of minerals during the LDP period and into the future. This will be achieved through promoting and supporting the sustainable use of minerals and encouraging the use of secondary and alternative resources; protecting existing mineral reserves and safeguarding known resources of aggregate from permanent development as well as safeguarding wharf facilities for the landing of marine dredged sand and gravel; and by maintaining a minimum of a 10 year land bank supply of hard rock through the Plan Period which is in line with national guidance. The DLDP also includes mineral policies relating to buffer zones for mineral working sites and dormant mineral sites.
- 11.2 Together all the policies regarding minerals and waste generated a total of 44 representations with 34 being objections, 6 in support and 4 comments.
- 11.3 In respect of Policy SP9 Minerals there is a large proportion of objections (13) compared to the number of supports (1). The majority of objections raise concerns on whether the Policy has taken in to regard the effect the updated

RTS 2014 will have on overall mineral supply and how this will be met through the Plan Period. Clarification is needed as to how the land bank requirement identified in the draft aggregate Regional Technical Statement (RTS) first review will be met throughout the Plan Period. Furthermore some representations stated concern that there were insufficient mineral resources to meet the intended growth within the plan and more certainty is needed for future extraction by promoting the expansion of existing quarries. There have also been concerns raised on the allocation of mineral safeguarding zones throughout the Vale of Glamorgan and the assessment of proposals within these areas.

- 11.4 With regard to Policy MG21, there is one objection which seeks amendment to 6.131 as it is incompatible with Minerals Planning Policy Wales which allows for new sensitive development where it would be located within or on the far side of an existing built up area which already encroaches into the buffer zone. One objector sought the lieu of the buffer zone to be redrawn to exclude an alternative site and one sought reference to shale gas exploration within the policy.
- 11.5 Regarding to Policy MG23 Mineral Working, objections have been focused on the apparent exclusion of shale gas extraction within the Vale of Glamorgan and how the area will be protected from inappropriate extraction. Other representations related to the identified mineral safeguarded areas and the application of criteria under Policy MG20. These representations also raised concerns regarding the identification of mineral resources on site allocations.
- 11.6 Concerning waste planning within the Vale Policy SP8 Sustainable Waste Management promotes the reduction, reusing and recycling of waste. The Policy details land allocated for in-building waste management solutions at Atlantic Trading Estate, the Operational Port of Barry Docks, Llandow Industrial Estate and on suitable existing and allocated class B2 employment sites. Policy SP8 has received a total of 9 representations, 6 of which were objections and 3 were in support of the policy.
- 11.7 Concerns were raised over the waste capacity requirement for the Vale as the Regional Waste Plan is soon to be revoked which could contribute to out of date figures for the overall capacity. It is also believed that neither Barry Docks or the Atlantic Trading Estate should be allowed for in-building use due to the effect on the surrounding area through noise pollution and the pollution caused by incinerators and ash-processing operations, with concerns over significant fire hazards due to the storage of recyclable materials. Furthermore Policy SP8 does not include criteria for energy efficiency and carbon-emissions which should be in the plan to further promote the Plans strategy for sustainability.
- 11.8 In regard to Policy SP8, representations considered that although it identifies how waste management matters are to be dealt with at a strategic level, it is not clear how such issues are dealt with in managing growth policies and

managing development policies. There does not appear to be a logical flow across the Plan to meet Tests of Soundness C2 and CE4.

Council's Response

- 11.9 With regard to concerns whether the Plan has accounted for the updated RTS 2014, the Minerals Background Paper has been revised in light of this update, with further clarity on the mineral policies provided in the background paper on the deliverability of future requirements for mineral resources. This update included a recalculation of the mineral reserves landbank and was informed by a reserves verification exercise. In response to the need for additional release of mineral resources, the background evidence suggests there is no further requirement needed in the Vale. As a consequence of the publication of the revised RTS the Council proposes the following paragraphs within the DLDP be updated to reflect the revised background paper:
- Paragraphs 5.87 to read: The assessment of the adequacy of the land bank is made in light of guidance contained in MTAN1: Aggregates and in the South Wales Regional Technical Statement on Aggregates,
 - Paragraph 5.88 to be revised in line with the revised mineral 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.
- 11.10 Objections to Policy MG23 commented on the criteria for assessing future mineral workings and considered additional criteria were required for shale gas extraction. Objection was also made to the application of mineral buffer zones under Policy MG21 saying that it was incompatible with Minerals Planning Policy Wales. Other representations related to the identified mineral safeguarding areas and the application of criteria under Policy MG20.
- 11.11 In respect of concerns over safeguarding, the areas that have been displayed to be safeguarded within the Plan have been carried out in accordance with the BGS Minerals Safeguarding Map of Wales. This includes sand and gravel resources which have been portrayed on the LDP proposals map in line with the Minerals Safeguarding Map of Wales. However, safeguarding should not be confused with allocation of resources to be worked and does not prevent permitted development taking place, it merely identifies the resource. The Policy does not seek to safeguard the wharf for mineral resources only; it seeks to safeguard a potential supply route from alternative development. It does not prevent use of the wharf to land other goods and does not affect permitted development rights. The Policy does not conflict with national policy in relation to safeguarding. As mineral resources are finite and are not evenly distributed, knowledge about their whereabouts is essential for making effective and sustainable planning decisions that consider the needs of future generations. Access to mineral resources can be prevented or restricted (sterilised) by non-mineral development and the process of 'mineral safeguarding' ensures that this does not occur unnecessarily when planning

applications are determined. An effective safeguarding system requires the adoption of 'mineral safeguarding areas' and the adoption of suitable policies through which development is managed in these areas. Future development proposals can be assessed against policy MG 20 – Development in Minerals Safeguarding Areas.

- 11.12 In relation to Policy MG21, the Council proposes to amend the wording of 6.131 to read: “Within the buffer zone, there should be no new mineral extraction or new sensitive development, 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.” In terms of the other objections, no justifiable reasons were presented for reducing the buffer zone distance and paragraph 6.140 sets out how the Council will consider applications for unconventional gas including fracking. Therefore the Council does not consider any further amendments to Policy MG21 appropriate to ensure the soundness of the Plan.
- 11.13 Concerning shale gas extraction the Council believes a specific policy on this subject is not appropriate or necessary. This is due to the other policies of the Plan and explanation in paragraph 6.140 which sets out how the Council will consider applications for unconventional gas. Therefore, no change is considered to be required to ensure the soundness of the Plan.
- 11.14 In response to concerns regarding waste and Policy SP8, the Council is of the opinion that LDP satisfies the requirements for waste planning as set out in Planning Policy Wales (Edition 7) in respect of its duties relating to the land use requirements of future waste facilities. However, amendments to the policy are proposed as part of a Focused Change to replace reference to providing specific capacity with reference to the National Collections, Infrastructure and Markets Sector Plan in light of updated policy and monitoring arrangements for waste planning.
- 11.15 The employment sites listed in Policy SP8 - Sustainable Waste Management, are considered to accord with the guidance set out in TAN 21 Waste (2014), paragraph 3.19 which states that:

“Advances in technology and the introduction of new legislation, policies and practices mean that many modern in-building facilities externally appear similar to any other industrial building and internally contain industrial processes or energy generation that may be no different to other modern industrial activities in terms of their operation or impact. For this reason, many general employment sites and major industrial areas are likely to be suitable locations for waste facilities but this will depend on a variety of local factors, including the nature of existing users and the strategy adopted for particular employment sites.” Furthermore, Welsh Government Policy Clarification Note (CL-04-04 1st November 2012) provides further clarification on the issue and the relationship between Regional Waste Plans and the publication of the Collections, Infrastructure and Markets Sector Plan (CIMSP) (2012) in respect of their relationship with development plans. This

states that it is considered that the most suitable locations for new waste facilities are on general industrial areas, and that the 'Areas of Search' information which forms part of the RWP First Reviews remains a useful tool to assist local authorities in identifying sites which are suitable for waste management facilities as its development looked at general development criteria and constraints; the general locational criteria identified in the RWPs also remain relevant."

- 11.16 In respect of the inclusion of renewable energy from waste arisings, it is considered that matter is addressed under Policy MD19 Low Carbon and Renewable Energy Generation, with paragraph 7.86 referencing energy from waste process as falling within these categories of energy. Additionally, it should be noted that the Council's Waste Planning Background Paper contains reference to the publication of the Collections, Infrastructure and Markets Sector Plan (2012), and was updated in 2013 alongside a factual update of existing waste arisings within the Vale of Glamorgan and waste management arrangements.
- 11.17 With regard to how waste management issues will be dealt with in managing growth and managing development policies, proposals for waste management facilities will be assessed against the policy framework set out in the Managing Development section of the Deposit LDP, alongside guidance set out in National Planning Guidance and Technical Advice Note 21 Waste.

12 Renewable Energy (Policy MD19)

- 12.1 Policy MD19 – Low Carbon and Renewable Energy Generation of the DLDP seeks to favour low carbon and renewable energy schemes where appropriate. There are significant opportunities throughout the Vale for a range of small scale renewable proposals, such as micro generation schemes including Building Integrated Renewables (BIR). There are also opportunities for larger scale schemes such as standalone solar farms.
- 12.2 Policy MD19 generated 4 representations all of which were objections towards the proposed strategy on renewable energy.
- 12.3 Concern has been raised over the need for further consideration to be given to locations identified in the Energy Study Assessment documents as potential viable areas or sites for different renewable energy technologies. These areas should be incorporated on the proposals map.
- 12.4 Representations also consider there is an overlap in some of the interests to be protected. Further clarity is therefore required to distinguish what is covered by the terms natural heritage, nature conservation and wildlife within the policy, as well as the term landscape importance. Concerns over the effectiveness of the policy as there is nothing within the plan with which to assess applications for carbon-intensive/non-renewable energy which is a major omission. Furthermore the policy should be reworded to make clear

that applications for carbon intensive/ non-renewable energy will not be supported.

Council's Response

- 12.5 The Council's Renewable Energy Assessment considers the potential of renewable energy production in the Vale of Glamorgan for a variety of technology types. It also sets out the typical constraints for these technologies in the Vale of Glamorgan. For example, interference with radar and aviation communication (associated with Cardiff Airport and MoD St Athan operations) is considered to be a significant constraint for large scale wind turbines and wind farms. The potential and appropriateness for identifying sites for renewable energy production has therefore been considered as part of this assessment process.
- 12.6 Concerning wind energy, the Vale of Glamorgan does not contain any of the Strategic Search Areas (SSAs) identified by TAN 8 (Renewable Energy). PPW, at paragraph 12.9.5, states "*Policies for strategic renewable energy development in areas outside SSAs, if appropriate, should be included in development plans informed by local authority renewable energy assessments.*" Due to the constraints identified, the small scale and type of renewable energy potential identified in the Renewable Energy Assessment it is considered that it would not be appropriate to include such areas on the proposals map and that this is in accordance with PPW.
- 12.7 In relation to strategic sites, the viability of incorporating centralised low carbon and renewable energy schemes, such as district heating networks, and other renewable energy schemes has been considered as part of previous detailed planning applications. These include schemes for the remaining development phases at Barry Waterfront and as part of the St Athan Aerospace Business Park and previous Defence Training College proposals. Notwithstanding this, the provision for a centralised energy centre at the St Athan and Cardiff Airport Enterprise Zone has been identified within the Deposit LDP at paragraph 6.62. This could include use of a Combined Heat and Power (CHP) plant and provides the opportunity for future development proposals to contribute towards the sustainability of their scheme. The Welsh Government has commissioned consultants to prepare a development framework for the St Athan and Cardiff Airport Enterprise Zone and this will provide further details regarding future development proposals at the strategic site.
- 12.8 Policy MD 19, whilst setting out criteria for the consideration of proposed developments, also promotes low carbon and renewable energy generation developments. This includes favouring proposals which provide opportunities for renewable and low carbon energy and / or heat generation to be utilised within the local community.
- 12.9 Energy conservation and renewable energy generation is also required to be considered under the Plan's other Policies such as MD 1 (Location of New Development), MD 2 (Place Making) and MD 3 (Design of New

Development). Therefore, the proposed need for further consideration on site locations and their viability to use different renewable energies is not considered to be required to ensure the soundness of the Plan and therefore do not need to be incorporated on the Proposals Map.

- 12.10 In relation to the concern that carbon intensive/non-renewable energy should be included in Policy MD19 the Council considers that Policy MD 19 is solely concerned with low carbon and renewable energy generation. However, whilst Policy MD 19 permits and favours renewable energy schemes there may be instances where development proposals for non-renewable energy development will be necessary and acceptable in terms of all other planning considerations. In this case, as the LDP should be read as a whole, the Plan's other policies will be used to assess such development proposals. This includes Policies MD 8 (Environmental Protection), MD 2 (Place Making), MD 3 (Design of New Development) or MG 23 (Mineral Working) (for example see paragraph 6.140 under Policy MG 23 which refers to the exploration of hydrocarbons and shale gas). This approach is considered to be in accordance with national planning policy however it should be noted that the specific types and larger scaled energy developments could be assessed under the nationally significant infrastructure projects consenting regime. Therefore, no change is considered necessary to ensure the soundness of the Plan.

13. Community Infrastructure Levy (CIL) (Policy MD4)

- 13.1 Within the DLDP Policy MD4 Community Infrastructure and Planning Obligations seeks to ensure that all developments in the Vale of Glamorgan are supported by appropriate services to meet the needs of the development and of the existing community. This may be through improvements to existing facilities or the provision of new infrastructure. Community infrastructure will be secured through either Section 106 of the 1990 Planning Act, or through levy receipts under the Community Infrastructure Levy (CIL) Regulations 2010.
- 13.2 Policy MD4 generated a total of 29 representations with 15 objections, 5 in support and 9 comments.
- 13.3 Concerns were expressed regarding Policy MD4 and the interrelationship between Section 106 planning obligations and the use of CIL. Clarification on schemes identified in the Draft Infrastructure Plan was also requested. Objectors stated that where funding for related infrastructure is to be sought through planning obligations, the plan should specify the Council's priorities to inform the provision of infrastructure/mitigation and avoid development being unviable.
- 13.4 In respect of community infrastructure, objectors stated that there is inadequate provision in the LDP to manage drainage, flooding, water supply and sewerage to deal with the amount of new development proposed, particularly in the Dinas Powys area. Other objectors stated that there is a lack of consideration to existing infrastructure within the Plan. Furthermore there is no burial land and or planning management policies for burial land are identified in the DLDP.

Council's Response

- 13.5 The interrelationship between Policy MD4 and the Draft Infrastructure Plan, is a matter for detailed consideration at planning application stage as the Council's infrastructure priorities will change from site to site, and over time as other funding streams become available or vice versa. It would be too prescriptive to set this out in the LDP and could cause uncertainty for developers where priorities change or could weaken the Council's ability to negotiate site specific infrastructure provision which is necessary to make development acceptable. Furthermore, development viability varies over time and the proposed policy has been written in light of the Council's experience of delivering infrastructure through planning obligations to date. Further clarification with regards to the Council's infrastructure list will be provided to inform development of the Community Infrastructure Levy.
- 13.6 Policy MD4 states that the Council will seek to secure new and improved community infrastructure, including service and utilities infrastructure, through planning obligations and/or the Community Infrastructure Levy. These matters have been considered when allocating appropriate sites for development and will be considered further when planning applications are submitted to ensure that appropriate infrastructure is provided and the impacts of new development on utilities are fully mitigated.
- 13.7 In respect of burial land, it is listed under the draft Infrastructure Plan as a potential community facility that could be funded through developer contributions. It is considered that burial land and cemeteries can be included within the broad definition of 'community facilities' and that it is an item of community infrastructure where provisions could be sought under the terms of Policy MD 4. No significant changes to Policy MD 4 are therefore considered to be required to ensure the soundness of the Plan. However, a statement relating to development viability has been proposed as part of a Focused Change to Policy MD4 and for clarity it is considered the definition of 'community facilities' on page 144 should be amended to include reference to 'burial land'.
- 13.8 The Council has considered the infrastructure needs arising throughout the Plan Period and as a result of new development, the draft Infrastructure Plan has been prepared alongside the LDP, which has been informed by a series of relevant background papers including:
- Open Space Background Paper (2013),
 - Plan Preparation and Assessment of Flood Risk (2013),
 - Population and Housing Projections Background Paper (2013),
 - Waste Planning Background Paper (2013),
 - Community Facilities Assessment (2013),
 - Education Facilities Assessment (2013),
 - Sustainable Transport Assessment (2013),
 - Transport Assessment of LDP Proposals (2013).

14. Built and Natural Environment

14.1 Overview (Policies SP10, MG17, MG19, MG24, MD9, MD10)

- 14.1.1 Policy SP10 seeks to preserve and enhance the built and natural environment. There are 4 policies in Deposit LDP which relate to the protection natural environment: Policy MG17 designates Special Landscape Areas (SLAs), Policy MG19 seeks to protect Sites of Importance for Nature Conservation, Policy MG24 seeks to conserve and enhance Glamorgan Heritage Coast. All policies seek to protect the designated areas from development which would cause unacceptable harm. Policy MD10 seeks to ensure new developments make a positive contribution to biodiversity interests. Policy MD9 seeks to protect the built and historic environment of the Vale, specifically within conservation areas, listed buildings and within designated landscapes.
- 14.1.2 Policy SP10 had only 4 representations, 3 were objections and 1 was in support. Policy MD9 only had one comment relating to a typographical error. MG 17 had 44 representations in total with 21 in support and 23 objecting. The remainder of the natural environment policies (MG19, MG24 and MD10) had a total of 29 representations: 20 were objections, 7 were in support and 2 were comments.
- 14.1.3 Objections relating to policy MG17 either sought to strengthen the policy wording to ensure development does not harm the SLA or objections sought removal of sites from SLA's to enable sites to be developed. With regards to policy MG19, except for those representations in support of the policy, representations were made to remove the SINC designation from specific sites. There was one representation for policy MG24 seeking removal of a specific site and another representation seeking to extend the policy to cover all area of coastline within the Vale and delete criterion 3.
- 14.1.4 The majority of the representations were for MD10. There were 3 representations in support of the policy, 11 representations seeking to strengthen the wording of the policy and the supporting text and 1 representation seeking to include all statutory designations on the constraints map.

Council Response

- 14.1.5 With regards to Policy SP10 one objection sought to strengthen the policy in terms of protecting the natural environment, another felt there should be a clearer distinction between statutory and local designations and the final objection felt the text should make reference to the positive role a development can make on the landscape.
- 14.1.6 No significant issues were raised under policies SP10, MG17, MG19 and MG24. The Council considers that in preparing the Deposit LDP that thorough

evidence has been prepared and robust criteria have been used to identify the proposed designations. Therefore the Council felt the Deposit LDP addressed them comprehensively so no changes are recommended to ensure the soundness of the Plan.

14.1.7 In terms of Policy MD10 the Council agreed to a number of changes to both the policy wording and the supporting text to take account of the objections. All Statutory designations are to be added to the Constraints map.

14.2 Green Wedges (Policy MG18)

14.2.1 A total of 62 representations were received in respect of Policy MG18 Green Wedges of the DLDP. Of these 35 expressed support for the identification of green wedges within the DLDP, 1 was in support and 26 raised objections to the use of green wedges and specific designations. While a number of representations raised objected to the principle of green wedges and considered that in order to protect the inevitable expansion of Cardiff, the Council should utilise a more permanent protectionist mechanism i.e. a Green Belt, rather than green wedges. The majority of representations received objected to specific green wedges and either sought their deletion or amendment in order to enable future development proposals. A number of objections were received in respect of changes that had been made to green wedge designations that were previously identified within the Adopted Vale of Glamorgan Unitary Development Plan 2011 - 2026. Concerns were also raised over the apparent contradiction between DLDP policies that allocate green field land for development while seeking to protect land through designation such as green wedges.

14.2.2 Notwithstanding the above, there was significant support expressed for the green wedge designations particularly in areas where development had previously been suggested or promoted e.g. North West Barry.

Council's Response

14.2.3 The designation of a Green Belt within the eastern Vale of Glamorgan has been considered in the Council's Green Wedge Background Paper (September 2013) and discounted on the basis that such a designation would be premature in the absence of a sub-regional study into the implications of a Green Belt. This is because a Greenbelt would have implications upon both the growth dynamics of the region and regional sustainability. This position accords with the conclusions and recommendations made by the South East Wales Strategic Planning Group and reflects their recommendation GB4 which recommends that local planning authorities should introduce a package of co-ordinated anti-coalescence and landscape protection measures appropriate to local needs.

14.2.4 These designations are considered by the Council to compliment the Green Belt designations made by Cardiff Council and which further accord with the South East Wales Strategic Planning Group recommendation GB1 which suggests the designation of Green Belts within Cardiff to protect the

landscape to the north of Cardiff. Notwithstanding the above, in the absence of a Green Belt designation, the Council is confident that the suite of policies contained within the DLDP and supported by national planning guidance are adequate to manage the threat of unwarranted urban expansion and protect the countryside of the Vale of Glamorgan.

14.2.5 In respect of specific boundary amendments sought by representors, the Council has undertaken a review of the green wedge designations previously included within the Adopted Vale of Glamorgan Unitary Development Plan 2011 - 2026 and has sought to refine the designations in areas where developments pressure exist or have been removed. The amendments of green wedge boundaries to enable further residential development or to further restrict development is not considered to be based on any significant evidence and are therefore considered unwarranted.

14.2.6 In preparing a LDP, the Council seeks to balance competing objectives and provide housing and employment whilst protecting the environment and local amenity. In this regard the allocations and designations contained within the DLDP are considered to be based on a robust evidence base and will contribute to meeting the economic, social and environmental objectives of the Vale of Glamorgan DLDP.

15. Community, Educational and Health-related facilities (Policies MG6, MG7, MG8 and MG25)

15.1 There are 4 policies in DLDP which relate to the provision of community, educational and health related facilities to meet the demand resulting from the new residential developments: Policy MG6 allocates land for new schools as well as extending or improving existing schools, Policy MG7 allocates land for new community infrastructure as well as ensuring the provision of new or enhanced multi-use community facilities alongside new development, Policy MG8 safeguards land for the expansion of Llandough Hospital as well as ensuring the provision of new or enhanced health facilities, Policy MG25 allocates land for new open space and recreational land as well as enhancing existing open spaces.

15.2 There were 213 representations on these policies; 208 were objections, 3 in support and 2 were comments. 109 of the representations were commenting on the school proposal related to the MG2(20) Land to the north and west of Darren Close, Cowbridge. There were also 79 representation objecting to Policy MG25 (10).

15.3 Objections were received regarding the potential harm to existing businesses and services of co-locating community facilities. Additionally objections were received seeking the provision of community / health facilities to be more definitive, in particular minor and rural settlements. With regards to Policy MG7, objections sought to ensure that new strategic developments considered the provision of new primary and secondary schools.

- 15.4 Objections were received regarding specific sites including under Policy MG6 new school proposed at Darren Farm, the relocation of the Cowbridge Welsh Medium School to the former Cowbridge Comprehensive 6th form block (Policy MG2-18), the traffic generation as a result of a new primary at Upper Cosmeston Farm, Lavernock and under Policy MG7 clarity of the community facilities at St Athan and St Cyres. Objections were received relating to the additional traffic congestion as a result of the Llandough Hospital Expansion and the new primary school at Upper Cosmeston Farm.
- 15.5 With regards to Policy MG25, there was one objection expressing concerns that existing shortfalls were not being addressed and another about the future land management of Porthkerry and Cosmeston Lakes Country Parks.

Council Response

- 15.6 No significant issues were raised and the Council felt the DLDP already addressed the representations so no changes were recommended. New community facilities are unlikely to be proposed where there is already adequate provision and new facilities would only be provided where demand exists. Reference to the provision of community facilities is made in Policies MD1, MD2, MD5 and MD6 to provide further clarity on the future provision of community facilities. Additionally the Infrastructure Plan and Education Facilities Background Paper sets out the requirements for new facilities as a result of the new residential developments.
- 15.7 Traffic congestions issues will be addressed during the planning applications process which will ensure that adequate infrastructure is in place, prior to the developments completion.

16. Tourism and Leisure (Policies SP11, MD14 and MG26)

- 16.1 There are 3 policies in DLDP which relate to the tourism and leisure: policy SP11 seeks to promote the Vale for tourism and leisure and protect and enhance existing facilities, Policy MG26 allocates land for tourism related development and Policy MD14 controls tourism and leisure developments and seeks to resist proposals which would result in a loss of existing facilities.
- 16.2 The three Tourism and Leisure Policies had a total of 11 representations, of which 5 were objections, 2 were comments and 5 were in support. Both Policies MD26 and MD14 had only 1 representation in support.
- 16.3 Objections were received in relation to the All Wales Coastal Path, lack of reference to theatres / cultural assets and equine tourism. One objection sought the first sentence to be deleted as it was too generic.

Council Response

- 16.4 No significant issues were raised and the Council considers the DLDP addressed them comprehensively and no changes are recommended. Policy SP11 set a clear strategic framework for leisure and tourism and there is no need to identify specific activities or facilities. Paragraph 5.95 makes reference to the All Wales Coastal Path. It is a Welsh Government initiative and it would not be appropriate to have a policy relating to the Vale's Coastal Path issues.

17. Design (Policies MD1, MD2 and MD3)

- 17.1 There are 3 policies in Deposit LDP which relate to the design: Policy MD1 seeks to ensure that the development of unallocated sites assists in delivering the strategy, Policy MD2 seeks to ensure development contributes to creating high quality, health, sustainable and locally distinct places and Policy MD3 gives further guidance on design of new development.
- 17.2 There were 25 representations, of which 14 were objections and 10 were in support and 1 was a comment.
- 17.3 No significant issues were raised with most objections relating to minor text amendments in particular criteria, including the requesting that the criteria in Policy MD1 should apply to all development, a requirement for open space to be provided only 'when required' and strengthening of the wording relating to sustainable transport. One objector requested that Policies MD2 and MD3 should be merged. With regards to Policy MD1 there was a question raised as to why criterion 3 referred to the rural Vale, rather than the Vale of Glamorgan as a whole.

Council Response

- 17.4 The Council considers that the Deposit LDP addressed the issues raised comprehensively. The Council has undertaken a full assessment of all sites allocated under Policy MG2 and therefore it is not considered any further assessment under Policy MD1 is required. The Council considers that the supporting text of Policies MD2 and MD3 clarifies the difference between the policies and therefore it would not be appropriate to merge them. The only change recommended is to amend the wording in criterion 3 of Policy MD1 so that reference is made to the Vale of Glamorgan rather than the rural Vale.

18. Delivery and Implementation

- 18.1 There were a total of 7 representations in relation to the Delivery and Implementation Section of the DLDP: 2 in support, 2 comments and 3 objecting.
- 18.2 There was support for the Infrastructure Plan; and the reference in the DLDP to the pressure of development on water resources and the identification of

the need for collaborative working to understand the future water requirements of the region through Water Cycle Studies.

- 18.3 There was one objection to the limited information in the Infrastructure Plan as it does not demonstrate that all allocations and related infrastructure are financially viable and deliverable over the plan period. There were further objections to lack of detail in terms of the sewage/drainage infrastructure and the costs to deliver the appropriate infrastructure. There was one objection to the phasing of the housing developments.

Council Response

- 18.4 The Council has considered the infrastructure requirements associated with planned housing and employment growth in the preparation of the DLDP, the Draft Infrastructure Plan and the supporting background papers on Affordable Housing Viability, Education, Community Facilities, Open Space and Sustainable Transport. The Council are of the view that the levels of growth proposed and the delivery of the LDP is not dependent on the provision of a major infrastructure project.
- 18.5 Dwr Cymru Welsh Water has been consulted regarding the capability of its assets to accommodate the proposed DLDP developments. The individual site assessments did not reveal any absolute constraints of development in terms of infrastructure provision to site delivery within the Plan Period.
- 18.6 In terms of phasing the Council will monitor development of sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. It is not considered any of the proposed changes are required to ensure the soundness of the Plan.

19. Measuring Success

- 19.1 There were a total of 11 representations to the Measuring Success Section of the DLDP; 1 in support, 3 comments and 7 objections.
- 19.2 One representation considered the monitoring section of the LDP to be overly complicated. There were concerns about the appropriateness of the various assessment triggers contained in this section of the Plan, particularly for housing and employment monitoring.
- 19.3 NRW objected to the limited number of indicators and target and suggested amendments to the Policy Targets (PT), monitoring targets and assessment triggers to improve monitoring Objective 2 relating to Climate Change, Objective 4 relating to protecting and enhancing the historic, built and natural environment, Objective 10 relating to efficient and effective use of land and sustainable use and management of natural resources. One objection sought an amendment to the PT23 to ensure that the LDP monitoring framework is consistent with the requirements of the 2014 Housing Act.

Council Response

- 19.4 The Council are of the opinion that the monitoring framework is appropriate for monitoring the objectives of the LDP. The 6 options prescribed have been used by other local authorities and have been accepted as being appropriate through public examination.
- 19.5 The Council is supportive NRW's proposal to introduce cross referencing to other policy targets to assist in delivering Objective 2, amending the monitoring targets PT7, PT8, PT9, PT10 and PT11 to assist in delivering Objective 4, including a new Waste Management monitoring indicator and triggers and a new Sustainable Drainage policy target, Core / Local Indicators, Monitoring Targets and Assessment Triggers to assisting delivering Objective 10. A further Focused Change to the monitoring targets to PT23 is proposed.

20. Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) and Habitats Regulations Assessment (HRA)

- 20.1 A total of 39 representations were received relating to the HRA and SA/SEA of which 32 were objections and 7 were in support. There were 12 objections to the SA of individual site allocations identified under MG2 and sought the deletion of the site. There were 2 objections seeking the text in the SA relating to the assessment of the individual site allocations to be amended and 1 objection seeking a new SA for a new site. The remainder of the objections (17) queried the methodology of the SA and sought minor amendments to the text of the SA. One representation was received by Natural Resources Wales providing general comment and support regarding the Habitats Regulations Assessment of the LDP. Further details are provided in the Sustainability Appraisal Report Addendum (2015).

21. Alternative Site Consultation

- 21.1 All representations received as part of consultation on the DLDP were analysed and those representations that related to particular site allocations were advertised and comments invited between 20th March and 1st May 2014. A total of 225 site allocation representations were identified comprising 108 new alternative sites 64 amended sites and, 53 deleted sites.
- 21.2 Of the 108 new alternative sites the following allocations and land uses were proposed:
- Residential
 - Gypsy and Traveller
 - Transportation
 - Mixed use
 - Retail
 - Employment
 - New Settlement
 - Community Use
 - Minerals
 - Greenbelt
- 21.3 Of the amendments 20 related to proposed changes to residential allocations (either seeking an enlargement or reduction of an area). Other amendments included amendments (enlargement or reduction) to green wedge boundaries (16), Special Landscape Area boundaries (15) and Sites of Importance for Nature Conservation (SINC) boundaries (3). The other amendments related to amendments to the changes to strategic sites, mixed use, employment, community use, tourism, transportation, minerals and Glamorgan Heritage Coast boundaries.

21.4 The 53 proposed deleted sites comprised of 41 residential site allocations, 3 transport schemes (new Darren Farm Link Road, Cosmeston Park and Ride and Merrie Harrier Cardiff Road), 3 public open space sites (Porthkerry Country Park Extension, land at St Nicolas and ITV Wales Culverhouse Cross), the St Athan – Cardiff Airport strategic site, J34 strategic employment site allocation, SINC 339 (land adjoining Cardiff Road, Barry), the Gypsy Traveller allocation (Hayes Road, Sully), the green wedge between Aberthaw and Rhoose, the Sand and Gravel Wharf Safeguarding at ABP Barry Docks, the community site allocation at Cosmeston and the education site allocations in Rhoose, Cosmeston and Cowbridge associated with the housing developments.

21.5 A total of 8222 representations were received from 1715 individuals the consultation process seeking views on the submitted Alternative Sites. The below table summarises the number and type of representation submitted on each Alternative Site

	Total number of representations			
Alternative Sites	Support	Object	Comments	Total
New Alternative Sites	1920	2537	241	4698
Amended Alternative Sites	252	1460	3	1715
Deleted Alternative Sites	1519	287	0	1806
N/A – General comments	0	2	1	3
Totals	3691	4286	245	8222

21.6 In terms of responding to these representations it is important to note that extensive evidence contained within the DLDP and supporting documentation demonstrates the need to provide the level of new homes and jobs set out in the DLDP which is consistent with the overall Plan Strategy. The DLDP shows how this need can be met over the Plan Period. Furthermore, as stated previously the Council has undertaken a review of the latest Welsh Government population projections to determine the Vale of Glamorgan’s housing requirements over the Plan Period.

21.7 Additionally, policies, supporting text and documentation have set out how the Council proposes to manage new development including and has identified the necessary infrastructure to serve the housing growth. Furthermore in preparing the DLDP, the Council has sought to identify how any impacts such as flood risk, infrastructure capacity issues can be mitigated.

21.8 From this the Council are of the opinion that there is no requirement for additional housing allocations to meet the projected housing need over the Plan Period.

21.9 However, in considering all representations, evidence and factual changes three site allocation boundary changes are proposed as Focused Changes. These relate to alternative sites ASA5/ASA11, ASA39 and ASA49 and relate to amendments to the strategic employment site boundary for MG9 (1), the residential and highway allocations for MG2 (20) and MG16 (19) and the Special Landscape Area boundary at the Former Quarry site, Leckwith Road, Llandough. A further amendment has been identified for the walking and cycling scheme allocated along Cowbridge bypass under Policy MG16 (13). Further details are provided in the Council's responses to representations and in the Schedule of Focused and Minor Changes (2015).

21.10 The representations on the remaining alternative sites have been grouped into the following categories with the responses below:

21.10.1 **General comments on a site that neither supports nor objects to an alternative site (including for example representations by NRW, DCWW or other consultation bodies)** - The representations raise general or detailed matters neither indicating support nor objection to an alternative site proposal. These comments are noted. However, no changes are considered necessary to ensure that the Plan is sound.

21.10.2 **Objecting to a New/Amended Site not in the Deposit LDP** - The representation objects to the inclusion of an alternative site proposal not included in the DLDP. This representation therefore is considered to be consistent with and in support of the DLDP Strategy and Policies. No change is therefore considered necessary to ensure that the Plan is sound.

21.10.3 **Objecting to the deletion of a site allocated in the Deposit LDP** - The representation objects to the deletion of a site included in the DLDP. This representation therefore is considered to be consistent with and in support of the DLDP strategy and policies. No change is therefore considered necessary to ensure that the Plan is sound.

21.10.4 **Supports the deletion of a Deposit LDP allocation** – The representation supports the deletion of a development site or part of a development site included in the DLDP. In preparing the DLDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support this development. Additionally, the Council has consulted with relevant statutory organisations and infrastructure providers to identify any site specific issues and infrastructure needs. It is the Council's view that the sites allocated within the DLDP are consistent with the overall Plan Strategy, are free from constraints and are deliverable within the Plan Period to enable the LDP to meet the identified housing and employment needs of the Vale of Glamorgan up to 2026. Furthermore, the DLDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and

protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the DLDP meets the tests of soundness and that the proposed change is not considered necessary to ensure that the Plan is sound.

21.10.5 Supports the inclusion of a new or amended site not in the DLDP – The representation supports the inclusion of a development site or part of a development site not identified in the DLDP. In preparing the DLDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support this development. Additionally, the Council has consulted with relevant statutory organisations and infrastructure providers to identify any site specific issues and infrastructure needs. It is the Council's view that the sites allocated within the DLDP are consistent with the overall Plan Strategy, are free from constraints and are deliverable within the Plan Period to enable the LDP to meet the identified housing and employment needs of the Vale of Glamorgan up to 2026. Furthermore, the DLDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the Plan meets the tests of soundness without the need for a different approach (such as a new settlement) or the suggested alternative site to meet the evidenced need and ensure that the Plan is sound. Therefore, the proposed change is not considered necessary.