

Vale of Glamorgan Local Development Plan 2011-2026

Infrastructure and Site Deliverability Statement



Background Paper

2015



Local
Development
Plan

Cynllun
Datblygu
Lleol

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Appendix 1 – Details of Site Specific Infrastructure for LDP Housing Allocations

1. Introduction

- 1.1 This paper has been prepared in response to a number of representations submitted on the Vale of Glamorgan Deposit LDP that raised concerns regarding the deliverability of sites allocated for development within the LDP due to technical constraints and on viability grounds due to the requirements for infrastructure, facilities and services to support the level of growth proposed in the LDP, and the implications that this could have on the delivery of the Plan.

2. Infrastructure Requirements

- 2.1 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. It is therefore essential that infrastructure required to support and mitigate developments impacts exists or is deliverable over the Plan Period. Indeed, Planning Policy Wales, states that:

“The capacity of existing infrastructure, and the need for additional facilities, should be taken into account in the preparation of development plans and the consideration of planning applications. In general, local planning authorities should seek to **maximise the use of existing infrastructure** and should **consider how the provision of different types of infrastructure can be co-ordinated.**” (Paragraph 12.1.6 refers)

- 2.2 In this respect, in preparing the Deposit LDP the Council has sought to identify existing infrastructure capacity and future infrastructure requirements associated with planned housing and employment growth required to support the delivery of the LDP. This is summarised in the Draft Infrastructure Plan (DIP), alongside specific LDP background papers on Education, Community Facilities, Open Space and Sustainable Transport. These background papers set out current infrastructure provision and identify the level of infrastructure required as a result of the housing and employment growth proposed within the LDP. The Draft Infrastructure Plan summarises the key infrastructure requirements identified within the background documents, and where possible, identifies the organisations responsible for providing the infrastructure, the means (financial or otherwise), by which this infrastructure will be provided.
- 2.3 Whilst the DIP highlights that it will be necessary for allocated sites included within the LDP to provide infrastructure in order to make the development acceptable in planning terms, 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 major infrastructure projects with the exception of the St Athan Northern Access Road to assist the long term growth aspirations of the St Athan Strategic Opportunity Area.
- 2.4 LDP Policy MD4 Community Infrastructure and Planning Obligations identifies the following types of planning obligations that the Council shall seek where these are necessary to make the planned developments acceptable and whenever there is a need generated by new development.

- Affordable Housing
- Educational Facilities
- Transport infrastructure
- Public Open Space, Public Art, Leisure and Sports Facilities
- Community Facilities
- Health Facilities
- Service and Utilities Infrastructure
- Environmental Protection and Enhancement
- Waste Management

- 2.5 Whilst indicative, the aim of the policy is to establish the likely contributions which may be sought from future development proposals and initial details are set out by site in the Draft Infrastructure Plan. The final infrastructure requirements that may be required for development proposals associated with site allocations within the LDP will be determined on an individual basis through the development management system, and secured through Section 106 agreements, in order to ensure that those proposals are acceptable in all other planning terms.
- 2.6 Appendix 5 of the LDP also provides a summary of indicative site specific infrastructure considered necessary for each housing allocation and similar information is provided for employment allocations at Appendix 6. In publishing this site specific information it is hoped that this will assist developers in preparing future development proposals and inform the negotiating of land purchases to enable the timely delivery of sites.

Utilities Infrastructure

- 2.7 Dwr Cymru Welsh Water (DCWW) is the statutory undertaker providing public water and sewerage services throughout Vale of Glamorgan. Planned improvements by DCWW to facilities are normally incorporated within their rolling 5 year Asset Management Plan (AMP) which seeks to ensure appropriate large scale investment is undertaken to provide capacity for future growth.
- 2.8 In preparing the LDP the Council has worked closely with DCWW consulting with them regarding the level distribution of growth at each stage of the Plan preparation process. DCWW has provided relevant water, sewerage and waste water treatment comments on development allocations. The general view of DCWW is that water supply and sewerage can be provided, however for larger development site additional off-site provision of services and/or hydraulic modelling assessments will be required to establish how this can be provided. A Statement of Common Ground dated 18th May 2015 has been prepared between the Council and DCWW in light of the release of the latest Asset Management Programme. This provides further information regarding the funding and delivery of such infrastructure. The document also sets out the likely water and sewerage infrastructure requirements by site and provides a broad indication of costs.
- 2.9 No objections were received from Western Power Distribution or Wales and West Utilities to the proposed housing and employment growth proposed within the area.

- 2.10 Consequently, whilst phasing of development may be required in specific settlements to ensure that local infrastructure is in place, commentary provided by utility providers has not identified any insurmountable or absolute constraints to development with regards to utilities infrastructure.

3. Site Viability

- 3.1 The Council's Affordable Housing Viability Assessment Update (2014) examined the potential for the Council to secure affordable housing through the planning system, based upon financial viability of residential development in the Vale of Glamorgan, and applies a standard £10,000 planning obligation contribution per dwelling.
- 3.2 The report findings indicate that whilst there are variances in viability across the submarket areas, the affordable housing requirements set out in the Deposit LDP are considered to be achievable, and would have no adverse effect on site deliverability. Indeed the study indicates that since the original 2010 viability study, there have been marked improvements in economic conditions, and recommends that the Council should revise the affordable housing requirements upward from that proposed in the Deposit LDP. This recommendation has been included within changes to Policy MG4 within the Schedule of Focused and Minor Changes (2015).

4. Community Infrastructure Levy

- 4.1 The Council anticipates progressing with the implementation of a Community Infrastructure Levy (CIL) following adoption of the LDP. Preparatory work providing evidence for specific infrastructure needs has already been undertaken and details included within the Draft infrastructure Plan. From this information the Council has secured funding for the necessary infrastructure provision through Section 106 agreements on sites identified within the LDP which have been granted planning permission. This informed has also informed discussions with developers with interests on potential development sites.
- 4.2 The implementation of CIL needs to be founded on appropriate evidence to demonstrate the existence of a funding gap and the viability of development to sustain a CIL charge. Whilst an adopted LDP will provide greater certainty in these matters the Council will keep under review the existing approach to contributions sought through planning obligations. If information emerges which highlights a need implement a CIL charging schedule in advance, this would need to be considered together with an updated viability study. However, in the interim, the Council is satisfied that delivery of the LDP and the identified infrastructure requirements would not be unduly inhibited in the period before CIL is adopted.
- 4.3 The Council considers Policy MD4 provides sufficient flexibility to ensure the delivery of the LDP and site allocations. Whilst CIL will become the main mechanism for providing infrastructure in connection with new development once it is adopted, s106 agreements and planning conditions will still be used to secure on-site infrastructure such as open space and affordable housing.

- 4.4 Therefore, where future developments generate a need for improvements to existing infrastructure or the provision of new facilities, this infrastructure would be required as part of the development management process in accordance with LDP Policy MD4 on Community Infrastructure and Planning Obligations.

5. Update position on Residential Allocations

- 5.1 The Deposit LDP allocates land for the provision of 7829 dwellings up to 2026 to contribute towards the identified housing need. Since the publication of the Deposit LDP the Council has granted planning permission on a number of sites allocated for residential development, and for which the Council has secured the necessary infrastructure need to serve the development, alongside developer contributions towards open space, education, sustainable transport and importantly the affordable housing requirements identified within the Deposit LDP. Additionally, the Council is also considering a number of applications on sites allocated within the Deposit LDP, and are aware of work being undertaken by developers/landowners in support of future planning applications. As at the 1st June 3794 dwellings on LDP sites were known to have been approved (subject to S106 or otherwise) with development interest for a further 1499 dwellings on LDP sites where outline planning applications had been made or where pre application advice had been sought.

- 5.2 **Appendix 1** provides an update on sites with planning permissions, and the contributions secured by the Council through Section 106 agreements to enable the provision of necessary infrastructure. Whilst this is the most up to date position, further updates will be required as and when new or existing applications are determined. From the current level of development interest, the Council is satisfied that the remaining sites identified within the LDP will come forward for development during the LDP period.

6. Employment Allocations

- 6.1 The Deposit LDP makes provision for 312.9 hectares of strategic employment land and 52.84 hectares of local employment land to meet the employment needs of the Vale of Glamorgan and support economic growth within the wider South East Wales region.
- 6.2 Two of the three Strategic sites identified within the LDP lie within the St Athan and Cardiff Airport Enterprise Zone, and are supported by Welsh Government. The Enterprise Zone board is currently developing a long term strategic development framework for the designation which will inform future master plans for these sites specialising in the aerospace industry, research and development associated training and education uses.
- 6.3 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 additional employment uses. An application for outline planning permission (2014/00228/EAO) for a range of employment uses and ancillary development is currently under consideration by the Council. On the basis of the current permission and the sites strategic location the Council is of the view that the site will be delivered during the LDP period.

- 6.4 The local employment land supply consists of a range of employment sites located within established areas of employment and industry in Barry and the rural Vale. The development of these sites will be determined by local demand. Notwithstanding this, the Council has considered the appropriateness of these allocations and the need for additional infrastructure in consultation with the relevant agencies. The Council is satisfied the site constraints identified under Appendix 6 of the LDP can be mitigated and that there are no significant adverse impacts on the deliverability of the identified local employment sites.

Appendix 1 – Details of Site Specific Infrastructure for LDP Housing Allocations

APPENDIX 1 –

Details of Site Specific Infrastructure for LDP Housing Allocations (as at July 2015)

Policy Reference	Site	No. of Dwellings	Indicative Phasing	
MG2 (1)	Phase 2 Barry Waterfront	1,700	300 (2011-2016) 700 (2016-2021) 700 (2021-2026)	
Notes: Development is currently under construction. Granted outline Planning Permission (2009/00946/OUT) subject to a Section 106 agreement on 2 nd March 2012. Current residential development phases approved are: 2012/00732/EAR- West Pond, Barry Waterfront, Barry 111 dwellings- under construction 2012/00733/EAR- West Pond, Barry Waterfront, Barry 139 dwellings- under construction 2012/00806/EAR- West Pond, Barry Waterfront, Barry 128 dwellings- under construction				
Infrastructure requirements			Cost	Delivery Mechanism/ Funding Source
Transport <ul style="list-style-type: none"> Barry Island Link Road. Local highway improvements. Sustainable transport links (bus shelters, walking & cycling routes). 			Unknown £1,625,000 £934,000	S106 / Developer
Education <ul style="list-style-type: none"> 1 form entry Primary school (with nursery) built on 1.5ha site. Contribution for welsh medium education off site. Initial school transport costs. 			£3,706,714 £956,100 £62,500	S106
Public Open Space <ul style="list-style-type: none"> 13 Local Areas for Play (LAPs). 2 Local Equipped Areas for Play (LEAPs) with 5 types of equipment. 1 Neighbourhood Equipped Area for Play (NEAP) with 8 types of play equipment. Off-site improvements in lieu of on-site provision. 			£100,000 £200,000 £800,000	S106
Community Facilities <ul style="list-style-type: none"> Community facilities on site or contribution in lieu. 			£800,000	S106
Ecology <ul style="list-style-type: none"> Ecology mitigation on site. Ecology mitigation off site. 			£321,253 £200,000	S106 / Conditions
Other <ul style="list-style-type: none"> 15% Affordable Housing on site. Pollution monitoring. Public art on site. 			£12,000 1% build costs	S106

Policy Reference	Site	No. of Dwellings	Indicative Phasing	
MG2 (2)	Land at Higher End, St Athan	220	100 (2011-2016) 120 (2016-2021)	
Notes: Part of the site has been granted planning permission for 100 dwellings (reference 2009/01368/OUT). Further reserve matters application 2015/00335/RES approved 28/05/2015.				
Infrastructure requirements			Cost	Delivery Mechanism/ Funding Source
Highways Provision of suitable and safe access that conforms to current design criteria to gain highway access.			TBC	TBC
Sustainable Transport <ul style="list-style-type: none">• The enhancement of local walking and cycling facilities including improved on/off road links, dropped kerbs, secure crossing facilities and secure all weather cycle parking at St Athan School.• Public transport enhancements to include upgraded local bus stops and increased service provision.			TBC	TBC
Education <ul style="list-style-type: none">• Contributions to/new school transport services to Llantwit Major Comprehensive School, St Richard Gwyn Roman Catholic Secondary School, Ysgol Gyfun Bro Morgannwg Secondary School and Wick Primary School.• Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013.			TBC	TBC
Public Open Space <ul style="list-style-type: none">• On site provision of children’s play space			TBC	TBC
Community Facilities <ul style="list-style-type: none">• Enhancement of existing community facilities within the St Athan ward.• Enhancement of existing facilities at St Athan Library• Contribution towards the enhancement of Built Sports Facilities.			TBC	TBC
Ecology <ul style="list-style-type: none">• Protection of ecological features present on site in accordance with the Council’s adopted Supplementary Planning Guidance – Biodiversity & Development.• Natural Resources Wales has advised that a watercourse runs through the site which should be protected as a wildlife corridor and not be affected by development. A 5 metre buffer zone on either side of the stream should be maintained and if necessary, enhanced through planting and/or other appropriate habitat management.			TBC	TBC
Other <ul style="list-style-type: none">• Affordable housing provision of 35%.• Public art provision at 1% of build costs.			TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (3)	Land at Church Farm, St Athan	250	2021-2026
Notes:			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including off road provision on B4265, improved links and access to St Athan Primary School and local retail centre, dropped kerbs, improved crossing facility on B4265, secure all weather cycle parking at St Athan School and local retail centre. Public transport enhancements to include upgraded local bus stops. Contributions to/new school transport services to Llantwit Major Comprehensive School, St Richard Gwyn Roman Catholic Secondary School, Ysgol Gyfun Bro Morgannwg Secondary School and Bishop of Llandaff Church in Wales High School. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Enhancement of existing community facilities within the St Athan ward. Enhancement of existing facilities at St Athan Library. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 35%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (4)	Former Stadium Site/ Land adjacent to Burley Place, St. Athan	65	2011-2016
Notes:			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways Provision of suitable and safe access that conforms to current design criteria to gain highway access.		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including improved on/off road links e.g. Eglwys Brewis Road, new pedestrian/walker signage on local highways, dropped kerbs to park areas. Public transport enhancements to include upgraded local bus stops and increased service provision e.g. Barry and Llantwit Major. Contributions to/new school transport services to Llantwit Major Comprehensive School, St Richard Gwyn Roman Catholic Secondary School, Ysgol Gyfun Bro Morgannwg Secondary School, Wick Primary School and Bishop of Llandaff Church in Wales High School. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Enhancement of existing community facilities within the St Athan ward. Enhancement of existing facilities at St Athan Library. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 35%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (5)	Land to the east of Eglwys Brewis	300	150 (2016-2021) 150 (2021-2026)
Notes:			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including improved on/off road links e.g. Eglwys Brewis Road, new pedestrian/walker signage on local highways, dropped kerbs to park areas. Public transport enhancements to include upgraded local bus stops and increased service provision e.g. Barry and Llantwit Major. Contributions to/new school transport services to Llantwit Major Comprehensive School, St Richard Gwyn Roman Catholic Secondary School, Ysgol Gyfun Bro Morgannwg Secondary School, Wick Primary School and Bishop of Llandaff Church in Wales High School. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Enhancement of existing community facilities within the St Athan ward. Enhancement of existing facilities at St Athan Library. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 35%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (6)	Land adjacent to Froglands Farm, Llantwit Major	90	2016-2021
Notes:			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. Expected to contribute towards the new Northern Access Road that will be required to access the site. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including improved on/off road links e.g. Boverton Road, upgraded pedestrian/cycle crossing, dropped kerbs to park areas. Public transport enhancements to include upgraded local bus stops. Contribution to school transport. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Enhancement of existing community facilities within the St Athan ward. Enhancement of existing facilities at St Athan Library. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 35%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (7)	Land between new Northern Access Road and Eglwys Brewis Road	375	200 (2016-2021)
Notes:			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. Expected to contribute towards the new Northern Access Road that will be required to access the site. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including improved on/off road links e.g. Eglwys Brewis Road, new pedestrian/walker signage on local highways, dropped kerbs to park areas. Public transport enhancements to include upgraded local bus stops and increased service provision e.g. Barry and Llantwit Major. Contributions to/new school transport services to Llantwit Major Comprehensive School, St Richard Gwyn Roman Catholic Secondary School, Ysgol Gyfun Bro Morgannwg Secondary School, Wick Primary School and Bishop of Llandaff Church in Wales High School. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Enhancement of existing community facilities within the St Athan ward. Enhancement of existing facilities at St Athan Library. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 35%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (8)	Barry Island Pleasure Park	124	24 (2011-2016) 100 (2016-2021)
Notes: Part of site is subject to full permission 2014/001358/FUL for 25 dwellings subject to s.106			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none">Provision of suitable and safe access that conforms to current design criteria to gain highway access.		TBC	TBC
Sustainable Transport <ul style="list-style-type: none">The enhancement of local walking and cycling facilities including improved on/off road links e.g. Eglwys Brewis Road, new pedestrian/walker signage on local highways, dropped kerbs to park areas.Public transport enhancements to include upgraded local bus stops and increased service provision e.g. Barry and Llantwit Major.Contributions to/new school transport services to Llantwit Major Comprehensive School, St Richard Gwyn Roman Catholic Secondary School, Ysgol Gyfun Bro Morgannwg Secondary School, Wick Primary School and Bishop of Llandaff Church in Wales High School.		TBC	TBC
Education <ul style="list-style-type: none">None		TBC	TBC
Public Open Space <ul style="list-style-type: none">Contribution in lieu of on-site provision.		TBC	TBC
Community Facilities <ul style="list-style-type: none">Commercial leisure facilities to be provided on site.		TBC	TBC
Ecology <ul style="list-style-type: none">Mitigation on site.		TBC	TBC
Other <ul style="list-style-type: none">30% Affordable Housing provided on site.		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (9)	White Farm	177	120 (2011-2016) 57 (2016-2021)
Notes: The site is currently under construction. Granted outline Planning Permission (2002/01636/OUT) subject to a Section 106 agreement on 12 th February 2007, subsequently varied by Deed of Variation (February 2013). Reserved matters granted at appeal (2010/00123/RES) on 15 th June 2012.			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. New T-junction access to site. Improvements to Colcot Road – to be carried out by LHA. 		-	Private Developer / VOG Council
Sustainable Transport <ul style="list-style-type: none"> New walking and cycling routes on site. 		Unknown	S106 Planning conditions
Education <ul style="list-style-type: none"> None. 		-	-
Public Open Space <ul style="list-style-type: none"> 6.9 hectares of open space on site. Crossing for Coldbrook. Children's play area. 		Unknown	S106 Planning conditions
Community Facilities <ul style="list-style-type: none"> None. 		-	-
Ecology <ul style="list-style-type: none"> Mitigation on site. 		-	Planning conditions
Other <ul style="list-style-type: none"> 36 units (20%) Affordable Housing provided on site. 		-	S106

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (10)	Land to the east of Pencoedtre Lane	67	2011-2016
Notes: Development completed. Granted outline Planning Permission (2008/01531/OUT) subject to a Section 106 agreement on 23 rd June 2010. Reserved matters granted (2010/01225/RES) on 1 st April 2011.			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. Traffic light junction to include pedestrian phasing. 		Unknown	S106 / S278
Sustainable Transport <ul style="list-style-type: none"> New footway/cycleway along Port Road. Public transport enhancements to include new bus lay-by and shelter on Port Road. 		£76,106 £78,304	S106 / S278
Education <ul style="list-style-type: none"> None. 		-	-
Public Open Space <ul style="list-style-type: none"> 1 Local Equipped Area for Play (LEAP). Amenity green space on site (at least 3711 square metres). 		Unknown	S106
Community Facilities <ul style="list-style-type: none"> Contribution in lieu of on site provision. 		£66,229	S106
Ecology <ul style="list-style-type: none"> Mitigation on-site. 		-	Conditions
Other <ul style="list-style-type: none"> 30% Affordable Housing on site. Public Art. 		1% build costs	S106

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (11)	Land to the west of Pencoedtre Lane	40	2016-2021
Notes:			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including extension of cycle route to Gibbonsdown, upgrade access to parks e.g. dropped kerbs and cycle parking. Contributions to new school transport services to St Andrews Major Primary School. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Enhancement of existing community facilities within the ward. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 30%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (12)	Ysgol Maes Dyfan	45	2016-2021
Notes: Application 2015/00075/FUL 47 dwellings approved 21/04/15 Application 2015/00076/FUL 34 dwellings approved 26/06/2015			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	S106
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including improved on/off road links e.g. Gibbonsdown Rise, Treharne Road, St.Brides Way, dropped kerbs to junctions, extension of Treharne Road 20 mph zone, improved/new crossing facilities, cycle storage/parking. Public transport enhancements to include upgraded local bus stops and contribution to local bus services. Contributions to/new school transport services to Bishop of Llandaff Church in Wales High School. 		£94,000 (phase1)	S106
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		£203,073.88 (phase 1) £101,636.94 (phase2)	S106
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		£107,160 (phase 1) £77,520 (phase 2)	S106
Community Facilities <ul style="list-style-type: none"> Enhancement of existing community facilities within the ward. Contribution towards the enhancement of Built Sports Facilities. 		£46,292.50 (phase 1) £33,949 (phase 2)	S106
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		N/A	N/A
Other <ul style="list-style-type: none"> Affordable housing provision of 30%. Public art provision at 1% of build costs. 		15 (phase1) 10 (phase 2) £26, 329 (phase 1) £18, 102 (phase 2)	S106

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (13)	Former Barry Magistrates Court, Thompson Street, Barry	52	2011-2016
Notes: Site completed in 2015. Granted Planning Permission as part of a mixed use scheme (2012/01114/FUL) 100% affordable housing.			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways • Provision of suitable and safe access that conforms to current design criteria to gain highway access.		-	-
Sustainable Transport • None.		-	-
Education • Occupancy restriction to ensure that school age children do not occupy the flats.		-	S106
Public Open Space • Off-site enhancement of public open space.		£103,500	S106
Community Facilities • None.		-	-
Ecology • None.		-	-
Other • 100% Affordable Housing.		N/A	S106

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (14)	Court Road Depot, Barry	50	2021-2026
Notes:			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none">Provision of suitable and safe access that conforms to current design criteria to gain highway access.		TBC	TBC
Sustainable Transport <ul style="list-style-type: none">The enhancement of local walking and cycling facilities including improved on/off road links e.g. Gladstone Road, cycle storage at play areas, dropped kerbs at Jenner Park school, upgrade existing zebra crossings on Gladstone Road and Barry Road to light controlled.Public transport enhancements to include upgraded local bus stops.		TBC	TBC
Education <ul style="list-style-type: none">Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013.		TBC	TBC
Public Open Space <ul style="list-style-type: none">On site provision of children's play space.		TBC	TBC
Community Facilities <ul style="list-style-type: none">Contribution towards the enhancement of Built Sports Facilities.		TBC	TBC
Ecology <ul style="list-style-type: none">Ecological assessment by any potential developer.Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development.		TBC	TBC
Other <ul style="list-style-type: none">Affordable housing provision of 30%.Public art provision at 1% of build costs.		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (15)	Holm View, Barry	50	2016-2021
Notes:			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none">Provision of suitable and safe access that conforms to current design criteria to gain highway access.		TBC	TBC
Sustainable Transport <ul style="list-style-type: none">The enhancement of local walking and cycling facilities including improved on/off road links e.g. Skomer Road, new cycle storage facilities at Holm View Leisure Centre and Gibbonsdown Play Area, new pedestrian crossing of Skomer Road.Public transport enhancements to include contributions to local bus services and upgraded local bus stops.		TBC	TBC
Education <ul style="list-style-type: none">Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013.		TBC	TBC
Public Open Space <ul style="list-style-type: none">On site provision of children's play space.		TBC	TBC
Community Facilities <ul style="list-style-type: none">Contribution towards the enhancement of Built Sports Facilities.		TBC	TBC
Ecology <ul style="list-style-type: none">Ecological assessment by any potential developer.Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development.		TBC	TBC
Other <ul style="list-style-type: none">Affordable housing provision of 30%.Public art provision at 1% of build costs.		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (16)	Hayes Wood The Bendricks	55	2021-2026
Notes:			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including improved on/off road links including the upgrading of Hayes Road to Hayes Lane walking and cycling route, upgrade Sully cycle route, new cycle storage facilities, dropped kerbs to shops and park. Public transport enhancements to include contributions to local bus services and upgraded local bus stops. Contributions to new school transport services to Stanwell Comprehensive School and local primary school. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Enhancement of existing community facilities within the ward. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 30%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (17)	Cowbridge Comprehensive Lower School	21	2011-2016
Notes: Development is complete.			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		-	-
Sustainable Transport <ul style="list-style-type: none"> Sustainable transport links (bus shelters, walking & cycling routes) Public transport enhancements to include contributions to local bus services and upgraded local bus stops. 		£42,000	S106
Education <ul style="list-style-type: none"> Contribution to provide school places to serve the development. 		£81,008	S106
Public Open Space <ul style="list-style-type: none"> Contribution in lieu of on-site provision. 		£47,880	S106
Community Facilities <ul style="list-style-type: none"> None. 		-	-
Ecology <ul style="list-style-type: none"> Mitigation on site. 		-	Planning Conditions
Other <ul style="list-style-type: none"> 30% Affordable Housing on site. Public Art. 		£30,885 and 6 units 1% build costs	S106

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (18)	Cowbridge Comprehensive 6 th Form Block, Aberthin Road.	20	2011-2016
Notes: Site is vacant and being marketed			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including improved on/off road links including the upgrading of the footway at Primrose Hill/Aberthin Road junction, new cycle route at Druids Green (to rear of school). Public transport enhancements to include contributions to enhanced bus interchange, contribution to local bus services, upgraded local bus stops. Contribution to school transport. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> Contribution in lieu of on-site provision for children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 40%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (19)	Land adjoining St Athan Road, Cowbridge	130	30 (2016-2021) 100 (2021-2026)
Notes:			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. The development will be required to fund and implement highway improvement works in the form of a realignment of St Athan Road. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities. Contribution to school transport. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 40%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (20)	Land to the north and west of Darren Close, Cowbridge	390	90 (2011-2016) 150 (2016-2021) 150 (2021-2026)
Notes: Application 2014/01505/OUT currently under consideration.			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. Highway link between the A48 and Llantwit Major Road. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including improved links with retail centre and primary schools, cycle storage facilities, improved access to play areas. Public transport enhancements to include contributions to local bus services, contribution to bus interchange and upgraded/new local bus stops. Contributions to/new school transport services to Ysgol Gyfun Bro Morgannwg. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 40%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (21)	Plasnewydd Farm, Llantwit Major	130	50 (2011-2016) 80 (2016-2021)
Notes: Full application approved for 115 dwellings (2013/00378/FUL). Revised application 2014/00831/FUL for 149 dwellings approved 23/01/2015			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> • Provision of suitable and safe access that conforms to current design criteria to gain highway access. • Provision of safe highway access to include the realignment of the existing roundabout on Cowbridge Road. 		Unknown	S106
Sustainable Transport <ul style="list-style-type: none"> • The enhancement of local walking and cycling facilities including improved links with Llantwit Major town centre, local schools, pedestrian/cyclist crossing facilities, improved access to play areas. • Public transport enhancements to include contributions to local bus services, enhancements to Llantwit Major Station Park and Ride, upgraded/new local bus stops. • Contributions to/new school transport services to Ysgol Gyfun Bro Morgannwg and Bishop of Llandaff Church in Wales High School. 		£230,000	S106
Education <ul style="list-style-type: none"> • Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		£222,729	S106
Public Open Space <ul style="list-style-type: none"> • On site provision of children's play space. 		Unknown	S106
Community Facilities <ul style="list-style-type: none"> • Enhancement of existing community facilities within the Llantwit Major ward • Enhancement of existing facilities at Llantwit Major Library. • Contribution towards the enhancement of Built Sports Facilities. 		£113,677.50,	S106
Ecology <ul style="list-style-type: none"> • Ecological assessment by any potential developer. • Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		Unknown	Developer
Other <ul style="list-style-type: none"> • 36 affordable dwellings (31%) 		Unknown	S106
<ul style="list-style-type: none"> • Public art provision at 1% of build costs. 		Unknown at this stage	S106

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (22)	Land adjacent to Llantwit Major By-Pass	70	2021-2026
Notes: Full application 2014/0995/FUL submitted 22/08/2014 under consideration by Council for 64 dwellings			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including improved links with Llantwit Major town centre, local schools, upgraded pedestrian/cyclist crossing facility at Boverton. Public transport enhancements to include contributions to local bus services, enhancements to Llantwit Major Station Park and Ride, upgraded/new local bus stops. Contributions to/new school transport services to Ysgol Gyfun Bro Morgannwg and Bishop of Llandaff Church in Wales High School. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Enhancement of existing community facilities within the Llantwit Major ward. Enhancement of existing facilities at Llantwit Major Library. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 35%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (24)	Land adjoining St Joseph's School, Sully Road	80	2016 - 2021
Notes: Application submitted 2014/00460/FUL – amended plans for 74 dwellings			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including upgrading of the Ash Path to accommodate cycling and improved crossing facilities, cycle/pedestrian facilities on Sully Road, cycle storage at St Joseph's School. Public transport enhancements to include contributions to local bus services, upgraded/new local bus stops. Contribution to school transport. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Enhancement of existing facilities at Dinas Powys Library. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (25)	Headlands School St Augustine's Road, Penarth	65	2011-2016
Notes:			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including the provision of a cycle route along Penarth esplanade and sea front, cycle storage at Penarth seafront and Headland, cycle storage at Penarth town centre, dropped kerbs to improve access to local play areas. Public transport enhancements to include contributions to local bus services, upgraded local bus stops. Contribution to school transport 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. Retention of and improvement of outdoor sports space on site 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Enhancement of existing community facilities within the ward. Enhancement of existing facilities at Penarth Library. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 40%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing	
MG2 (26)	Land at and adjoining St Cyres School, Dinas Powys	300	50 (2011-2016) 125 (2016-2021) 125 (2021-2026)	
Notes: Part of site subject to full permission for Community Health Centre, and remainder of the site currently being marketed by the Council's estates department.				
Infrastructure requirements			Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none">Provision of suitable and safe access that conforms to current design criteria to gain highway access.			TBC	TBC
Sustainable Transport <ul style="list-style-type: none">The enhancement of local walking and cycling facilities including improved access to local railway station particularly Eastbrook Railway Station, upgrading of the Ash Path, improved routes to/from Dinas Powys and Murch infant/junior schools, new crossing facility on Murch Road, cycle signage to shops and Cardiff Road, safe cycle storage.Public transport enhancements to include contributions to local bus services, upgraded local bus stops.Contributions to/new school transport services to St Richard Gwyn Roman Catholic Secondary School, Ysgol Gyfun Bro Morgannwg, and Bishop of Llandaff Church in Wales High School.			TBC	TBC
Education <ul style="list-style-type: none">Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013.			TBC	TBC
Public Open Space <ul style="list-style-type: none">On site provision of children's play space. Outdoor sports provision as part of mixed use development.			TBC	TBC
Community Facilities <ul style="list-style-type: none">Provision of new community building.Enhancement of existing facilities at Dinas Powys Library.Contribution towards the enhancement of Built Sports Facilities.			TBC	TBC
Ecology <ul style="list-style-type: none">Ecological assessment by any potential developer.Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development.			TBC	TBC
Other <ul style="list-style-type: none">Affordable housing provision of 40%.Public art provision at 1% of build costs.			TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing	Cost	Delivery Mechanism/ Funding Source
MG2 (27)	Land off Caerleon Road, Dinas Powys	75	2016-2021		
Notes: Outline planning application submitted 2014/00282/OUT up to 70 dwellings and associated works.					
Infrastructure requirements				Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none">Provision of suitable and safe access that conforms to current design criteria to gain highway access.				TBC	TBC
Sustainable Transport <ul style="list-style-type: none">The enhancement of local walking and cycling facilities including improved access to local railway station particularly Eastbrook Railway Station, upgrading of the Ash Path, contribution to a new crossing facility on Murch Road, safe cycle storage at playground.Public transport enhancements to include contributions to local bus services, upgraded local bus stops, cycle storage at Eastbrook station.Contributions to/new school transport services to St Richard Gwyn Roman Catholic Secondary School, Ysgol Gyfun Bro Morgannwg, and Bishop of Llandaff Church in Wales High School.				TBC	TBC
Education <ul style="list-style-type: none">Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013.				TBC	TBC
Public Open Space <ul style="list-style-type: none">On site provision of children’s play space.				TBC	TBC
Community Facilities <ul style="list-style-type: none">Enhancement of existing facilities at Dinas Powys Library.Contribution towards the enhancement of Built Sports Facilities.				TBC	TBC
Ecology <ul style="list-style-type: none">Ecological assessment by any potential developer.Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development.				TBC	TBC
Other <ul style="list-style-type: none">Affordable housing provision of 40%.Public art provision at 1% of build costs.				TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (28)	Land at Ardwyn Pen-y-Turnpike Road, Dinas Powys	17	2011-2016
Notes: Full permission granted 2104/00167/FUL for 17 dwellings. Amended planning permission 2015/00095/FUL for 18 dwellings currently under consideration.			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. Development of the site will require appropriate a segregated pedestrian footway to link the development with the main village core. 		Unknown	S106
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including contributions towards the upgrading of the Public Right of Way to a cycle route, local cycle storage facilities. Contribution to school transport. 		£34,000	S106
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		£86,779.56	S106
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		Unknown	S106
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		N/A	N/A
Other <ul style="list-style-type: none"> 6 affordable dwellings (35%) 		Unknown	S106
<ul style="list-style-type: none"> Public art provision at 1% of build costs. 		Unknown	S106

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (29)	Land at Cross Common Road, Dinas Powys	50	30 (2011-2016) 20 (2016-2021)
Notes: Outline permission 2015/00392/OUT submitted 31/03/2015 up to 50 dwellings and alignment of initial section of highway linking Cardiff Road and Cross Common Road.			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. Development of this site will be required to contribute towards a new highway junction improvement to Cardiff Road. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including upgrading of local footpaths to cycle routes, contributions to cycle route in Dinas Powys, contribution to School Crossing Patrol, safe/secure cycle storage. Public transport enhancements to include contributions to local bus services, upgraded local bus stops. Contribution to school transport. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Enhancement of existing facilities at Dinas Powys Library. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 40%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (30)	Land south of Llandough Hill / Penarth Road	130	65 (2016-2021) 65 (2021-2026)
Notes: Pre applications request submitted for 4/5 dwellings on part of site (0.77 has (24/02/2015), and 130 dwellings on remaining allocated area. (02/04/2015).			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including contributions to the development of links between Cardiff and the Vale of Glamorgan, links to Llandough Primary School, Cogan Train Station and Llandough Hospital and the extension of the National Cycle Network, the provision of a crossing facility on Penarth Road, cycle storage at Llandough Primary School. Public transport enhancements to include contributions to bus priority measures along Penarth Road, local bus services, upgraded local bus stops. Contribution to school transport. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Contribution towards enhancement of existing facilities at Penarth Library. Contribution towards enhancement of existing community facilities within the ward. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 40%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (31)	Land north of Leckwith Road	15	2011-2016
Notes: Application submitted 2014/01401/FUL for 15 dwellings.			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> Contribution to the enhancement of local walking and cycling links. Public transport enhancements including the upgrading of local bus stops. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Contribution towards enhancement of existing facilities at Penarth Library. Contribution towards enhancement of existing community facilities within the ward. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 40%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (32)	Llandough Landings	120	30 (2011-2016) 90 (2016-2021)
Notes:			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> The enhancement of local walking and cycling facilities including contributions to the development of links between Cardiff and the Vale of Glamorgan, Llandough Hospital and the extension of the National Cycle Network, the provision of a crossing facility on Penarth Road. Public transport enhancements to include contributions to bus priority measures along Penarth Road, local bus services, upgraded local bus stops. Contribution to school transport. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Contribution towards enhancement of existing facilities at Penarth Library. Contribution towards enhancement of existing community facilities within the ward. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 40%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing	
MG2 (33)	Land north of the railway line, Rhoose	650	200 (2011-2016) 350 (2016-2021) 100 (2021-2026)	
Notes: Eastern part of the site is subject to outline planning permission for 350 dwellings (2010/00686/EAO). Reserve matters 2014/00344/RES (224 dwellings) and 2014/00639/RES (126 dwellings) approved 16/04/2014.				
Infrastructure requirements			Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none">Provision of suitable and safe access that conforms to current design criteria to gain highway access.			£140,000 (E) £140,000 (W)	S106
Sustainable Transport <ul style="list-style-type: none">The enhancement of local walking and cycling facilities including off road shared facilities around the perimeter of the site and links to/through Porthkerry Country Park.Public transport enhancements to include contributions to local bus services, upgraded local bus stops, upgrading of the CCTV equipment at Rhoose railway station and new bus lay-by to serve school and service buses.Contributions to/new school transport services to St Richard Gwyn Roman Catholic Secondary School, Ysgol Gyfun Bro Morgannwg, Bishop of Llandaff Church in Wales High School, Llantwit Major Comprehensive School, Barry Comprehensive School, Bryn Hafren Comprehensive School, St Helens and Ysgol Sant Curig.			£700,000 (E) £700,000 (W)	S106
Education <ul style="list-style-type: none">Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013.			£1,115,387 (E) £1299,425.90 (W)	S106
Public Open Space <ul style="list-style-type: none">Open space allocated alongside residential land as part of mixed use allocation. On phase 2 this may be in the form of dual-use of educational facilities (see also Education Facilities Background Paper).On site provision of children's play space			Onsite Provision	S106
Community Facilities <ul style="list-style-type: none">Provision of new community buildings.Contribution towards enhancement of existing facilities at Rhoose Library.Contribution towards the enhancement of Built Sports Facilities.			£345,000 (E) £345,975 (W)	S106
Ecology <ul style="list-style-type: none">Ecological assessment by any potential developer.Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development.			Unknown	Developer
<ul style="list-style-type: none">Affordable housing provision of 30%.			30%	S106
<ul style="list-style-type: none">Public art provision at 1% of build costs.			Unknown	Developer

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (34)	Land south of the railway line, Rhoose	87	2011-2016
Notes: Granted full planning permission (2012/00937/FUL) site is under construction.			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none">Provision of suitable and safe access that conforms to current design criteria to gain highway access.		Unknown	Developer
Sustainable Transport <ul style="list-style-type: none">Contributions towards the enhancement of local walking and cycling facilities.Public transport enhancements to include contributions to local bus services, upgraded local bus stops, upgrading of the CCTV equipment at Rhoose railway station.Contributions to/new school transport services to St Richard Gwyn Roman Catholic Secondary School, Ysgol Gyfun Bro Morgannwg, Bishop of Llandaff Church in Wales High School, Llantwit Major Comprehensive School, Barry Comprehensive School, Bryn Hafren Comprehensive School, St Helens and Ysgol Sant Curig.		£174,000	S106
Education <ul style="list-style-type: none">Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013.		£343,196	S106
Public Open Space <ul style="list-style-type: none">On site provision of children's play space.		£56,748.97	S106
Community Facilities <ul style="list-style-type: none">Contribution towards enhancement of existing facilities at Rhoose Library.Contribution towards the enhancement of Built Sports Facilities.		£85,999.50	S106
Ecology <ul style="list-style-type: none">Ecological assessment by any potential developer.Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development.		£15,000	S106
Other <ul style="list-style-type: none">Affordable housing provision of 30%.		Unknown	S106
<ul style="list-style-type: none">Public art provision at 1% of build costs.		£45,000.00	S106

Policy Reference	Site	No. of Dwellings	Phasing	
MG2 (35)	Land to the west of Port Road, Wenvoe	140	2021-2026	
Notes: Granted planning permission 2013/00884/FUL. Site is under construction.				
Infrastructure requirements			Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none">Provision of suitable and safe access that conforms to current design criteria to gain highway access.			Unknown	Developer
Sustainable Transport <ul style="list-style-type: none">Contributions towards the enhancement of local walking and cycling facilities including off road walking and cycling facility from Barry Docks Link Road to Wenvoe, pedestrian/cycle crossing facility, local cycle storage facilities.Public transport enhancements to include contributions to local bus services, upgraded local bus stops.Contribution to school transport.			£280,000	S106
Education <ul style="list-style-type: none">Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013.			£527,275.72	S106
Public Open Space <ul style="list-style-type: none">On site provision of children’s play space.			Unknown	S106
Community Facilities <ul style="list-style-type: none">Contribution towards enhancement of existing facilities at Wenvoe Library.Contribution towards the enhancement of Built Sports Facilities.			£138,390	S106
Ecology <ul style="list-style-type: none">Ecological assessment by any potential developer.Protection of ecological features present on site in accordance with the Council’s adopted Supplementary Planning Guidance - Biodiversity & Development.			-	-
Other <ul style="list-style-type: none">Affordable housing provision 35% (25% on site, 10% off site)			Unknown	S106
<ul style="list-style-type: none">Public art provision			£20,000	S106

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (36)	Land adjoining Court Close, Aberthin	20	2021-2026
Notes:			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> Enhanced local walking and cycling links. Public transport enhancements including upgraded local bus stops and contributions to local bus services. Contribution to school transport. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 40%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (37)	Land to the east of Bonvilston	120	60 (2016-2021) 60 (2021-2026)
Notes: EIA Screening Report submitted.			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. New highway access that conforms to current design criteria to be provided. Highway improvements north of A48 along Bonvilston Road allocated under policy MG 16 (19). 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> Enhanced local walking and cycling links including contributions to off road walking and cycling route along A48, safe walking cycling access to St Nicholas Primary School, safe/secure cycle storage at St Nicholas Primary School. Public transport enhancements including upgraded local bus stops and contributions to local bus services. Contributions to school transport. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> Open space to be delivered on site as part of mixed use allocation On site provision of children's play space 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Enhancement of existing library facilities at Wenvoe Library. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 40%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (38)	Land to rear of St Davids Church in Wales Primary School, Colwinston	65	2021-2026
Notes: Full planning permission 2014/00242/FUL approved for 64 dwellings 15/01/2014.			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		Unknown	Developer
Sustainable Transport <ul style="list-style-type: none"> Enhanced local walking and cycling links including contributions to off road walking and cycling route along A48, improved footway at Colwinston Primary School, safe/secure cycle storage at St David's Church in Wales Primary School. Public transport enhancements including upgraded local bus stops. Contributions to/new school transport services to Cowbridge Comprehensive School, Bishop of Llandaff Church in Wales High School, Ysgol Gyfun Bro Morgannwg and Ysgol Iolo Morgannwg. 		£128,000	S106
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		£203,273.88	S106
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space 		£41,008.12	S106
Community Facilities <ul style="list-style-type: none"> Contribution towards the enhancement of Built Sports Facilities. 		N/A	N/A
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		N/A	N/A
Other <ul style="list-style-type: none"> Affordable housing provision of 35%. 		25% on site 10% off site contribution (£519,124)	S106
<ul style="list-style-type: none"> Public art provision at 1% of build costs. 		£15,000	S106

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (39)	ITV Wales, Culverhouse Cross	250	50 (2011-2016)
Notes: Granted outline planning permission 2013/01152/OUT. Reserve matters application 20014/01079/RES approved 12/03/2015			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. Development will provide improvements to the local highway infrastructure including two new signalised junctions, a new link road between the A4050 Port Road and Copthorne Way to the A48 and pedestrian and cycle improvements in the form of signal controlled crossing facilities and new footways/cycleways 		Unknown	Developer
Sustainable Transport <ul style="list-style-type: none"> Enhanced local walking and cycling links including provision of an off road walking and cycling route to Wenvoe along the A4050 Port Road, contribution to a cycle route along the A48, cycle storage facility at Wenvoe village/school. Public transport enhancements including upgraded local bus stops and contributions to local bus services. Contributions to/new school transport services to Cowbridge Comprehensive School, Bishop of Llandaff Church in Wales High School, Ysgol Gyfun Bro Morgannwg. 		£486,000	S106
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		£812,791	S106
Public Open Space <ul style="list-style-type: none"> Open space to be delivered on site as part of mixed use allocation On site provision of children's play space 		Unknown	S106
Community Facilities <ul style="list-style-type: none"> Enhancement of existing library facilities at Wenvoe library. Contribution towards the enhancement of Built Sports Facilities. 		£240,206	S106
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development. 		Unknown	S106
Other <ul style="list-style-type: none"> Affordable housing provision of 35%. 		Unknown	S106
<ul style="list-style-type: none"> Public art provision 		£50,000	S016

Policy Reference	Site	No. of Dwellings	Phasing	
MG2 (40)	The Garden Emporium Fferm Goch	40	2011-2016	
Notes: Site is under construction.				
Infrastructure requirements			Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none">Provision of suitable and safe access that conforms to current design criteria to gain highway access.			Unknown	Developer
Sustainable Transport <ul style="list-style-type: none">Traffic Regulation Orders to restrict vehicle parking along the site frontage.Two Variable Message Signs on Road.Footway improvements from site to community hall.Green links Rural Community Transport service.Village Bus Group of Services.Bus Stop Infrastructure and Information.			£119,000.00	s106
Education <ul style="list-style-type: none">Contributions will be required to provide for additional school places.			£116,686.00	s106
Public Open Space <ul style="list-style-type: none">On site provision of incidental open space.Off-site provision of play equipment.			£15,000.00	s106
Community Facilities <ul style="list-style-type: none">Improvements to community hall at Heol Llidiard.			£39,540.00	s106
Ecology <ul style="list-style-type: none">Bythnian Vetch and slow worm mitigation measures.Ecological assessment by any potential developer.Protection of ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance - Biodiversity & Development.			Unknown	Planning Conditions
Other <ul style="list-style-type: none">35% Affordable Housing provision on site.1% of build costs for public art.			Unknown	S106

Policy Reference	Site	No. of Dwellings	Phasing	Cost	Delivery Mechanism/ Funding Source
MG2 (41)	Ogmore Residential Centre	84	24 (2011-2016) 60 (2016-2021)		
Notes: Part of a mixed use scheme. Granted outline Planning Permission (2009/00489/OUT) at appeal subject to a Section 106 agreement on 9 th March 2012. Reserve matters approved 2013/00862/RES for 70 dwellings					
Infrastructure requirements				Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none">Provision of suitable and safe access that conforms to current design criteria to gain highway access.				Unknown	Developer
Sustainable Transport <ul style="list-style-type: none">Sustainable transport facilities serving the site.Traffic Regulation Orders on Hazelwood and Main Road.New and relocated lighting columns at access onto Somerset View / Main Road.				£128,000 £5,000 Unknown	S106
Education <ul style="list-style-type: none">See contribution costs.				£3930.95 per dwelling	S106
Public Open Space <ul style="list-style-type: none">55.4sqm per dwelling provided on site.				Unknown	S106
Community Facilities <ul style="list-style-type: none">Contribution toward new community centre for Ogmore-by-Sea.				£69,195	S106
Ecology <ul style="list-style-type: none">On site mitigation.				Unknown	Planning Conditions
Other <ul style="list-style-type: none">30% Affordable Housing.Public art feature on site 1% of build costs				Unknown	S106

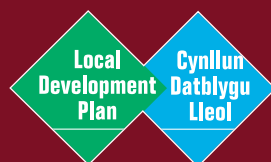
Policy Reference	Site	No. of Dwellings	Phasing	Cost	Delivery Mechanism/ Funding Source
MG2 (42)	Ogmore Caravan Park	82	22 (2011-2016) 60 (2016-2021)		
Notes: Part of a mixed use scheme. Granted outline Planning Permission (2009/01273/OUT) subject to a Section 106 agreement on 26 th September 2011.					
Infrastructure requirements				Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none">Provision of suitable and safe access that conforms to current design criteria to gain highway access.				-	-
Sustainable Transport <ul style="list-style-type: none">Sustainable transport facilities serving the site.Traffic Regulation Orders on Hazelwood and Main Road.New and relocated lighting columns at access onto Main Road.Vehicular Restraint Barrier System on Main Road.				£164,000 £5,000 Unknown Unknown	S106
Education <ul style="list-style-type: none">See contribution costs.				£4661.80 per dwelling	S106
Public Open Space <ul style="list-style-type: none">55.4sqm per dwelling provided on site.				Unknown	S106
Community Facilities <ul style="list-style-type: none">Contribution towards new community facility for Ogmore-by-sea.				£81,057	S106
Ecology <ul style="list-style-type: none">On site mitigation.				Unknown	Planning Conditions
Other <ul style="list-style-type: none">30% Affordable Housing.Public art - 1% of build costs				Unknown	S106

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (43)	Land to the east of St Nicholas	100	50 (2016-2021) 50 (2021-2026)
Notes: Application submitted 2015/00249/FUL for 79 dwellings on northern part of site and is currently under consideration. Pre application advice request submitted for 14 dwellings on part of site fronting the A48 (09/02/2015).			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> Enhanced local walking and cycling links including contributions to off road walking and cycling route along A48, safe walking cycling access to St Nicholas Primary School and local play areas, safe/secure cycle storage at St Nicholas Primary School. Public transport enhancements including upgraded local bus stops and contributions to local bus services. Contributions to/new school transport services to Cowbridge Comprehensive School, Ysgol Gyfun Bro Morgannwg, St Richard Gwyn Roman Catholic Comprehensive School, Ysgol Iolo Morgannwg and Bishop of Llandaff Church in Wales High School. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space Open space to be delivered on site as part of mixed use allocation 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Enhancement of existing library facilities at Wenvoe Library. Contribution towards the enhancement of Built Sports Facilities 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of any ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance- Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 40%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (44)	Land off St Brides Road, Wick	100	25 (2016-2021) 75 (2021-2026)
Notes: Full application submitted 2014/01424/FUL for 124 dwellings currently under consideration.			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> Enhanced local walking and cycling links including walking and cycling infrastructure to Wick & Marcross Church in Wales Primary School, new local walking and cycling signage and infrastructure, safe/secure cycle storage at Wick & Marcross Church in Wales Primary School and local play area. Public transport enhancements including upgraded local bus stops and contributions to local bus services. Contributions to/new school transport services to Llantwit Comprehensive School, Ysgol Gyfun Bro Morgannwg, Welsh Primary School, St Richard Gwyn Roman Catholic Comprehensive School, St Helens Roman Catholic Primary School, and Bishop of Llandaff Church in Wales High School. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space. 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Enhancement of existing library facilities at Llantwit Major. Contribution towards the enhancement of Built Sports Facilities 		TBC	TBC
Ecology <ul style="list-style-type: none"> Ecological assessment by any potential developer. Protection of any ecological features present on site in accordance with the Council's adopted Supplementary Planning Guidance- Biodiversity & Development. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 40%. Public art provision at 1% of build costs. 		TBC	TBC

Policy Reference	Site	No. of Dwellings	Phasing	
MG2 (45)	Land off Sandy Lane, Ystradowen	85	40 (2016-2021) 45 (2021-2026)	
Notes: Part of site subject to outline planning 2013/00856/OUT for 40 dwellings. Section 106 refers to the approved permission only. Reserved matters application 2104/01483/RES approved 13/05/2015.				
Infrastructure requirements			Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none">Provision of suitable and safe access that conforms to current design criteria to gain highway access.Upgrade of Sandy Lane as part of comprehensive redevelopment of the site.			Unknown	Developer
Sustainable Transport <ul style="list-style-type: none">Enhanced local walking and cycling links to include a pedestrian/cyclist crossing facility on Cowbridge Road.Public transport enhancements including upgraded local bus stops and contributions to local bus services.Contributions to/new school transport services to Cowbridge Comprehensive School, Ysgol Iolo Morgannwg, and Llansannor Church in Wales Primary School and Bishop of Llandaff Church in Wales High School.			£80,000	S106
Education <ul style="list-style-type: none">Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013.			£347,906.48	S106
Public Open Space <ul style="list-style-type: none">Open space to be delivered on site as part of mixed use allocation.On site provision of children’s play space.			£26,765.43	S106
Community Facilities <ul style="list-style-type: none">Enhancement of existing library facilities at Llantwit Major.Contribution towards the enhancement of Built Sports Facilities.			£39,540	S106
Ecology <ul style="list-style-type: none">Ecological assessment by any potential developer.Protection of any ecological features present on site in accordance with the Council’s adopted Supplementary Planning Guidance - Biodiversity & Development.			Unknown	Developer
Other <ul style="list-style-type: none">14 dwellings (35%)Public art provision at 1% of build costs.			Unknown	S106

Policy Reference	Site	No. of Dwellings	Phasing
MG2 (46)	Land west of Swanbridge Road, Sully	500	If required
Notes: Application submitted and under consideration 2013/1279/OUT Land south of Cog Road, Sully.			
Infrastructure requirements		Cost	Delivery Mechanism/ Funding Source
Highways <ul style="list-style-type: none"> Provision of suitable and safe access that conforms to current design criteria to gain highway access. 		TBC	TBC
Sustainable Transport <ul style="list-style-type: none"> New and enhanced local walking and cycling links, including new off road walking and cycling facility around perimeter of the site, safe walking and cycling access to Sully Primary School, the upgrading of walking and cycling facilities through Sully and at Cardiff Road, Barry, equestrian signage. Public transport enhancements including upgraded local bus stops and contributions to local bus services. Contributions to/new school transport services to Stanwell Comprehensive School, St Richard Gwyn Roman Catholic Secondary School, Bishop of Llandaff Church in Wales High School, Ysgol Gyfun Bro Morgannwg and the Welsh Primary. 		TBC	TBC
Education <ul style="list-style-type: none"> Contributions will be required to provide for additional school places. Additional information provided in the Education Facilities background paper 2013. 		TBC	TBC
Public Open Space <ul style="list-style-type: none"> On site provision of children's play space 		TBC	TBC
Community Facilities <ul style="list-style-type: none"> Contribution towards or provision of new community building on site. Contribution towards the enhancement of Built Sports Facilities. 		TBC	TBC
Ecology <ul style="list-style-type: none"> On site habitat enhancement and management required. 		TBC	TBC
Other <ul style="list-style-type: none"> Affordable housing provision of 40%. Public art provision at 1% of build costs. 		TBC	TBC



The Vale of Glamorgan Council
Directorate of Development Services

Dock Office
Barry Docks
Barry CF63 4RT

LDP@valeofglamorgan.gov.uk
www.valeofglamorgan.gov.uk