

Meeting of:	<b>Cabinet</b>
Date of Meeting:	<b>Monday, 27 September 2021</b>
Relevant Scrutiny Committee:	Environment and Regeneration
Report Title:	Vale of Glamorgan Replacement Local Development Plan 2021-2036: Consultation on draft Review Report and draft Delivery Agreement
Purpose of Report:	To report to Cabinet the draft Review Report and draft Delivery Agreement for the Replacement LDP and to seek approval for public consultation.
Report Owner:	Cabinet Member for Legal, Regulatory and Planning Services
Responsible Officer:	Rob Thomas, Managing Director
Elected Member and Officer Consultation:	<p>Cabinet Member for Legal, Regulatory and Planning Services</p> <p>Head of Regeneration and Planning</p> <p>Operational Manager for Planning and Building Control</p> <p>Lawyer - Legal Division</p> <p>Operational Manager Accountancy</p> <p>Corporate Equalities Officer</p> <p>Communications Manager</p> <p>Head of Strategy, Community Learning and Resources</p> <p>Strategy and Partnership Manager</p> <p>Section 106 Officer</p> <p>Operational Manager, Strategy and Resources</p> <p>21st Century Schools Programme Manager</p> <p>Housing and Strategic Projects Team Leader</p> <p>Operational Manager, Neighbourhood Services, Healthy Living and Performance</p> <p>Operational Manager Engineering</p> <p>Group Manager Transport Services</p> <p>Principal Regeneration Officer</p> <p>Operational Manager for Regeneration</p> <p>Team Leader Countryside Services</p> <p>Ecologist</p> <p>Arts Development Officer</p>

	<p style="text-align: center;">Principal Tourism &amp; Marketing Officer  Major Project Managers, Regeneration and Planning  Engineering Manager  Conservation and Design Officer  Energy Manager</p>
Policy Framework:	This is a matter for executive decision by Cabinet.
<p>Executive Summary:</p> <ul style="list-style-type: none"> <li>• Following Cabinet's approval to progress with a review of the adopted Local Development Plan in October 2020, a draft Review Report and a new draft Delivery Agreement have been prepared. This report recommends the endorsement of these draft documents for public consultation purposes.</li> <li>• The Review Report is a key part of the Replacement Local Development Plan evidence base. It sets out the key legislative, national and policy changes that have occurred since the adoption of the Local Development Plan in 2017 and includes an assessment of the current Local Development Plan policies to establish which ones are still effective and which policies may need to be reviewed.</li> <li>• The new draft Delivery Agreement includes 2 key elements. A timetable setting out how the Council will project manage the Replacement Local Development Plan and a Community Involvement Scheme (CIS) which sets out who, when and how the Council will carry out engagement and consultation during the preparation of the Replacement Local Development Plan.</li> </ul>	

## **Recommendations**

1. That Cabinet considers and endorses the draft Review Report and draft Delivery Agreement (subject to consideration of any recommended changes by the Environment and Regeneration Scrutiny Committee) for public consultation purposes.
2. That the draft Review Report and draft Delivery Agreement are referred to the Environment and Regeneration Scrutiny Committee for its consideration.
3. That a 6-week public consultation is undertaken on the draft Review Report and draft Delivery Agreement.
4. That a follow up report on the outcome of the public consultation and any proposed changes is prepared and considered by Council.
5. That delegated authority be granted to the Head of Regeneration and Planning in consultation with the Cabinet Member for Legal, Regulatory and Planning Services to make typographical or other minor changes as necessary prior to publication.

## **Reasons for Recommendations**

1. To comply with Regulation 41 and Regulation 9 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015).
2. To ensure appropriate scrutiny of the report.
3. To comply with Regulation 41 and Regulation 9 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015).
4. To comply with Regulation 41 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015).
5. To make typographical or other minor changes as necessary without the need to seek Cabinet approval.

## **1. Background**

### **Review Report**

- 1.1 Local Development Plan Regulation 41 (1) states that a Local Planning Authority (LPA) must review its Local Development Plan (LDP) no longer than 4 years from the date of adoption. Beyond 4 years, the evidence base becomes dated, and it is essential that LDPs are kept up to date to ensure effective and consistent planning decisions, supporting the objectives of a plan led system and minimising speculative development.
- 1.2 Section 69 of the Planning and Compulsory Purchase Act 2004 requires all LPAs to undertake a review of their adopted LDP and report their findings to Welsh Government through a Review Report. The Development Plans Manual (Edition 3) March 2020 states that the Review Report should be published within 6

months of triggering the review process. Cabinet agreed in October 2020 that a formal review of the adopted LDP would commence by 28th June 2021 and the draft Review Report attached at Appendix 1 sets out the first stage in the review process.

- 1.3** The Review Report forms a key part of the evidence base for the Replacement LDP and is informed largely by the findings of previous Annual Monitoring Reports (AMRs). It refers to the key contextual, legislative and policy changes that have occurred since the adoption of the LDP in 2017 as well as new relevant plans, strategies and evidence which will have an impact on the Replacement LDP. It also includes an assessment of the existing LDP policies to establish which ones are still effective and which ones need to be reviewed.
- 1.4** National guidance states that to maximise the robustness of the Review Report and justify its conclusions, LPAs should consult with specific and general consultees on its findings and conclusions. The consultation responses and any proposed changes will be reported to Council in due course in accordance with the LDP Regulations. Following ratification by Council, the final Review Report will be submitted to the Welsh Government in accordance with Section 69 of the Planning and Compulsory Purchase Act 2004.

### **Delivery Agreement**

- 1.5** The Delivery Agreement attached at Appendix 2 is an essential project management tool that contains the timetable for preparing the LDP together with the Community Involvement Scheme (CIS) which sets out how and when stakeholders and the community can become involved in the Plan making process. The Delivery Agreement also refers to the financial and staff resources required to prepare the Replacement LDP.
- 1.6** The LDP Regulations require LPAs to engage with stakeholders in the formulation of the Delivery Agreement. Throughout the preparation of the Delivery Agreement, it is recommended that ongoing discussions are held with the Welsh Government and other statutory consultees so that roles and responsibilities are understood, and a realistic timetable is developed.
- 1.7** LDP Regulation 8 sets out the requirements of the content of the timetable. The timetable must set out a timeline for the various key stages involved in the preparation of the Replacement LDP. Definitive timescales must be provided up to Deposit stage and indicative timescales shown up to the adoption of the Replacement LDP. It must also include the key dates for the publication of the Integrated Sustainability Appraisal (ISA) Report and the AMR.
- 1.8** Welsh Government requires Replacement LDPs to be prepared in 3 and a half years from the formal agreement of the Delivery Agreement with a single additional slippage of 3 months. The Development Plans Manual (Edition 3) March 2020 states that a revised timetable should only be considered in

exceptional circumstances during plan preparation. The timescale reflects the fact that LPAs are not starting from scratch and the evidence base only requires updating where there have been changes in circumstances. The Delivery Agreement will therefore need to be kept under regular review by the LPA. The Delivery Agreement must be approved by resolution of the LPA in accordance with LDP Regulation 9 before submission to the Welsh Government. The Delivery Agreement should be submitted to the Welsh Government for approval at the same time or very shortly after the publication of the Review Report.

## **2. Key Issues for Consideration**

### **Review Report**

- 2.1** Overall, it is considered that the adopted LDP strategy remains relevant. It has been effective in promoting development opportunities in the key settlement of Barry and in other sustainable urban settlements in the South East Zone. The ongoing regeneration of Barry Waterfront has been particularly successful in providing a mix of uses including housing, employment, retail, and leisure uses as well as new infrastructure. The Cardiff Airport and Bro Tathan Enterprise Zone has attracted significant new inward investment to the Vale of Glamorgan and will continue to be a key consideration in the Replacement LDP. Additional growth in the sustainable settlements has also helped to spread the benefits of new development more evenly across the authority and support existing local services and facilities.
- 2.2** Having reviewed the policies based on the data collected in previous AMRs and internal consultation with the development management team, the majority are working effectively. The Replacement LDP will therefore need to consider the findings of the three AMRs, contextual and national policy changes (e.g., Future Wales: the national plan 2040), an updated evidence base and the future needs of the Vale up to 2036 including housing and employment provision.
- 2.3** The draft Review Report rules out the possibility of preparing a joint LDP with neighbouring authorities but supports opportunities for collaborative working on regional matters such as the identification of a transit gypsy and traveller site and a Strategic Flood Consequence Assessment. It also concludes that a full revision of the LDP is needed as opposed to a short form revision. The latter procedure is more limited in scope and subject to a higher degree of risk regarding procedural challenges.

### **Delivery Agreement**

- 2.4** The table below shows the key stages and anticipated timescales for the preparation of the Replacement LDP. A detailed timetable is set out in Appendix 3 of the draft Delivery Agreement.

Key Stages		Definitive Timescales
Stage 1 Delivery Agreement	Public consultation	November 2021 – December 2021
	Political Approval and Submission to Welsh Government	February 2022 – March 2022
	Approval from Welsh Government	April 2022
Stage 2 Pre-Deposit	Candidate Site call	June 2022 – August 2022
	Consultation on Integrated Sustainability Appraisal	August 2022 - September 2022
	Vision and Objectives/Growth Options	April 2022 – November 2022
	Consultation Preferred Strategy	April 2023 – May 2023
	Political approval of Preferred Strategy	September 2023
Stage 3 Deposit	Public Consultation	April 2024 – May 2024
	Political approval for submission to Welsh Government	November 2024 – December 2024
		Indicative Timescales
Stage 4	Submission	December 2024
Stage 5	Examination	March 2025 – April 2025
Stage 6	Inspector’s Report preparation and publication	May 2025 – September 2025
Stage 7	Adoption	October 2025

**2.5** The approval of the Delivery Agreement by Welsh Government marks the start of the plan preparation process and the LPA is committed to the stated timescales and consultation processes contained within it. The preparation of the Replacement LDP will therefore commence in April 2022 and it is anticipated that it will be adopted by October 2025 which is in accordance with the three and a half year timeframe set out by Welsh Government. The timetable is realistic and achievable taking into account the financial and staff resources available to

prepare the Replacement LDP. Whilst every effort will be made to avoid any deviations to the timetable, appendix 4 in the draft Delivery Agreement identifies a number of risks which could result in delays and are outside the control of the Planning Policy team.

- 2.6** In terms of the CIS, the draft delivery agreement acknowledges the importance of involving the right people at the right time to ensure greater consensus and that the preparation of the Replacement LDP aligns with the five ways of working set out in the Well Being of Future Generations (Wales) Act 2015. Appendix 2 of the draft Delivery Agreement sets out how different stakeholders will be involved at each of the key stages. In addition to the specific and general consultation bodies, the Citizens Panel will be invited to share their views at the key consultation stages. The Public Services Board has also been identified as a key stakeholder group to act as a sounding board at the participation stages. Additional effort will also be made to engage hard to reach groups and seldom heard voices in the process who have been underrepresented in the past. The importance and efficiency of digital technology has been highlighted throughout the Covid 19 pandemic and officers intend to make greater use of digital technology in the Replacement LDP preparation process.

### **Next Steps**

- 2.7** The draft Review Report and draft Delivery Agreement will be subject to a six week public consultation in the autumn. In due course, Council will consider any proposed amendments to the draft documents and following approval both documents will be submitted to the Welsh Government in accordance with the relevant legislation. The Welsh Government have up to 4 weeks to approve the Delivery Agreement unless they request additional time to consider the document (LDP Regulation 9 refers). The approved Delivery Agreement will then be published on the Council's website and made available for inspection in line with LDP Regulation 10.

## **3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?**

- 3.1 Long Term** - The Replacement LDP sets out a long-term vision for how the authority is expected to change in land use-terms over the plan period and provides certainty for developers and the public. The monitoring and review process provides an opportunity to examine the effectiveness of the existing strategy / policies and to update the Plan to meet the vision and objectives for the next 15 years.
- 3.2 Prevention** - The Replacement LDP will contain policies which seek to ensure that new development has a positive impact on the economy, built and natural environment as well as the social and cultural well-being of the Vale of Glamorgan.

- 3.3 Integration** - The Replacement LDP will have regard to the local well-being plan and other relevant corporate strategies and policies that have been published since the adoption of the LDP in 2017. The influence of the LDP covers numerous service areas and numerous external organisations. Accordingly, it is recognised that they will all play an important role in the preparation of the Replacement LDP.
- 3.4 Collaboration** -The Replacement LDP will be subject to extensive statutory consultation in accordance with the development plan guidance and regulations issued by the Welsh Government. To meet the objectives and targets set out in the Replacement LDP, the Council will work in collaboration with external partners to ensure their successful delivery. The Replacement LDP must also consider its impact on neighbouring local authorities and the Council is involved in several regional working groups which will form part of the evidence base and influence policies. The Review Report also considers the opportunity to prepare a Joint LDP in line with national guidance.
- 3.5 Involvement** - Engagement is a key aspect of the LDP preparation process and details of this are contained in the CIS section of the Delivery Agreement which the LPA must adhere to.

## **4. Resources and Legal Considerations**

### **Financial**

A dedicated budget is in place to fund the work required to prepare the Replacement LDP as stated in the draft Delivery Agreement.

### **Employment**

- 4.1** The draft Review Report and draft Delivery Agreement have been prepared by officers within the Regeneration and Planning Division. The draft Delivery Agreement sets out the proposed staff resources for delivering the Replacement LDP.

### **Legal (Including Equalities)**

- 4.2** The Council is legally required to review its LDP pursuant to s.69 of the Planning and Compulsory Purchase Act 2004 and Regulation 41 of the Town and Country Planning (Local Development Plan)(Wales) Regulations 2005 (as amended 2015).
- 4.3** The Well Being of Future Generations (Wales) Act 2015 seeks to improve the social, economic, environmental, and cultural well-being of Wales. Public bodies should ensure that decisions consider the impact they could have on people living in Wales in the future. The planning system is key to delivering sustainable development and the 5 ways of working are an intrinsic part of the planning

system. A plan led approach is the most effective way of securing sustainable development.

- 4.4** The CIS section of the draft Delivery Agreement sets out how the Council will engage with stakeholders including hard to reach groups to enable all interested parties to participate in the Plan preparation process e.g., use of plain English and non-technical versions of reports, availability of documents in Welsh and large print versions of documents available on request.

## **5. Background Papers**

[Development Plans Manual Edition 3 \(March 2020\)](#)

# THE VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN DRAFT REVIEW REPORT

AUGUST 2021

**THIS DOCUMENT IS AVAILABLE IN WELSH AND IN OTHER FORMATS UPON  
REQUEST E.G. LARGER FONT**

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## 1. EXECUTIVE SUMMARY

### 1.1. PURPOSE OF THE REVIEW REPORT

- 1.1.1. Local Planning Authorities (LPA) have a requirement to keep their Local Development Plan (LDP) up to date and to consider the need for review either through their Annual Monitoring Report (AMR) or having reached 4 years post adoption. The 3<sup>rd</sup> AMR (October 2021) noted that a review was triggered in June 2021 in line with LDP Regulation 41 and recommended that the Council commences work on a replacement LDP following Welsh Government approval of a new Delivery Agreement (DA).
- 1.1.2. Changes to an adopted LDP can only be made through formal plan revision. The first stage is to produce a Review Report, which will be a key part of the evidence base underpinning the form and content of the revised Plan and submitted to the Inspector for examination in due course.
- 1.1.3. There are two revision routes available to choose from when considering how to revise an LDP. Firstly there is a Full Revision of the Plan following the same procedures used in preparing the adopted plan, or secondly, the Short Form Revision procedure where the parameters to be considered are very much more focused and limited in scope.
- 1.1.4. The purpose of this Review Report is to consider the contextual, legislative and policy changes that have taken place since the adoption of the LDP which warrant revisions to the Plan. The review also examines the performance of the LDP in respect of how the policies have delivered the Plan's vision, aims and strategy taking into account the findings of the three AMRs undertaken by the Council since the adoption of the Plan.

### 1.2. CONSULTATION

- 1.2.1. The Council is seeking stakeholder views on the matters set out in this draft Review Report. Views are sought on the issues that should be considered in the full review of the LDP, together with the subsequent potential changes required to the LDP, as set out in this report.
- 1.2.2. Stakeholders are invited to comment on / suggest any additional issues and / or changes that should be considered in the full review of the LDP. Any comments should be supported by relevant evidence.
- 1.2.3. A consultation response form is available on the Council's website ([insert link here](#)). If you require assistance accessing or completing the consultation form, please contact the LDP Policy Team on 01446 704665 or email [LDP@Valeofglamorgan.go.uk](mailto:LDP@Valeofglamorgan.go.uk).
- 1.2.4. Comments need to be submitted by **INSERT DATE**

## 2. INTRODUCTION

- 2.1. The Vale of Glamorgan Local Development Plan 2011 - 2026 (LDP) was adopted by the Council on the 28th June 2017. The LDP sets out the Council's planning policy framework for the development and use of land in the Vale of Glamorgan and forms the basis for consistent and rational decision-making and ensures the most efficient use of land and other limited resources.
- 2.2. Section 76 of the Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to monitor the implementation of their adopted LDPs by preparing an Annual Monitoring Report (AMR). In accordance with the statutory requirements, the LDP has been monitored since adoption on an annual basis with 3 AMRs prepared to date.
- 2.3. To ensure that LDPs are kept up-to-date, local planning authorities are required to commence a review of their plans at least once every four years following Plan adoption, or sooner if the findings of the AMRs indicate significant concerns with a Plan's implementation.
- 2.4. The Council has prepared this draft Review Report which sets out the proposed extent of likely changes to the existing LDP and seeks to confirm the revision procedure to be followed in preparing a Replacement LDP. It is proposed that the Replacement LDP will cover a period of 15 years (2021 to 2036) reflecting the formal commencement of the Replacement LDP in Spring 2022.
- 2.5. The draft Review Report is structured as recommended in the Development Plans Manual Edition 3 (March 2020) and contains the following sections:
  - Section 3 - details the key legislative, national, and local policy changes and evidence base issues that have occurred since the adoption of the LDP which are important considerations to inform the review of the LDP.
  - Section 4 - provides a summary of the main findings of the previous 3 AMRs, outlining the associated implications for the review of the LDP.
  - Section 5 - provides an assessment of the current LDP Vision, Strategy, Strategic Objectives and Strategic Policies that together form the overarching land use framework of the LDP and sets out the potential changes required.
  - Section 6 provides an assessment of the Managing Growth and Managing Development policies of the Plan setting out potential changes required.
  - Section 7 - considers which aspects of the evidence base need to be reviewed / updated in preparing a Replacement LDP.
  - Section 8 - considers the potential options for review of the LDP and opportunities for collaboration.
  - Section 9 - provides a conclusion on the appropriate form of Plan revision and outlines the next steps.

### 3. CONTEXTUAL, LEGISLATIVE AND POLICY CHANGES THAT HAVE OCCURRED SINCE THE ADOPTION OF THE LDP

3.1.1. As part of the LDP review process, the Council must consider any contextual changes that have occurred since the adoption of the LDP. This includes changes to national, regional, and local policies together with new legislation and strategies which may have implications for the Replacement LDP. The following section provides a summary of these changes which are of relevance to the LDP review.

#### 3.2. LEGISLATION

##### WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

3.2.1. The Well-being of Future Generations (Wales) Act gained Royal Assent in April 2015 and came into force on 1st April 2016. The Act strengthens existing governance arrangements for improving the well-being of Wales by ensuring that sustainable development is at the heart of the work carried out by government and public bodies.

3.2.2. The Act sets out seven national well-being goals for Wales to improve the well-being of communities and achieve the Wales we want for our future generations. The well-being goals for Wales are consistent with the United Nations 2030 Agenda for Sustainable Development which sets out 17 Sustainable Development Global Goals. The seven national well-being goals for Wales are set out in the following table:

Table 1: The 7 Well-being Goals for Wales

Goal	Description of the goal
<b>A prosperous Wales</b>	An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.
<b>A resilient Wales</b>	A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic, and ecological resilience and the capacity to adapt to change (for example climate change).
<b>A healthier Wales</b>	A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.
<b>A more equal Wales</b>	A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio-economic background and circumstances).
<b>A Wales of cohesive communities</b>	Attractive, viable, safe, and well-connected communities.
<b>A Wales of vibrant culture and thriving welsh language</b>	A society that promotes and protects culture, heritage, and the Welsh language, and which encourages people to participate in the arts, sports and recreation.

**A globally responsive Wales**

A nation which, when doing anything to improve the economic, social, environmental, and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.

- 3.2.3. The Act also sets out five ways of working needed for public bodies to achieve the seven well-being goals: (1) Long-term; (2) Integration; (3) Involvement; (4) Collaboration; and (5) Prevention.
- 3.2.4. The Act established a Public Service Board (PSB) for each local authority area in Wales who must improve the economic, social, environmental and cultural well-being of its area by working to achieve the well-being goals. The Vale of Glamorgan PSB is responsible for preparing and publishing a Local Well Being Plan (LWBP) which sets out its objectives and the steps it will take to meet them. The four statutory members of the PSB are the Local Authority, Local Health Board, Fire and Rescue Authority and Natural Resources Wales.
- 3.2.5. Further details on of Vale of Glamorgan Local Well-being Plan and the potential implications for the LDP is set out in Section 6.

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**PUBLIC HEALTH (WALES) ACT 2017**

- 3.2.6. The Public Health (Wales) Act 2017 received Royal Assent in July 2017. The Act makes changes to the law in Wales to improve health and prevent avoidable health harms. The Act places a requirement for public bodies to carry out Health Impact Assessments (HIAs) in specific circumstances, including LDPs and these should be undertaken as a part of the Sustainability Appraisal.

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**THE PLANNING (WALES) ACT 2015**

- 3.2.7. The Planning (Wales) Act received Royal Assent in July 2015 and came into force in stages between October 2015 and January 2016. As well as a series of legislative changes to deliver reform of the planning system in Wales, the Act introduced a legal basis for the preparation of a National Development Framework (referred to as Future Wales – the National Plan 2040) and Strategic Development Plans (SDPs).

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**ENVIRONMENT (WALES) ACT 2016**

- 3.2.8. The Environment (Wales) Act 2016 [Environment Act] sets out legislation in respect of the environment and climate change and makes provision for a range of actions to deliver effective protection of the environment and to tackle climate change. The principal issue for development plans is the requirement for local authorities to maintain and enhance biodiversity.

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**HISTORIC ENVIRONMENT (WALES) ACT 2016**

- 3.2.9. The Historic Environment (Wales) Act 2016 [HE Act] amends two existing pieces of legislation, namely the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The HE Act sets out a wide range of provisions that seek to deliver its three aims:
- to give more effective protection to listed buildings and scheduled monuments;
  - to improve the sustainable management of the historic environment; and
  - to introduce greater transparency and accountability into decisions taken on the historic environment.

- 3.2.10. The key issue for development plans is the requirement to provide more effective protection for listed buildings and scheduled ancient monuments.

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

- 3.2.11. The Local Government and Elections (Wales) Bill [the Bill] was passed by the Senedd on 18th November 2020 and received Royal Assent on 21st January 2021. The Bill covers a range of topics from electoral reform, public participation, governance, and performance through to regional working.
- 3.2.12. In respect of land use planning, the Act makes provision for the establishment of Corporate Joint Committees (CJCs) to exercise certain local authority functions on a collaborative basis through Strategic Development Plans (SDPs) as well as regional transport planning and economic development strategies.

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

- 3.2.13. The Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021 establish the procedural requirements for the preparation, monitoring and review of SDPs. The Regulations were laid on 22<sup>nd</sup> March 2021 and will come into force on 28th February 2022, the date by which CJCs shall become fully operational.
- 3.2.14. The SDP Regulations reflect the main stages of Plan preparation and review requirements outlined in the LDP Regulations. They provide details about the key stages, procedures and consultation arrangements that must be followed by CJCs when preparing an SDP. They also set out the requirements for the preparation, examination, monitoring and revision of SDPs and associated matters. The Regulations also set out the provisions for the content, availability, and publication of documents.

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#### THE CLIMATE CHANGE (WALES) REGULATIONS 2021

- 3.2.15. In December 2020, the Climate Change Committee published its progress report “Reducing Carbon Emissions in Wales”. This is the first report on Wales’ progress towards meeting its emission reduction targets, as required under Article 45 of the Environment (Wales) Act 2016.
- 3.2.16. The progress report and advice recognise the actions taken in Wales to reduce greenhouse gas emissions - including achieving some of the highest national recycling rates in the world, taking a proactive role in supporting the large-scale deployment of renewable energy generation, and integrating responses to the climate and nature emergency throughout its priorities for the reconstruction of the economy following the Covid-19 pandemic.
- 3.2.17. Following the publication of the report, in February 2021, the Welsh Government announced its commitment to reaching net zero emissions by 2050 through the publication of The Climate Change (Wales) Regulations 2021 which came into force on the 19th March 2021. The Regulations establish the legal commitment to net zero carbon emissions by 2050.
- 3.2.18. The new Regulations form part of the wider statutory framework for the reduction of emissions in Wales, set out in Part 2 of the Environment (Wales) Act 2016, and amend the previous targets for 2030 and 2040 from 45% and 67% to 63% and 89% respectively.

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

- 3.2.19. Flood risk is a key concern for some parts of the Vale of Glamorgan, and one type of water management that the planning system can influence is the Sustainable Drainage (SuDS) solution for new developments. The Flood and Water Management Act (2010) established the creation of a Sustainable Drainage Approval Body (SAB) in local authorities. The legislation gives those bodies statutory responsibility for approving and in specified circumstances, adopting the approved drainage systems.
- 3.2.20. Since 7th January 2019, all new developments of more than 1 dwelling house or where the construction area is more than 100m<sup>2</sup>, require SuDS for surface water. SuDS on new developments must be designed and constructed in accordance with Statutory SuDS Standards and must be approved by the local authority SAB before construction work begins.

### 3.3. NATIONAL PLANNING POLICY/ PLANS

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#### FUTURE WALES - THE NATIONAL PLAN (2040)

- 3.3.1. On the 24th February 2021, the Welsh Government published Future Wales - the National Plan 2040, the Welsh Government's national development framework. On publication, Future Wales came into force with immediate effect and now forms part of the development plan system in Wales and it must be considered alongside LDPs or extant Unitary Development Plans in development management decisions.
- 3.3.2. A key objective of Future Wales is to ensure that the planning system supports the delivery of the Welsh Government's strategic aims and policies such as those contained within the Welsh National Marine Plan, Llwybr Newydd The Wales Transport Strategy 2021, the Natural Resources Policy and Prosperity for All A Low Carbon Wales.
- 3.3.3. Future Wales builds on national planning policy set out in Planning Policy Wales and outlines the Welsh Government's strategic approach for addressing key national priorities through the planning system. These priorities include the creation of a vibrant sustainable economy, quality development in the right places for the right reasons, decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of communities.
- 3.3.4. Three national growth areas within which the priorities for housing, economic development and investments are identified. These growth areas cover Wrexham and Deeside (North Wales), Swansea Bay & Llanelli (Mid & South West Wales) and Cardiff, Newport and the Valleys (South East Wales). Alongside these growth areas, Future Wales sets out national development policies for Wales as a whole.
- 3.3.5. Other key areas considered within Future Wales include priorities for the delivery of new affordable housing, a requirement to identify new Green Belts in the South East Wales and North Wales regions (to be identified through SDPs), national policy objectives for renewable and low carbon energy generation, and a commitment to strengthening town centres through a town centre first approach for retail and other town centre uses.
- 3.3.6. The Vale of Glamorgan falls within the South East Wales Growth Area (see figure 1 below) where Cardiff, Newport, and the Valleys are identified as priority areas for growth. Within the wider growth area, the focus is on strategic economic and housing growth;

essential services and facilities; advanced manufacturing; transport and digital infrastructure. Key investment decisions will seek to support places in the National Growth Area and the wider region. Policy 36 (South Wales Metro) states that SDPs and LDPs “should plan growth and regeneration to maximise the opportunities arising from better regional connectivity, including identifying opportunities for higher density, mixed use and car free development around new and improved metro stations”.

- 3.3.7. More specific to the Vale of Glamorgan is the existing and future role of the Cardiff Airport and Bro Tathan Enterprise Zone, and the Port of Barry which are set out within Future Wales:

*“Cardiff Airport is an essential part of Wales’ strategic transport infrastructure. It is an international gateway connecting Wales to the world and is an important driver within the Welsh economy. Cardiff Airport is located within the Cardiff Airport and Bro Tathan Enterprise Zone which offers opportunities for investment in the site and surrounding areas. The Enterprise Zone offers a wide range of development sites and business accommodation, providing opportunities for the development of bespoke facilities or investment in existing accommodation”* (page 82 refers).

*“The region is served by ports at Newport, Cardiff and Barry. Each plays an important economic role and collectively they are key infrastructure within the region. Strategic and Local Development Plans should consider the role of the ports locally, regionally and nationally and establish frameworks to support their operation and potential expansion”* (page 173 refers).

- 3.3.8. Within rural locations, Future Wales states that growth should consider how developments deliver balanced age communities as well as the role of affordable housing, employment, and local services. It also highlights the importance of digital and mobile connectivity in delivering economic success, in accordance with nationwide policies 4 (Supporting Rural Communities) and 5 (Supporting the rural Economy).
- 3.3.9. The review of the LDP is required to ensure that the strategy and policy framework reflects the aspirations and priorities for the South East region growth area as set out in Future Wales and to ensure that it is in general conformity with it.



- TAN 15: Development and Flood Risk was recently updated, and consultation responses are being reviewed. Final TAN 15 is due to be published in Autumn 2021.
- TAN 20: Planning and the Welsh Language updated in October 2017.

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#### DEVELOPMENT PLANS MANUAL (EDITION 3) (MARCH 2020)

- 3.3.13. The Development Plans Manual (DPM) is a reference document for practitioners who are responsible for, or contribute to, the preparation and implementation of development plans. It contains practical guidance on how to prepare, monitor and revise a development plan, underpinned by robust evidence to ensure that Plans are effective and deliverable and contribute to placemaking, as defined in national policy set out in PPW.
- 3.3.14. The revised DPM has been written in the context of current national policy and legislation, the Planning and Compulsory Purchase Act 2004, the Planning (Wales) Act 2015 and associated Regulations (The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015)). The Welsh Government regularly review the DPM to ensure best practice and policy changes are embedded in the document.

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#### NATURAL RESOURCES POLICY

- 3.3.15. In line with the Environment (Wales) Act 2015, the Welsh Government produced a Natural Resources Policy (NRP) in August 2017. The focus of the NRP is the sustainable management of Wales' natural resources, to maximise their contribution to achieving the goals within the Well-being of Future Generations Act.
- 3.3.16. The NRP sets out three national priorities: delivering nature-based solutions, increasing renewable energy and resource efficiency, and taking a place-based approach. The NRP asserts the context for Area Statements produced by Natural Resources Wales which reinforce the delivery of the national priorities at the local level. Local Planning Authorities must have regard to their relevant area statement in Local Development Plans and it should be considered through the revision process.

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#### LLWYBR NEWYDD: THE WALES TRANSPORT STRATEGY 2021

- 3.3.17. 'Llwybr Newydd: The Wales Transport Strategy 2021' was published in March 2021 and sets out the Welsh Government's strategic priorities for transport investment in Wales. The central aim of the strategy is to reduce the impact that transport has on climate change, setting a target for 45% of all journeys within Wales to be undertaken sustainably by 2040.
- 3.3.18. The overriding vision is for "an accessible, sustainable and efficient transport system" and the priority is to "actively aim to achieve a shift away from private car use to more sustainable transport modes for most journeys."
- 3.3.19. The three main priorities in the Strategy are to:
- Bring services to people to reduce the need to travel – which will mean an increase of local services
  - Allow people and goods to move easily from door to door by accessible, sustainable, and efficient transport services and infrastructure
  - Encourage people to make the change to a more sustainable transport options by making public transport more affordable and reliable
- 3.3.20. The strategy will be supported by a 5-year investment programme to be set out in a National Transport Delivery Plan (NTDP) which shall set out the specific transport

interventions to be financed by the Welsh Government. Additionally, the Strategy will require the establishment of Regional Corporate Joint Committees to oversee the preparation of Regional Transport Plans aligned to Future Wales and emerging Strategic Development Plans.

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#### WELSH NATIONAL MARINE PLAN

- 3.3.21. The first WNMP was adopted by the Welsh Government on 12th November 2019 and sets out the Welsh Government's policies for, and in connection with, the sustainable development of 32,000 sq.km of sea and 2,120 km of coastline around Wales covered in the plan. The WNMP takes a 20-year view and covers the inshore plan area from high water spring tides out to 12 nautical miles and the offshore plan area beyond 12 nautical miles.
- 3.3.22. The overarching objective of the WNMP is to support the sustainable development of the Welsh marine area by contributing across Wales' well-being goals, supporting the sustainable management of natural resources through decision making and by taking account of the cumulative effects of all uses of the marine environment.
- 3.3.23. The WNMP contains policies on a wide range of sectors including aggregates, aquaculture, defence, dredging and disposal, energy (low carbon and oil and gas), fisheries, ports and shipping, subsea cabling, surface water, waste treatment and disposal and tourism and recreation.

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

- 3.3.24. This Plan sets out the Welsh Government's approach to cutting emissions and increasing efficiency in a way that maximises wider benefits for Wales, ensuring a fairer and healthier society. It sets out policies and proposals that seek to directly reduce emissions and support the growth of the low carbon economy. Of relevance to planning are targets and policies introduced in relation to:
- Energy
  - Transport
  - Buildings
  - Industry
  - Land Use, Land Use Change and Forestry
  - Agriculture and
  - Waste Management.

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

- 3.3.25. This guidance sets out the Welsh Government's planning policy priorities to assist in the recovery period after the Covid-19 pandemic crisis. It places the planning system at centre stage when considering built and natural environmental issues that have arisen from the pandemic, signposting key planning policies and tools in PPW which should be used to aid the recovery from the pandemic in Wales.
- 3.3.26. The guidance looks to lock in the benefits that have occurred as a result of the pandemic. It seeks to achieve this through building on the Placemaking approach set out in PPW and identifies the key existing planning policies and tools which should be used by all sectors in the environmental, social, cultural, and economic recovery of Wales. It states that economic recovery should not be at the expense of Placemaking, health and well-

being and the planning systems response to the climate and nature emergencies. The guidance therefore promotes a people-focused and environment-led recovery.

3.3.27. The Guidance identifies 8 areas that should be the focus of consideration, namely:

- Staying local: creating neighbourhoods
- Active travel: exercise and rediscovered transport methods
- Revitalising our town centres
- Digital places – the lockdown lifeline
- Changing working practices: our future need for employment land
- Reawakening Wales' tourism and cultural sectors
- Green infrastructure, health and well-being and ecological resilience
- Improving air quality and soundscapes for better health and well-being

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

3.3.28. In line with the Flood and Water Management Act (2010), Welsh Government has produced its second national strategy on flood and coastal erosion risk management (FCERM) (October 2020). The strategy sets out how the Government intends to manage the risk and sets objectives and measures of all partners for the next ten years. Replacement LDPs will need to recognise the risk and provide a policy framework which looks to prevent exposure to risk which will be informed by the anticipated Wales Flood Map.

## 3.4. REGIONAL CONTEXT

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### STRATEGIC DEVELOPMENT PLANS (SDP)

3.4.1. When published, SDPs shall set out the regional framework for the strategic planning of housing, economic development and employment, green belt designations and transport. It is anticipated that the Vale of Glamorgan will be part of an SDP aligned to South East Wales Area defined within Future Wales 2040. LDPs will continue to have a fundamental role in the Plan led system both informing and complimenting the aims and objectives of SDPs.

3.4.2. The Regulations governing the scope, content, and procedures for the preparation of SDPs were laid on 22 March 2021 and will come into force on 28th February 2022, the date by which Corporate Joint Committees tasked with the responsibility of SDP production shall become fully operational.

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### CARDIFF CAPITAL REGION AND CITY DEAL

3.4.3. The Cardiff Capital Region (CCR) consists of ten local authorities across the South East Wales region, including the Vale of Glamorgan. In March 2017, the CCR City Deal (CCRCDD) was formally ratified with a key objective to boost economic growth within the region, improve transport links, increase skills, create employment opportunities and support business growth. The resulting proposals for investment represent a significant opportunity for both the Vale of Glamorgan and the region.

3.4.4. This includes:

- £1.2 billion investment in the Cardiff Capital Region's infrastructure through a 20-year Investment Fund- consisting of £738 million for the design, delivery and implementation of the South Wales Metro and a £495 million Regional Cabinet Fund
- The creation of a non-statutory Regional Transport Authority to co-ordinate transport planning and investment, in partnership with the Welsh Government.
- The development of capabilities in Compound Semiconductor Applications.
- The creation of a Cardiff Capital Region Skills and Employment Board.
- The CCRC and the Welsh Government will work with Department of Work and Pensions to co-design the future employment support from 2017 for people with a health condition or disability and/or long term unemployed.
- A Cardiff Capital Region Business Organisation will be established to ensure that there is a single voice for business to work with local authority leaders.
- The Welsh Government and the Cardiff Capital Region commit to a new partnership approach to housing development and regeneration. This will ensure the delivery of sustainable communities, through the use and re-use of property and sites.

3.4.5. In May 2021, the UK Government announced its approval of the next five years of funding for the CCR. Consequently, the progress of the CCRC and any implications for the Replacement LDP will be given due consideration in subsequent AMRs where appropriate.

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## NATURAL RESOURCE WALES AREA STATEMENTS

3.4.6. Natural Resources Wales is required to prepare Area Statements under section 11 of the Environment (Wales) Act, 2016. These Area Statements are developed to help facilitate the implementation of the national Natural Resources Policy and build on the evidence set out in the State of Natural Resources Report (SoNNAR). The South-Central Area Statement (SCAS) was published on 1 April 2020 and encompasses Bridgend, the Vale of Glamorgan, Merthyr Tydfil, Rhondda Cynon Taf and Cardiff.

3.4.7. The Area Statements take a landscape scale approach considering where and why we want to build ecosystem resilience in terms of the special and distinctive landscape areas of South East Wales. The SCAS has been produced to inform planning and helps stakeholders consider different ways of working together to meet the 5 strategic themes of building resilient ecosystems, connecting people with nature, working with water, improving our health and improving our air quality.

3.4.8. The Replacement LDP is required to have regard to and be consistent with this SCAS and this will be judged against a test of soundness at examination.

## 3.5. NEIGHBOURING LOCAL PLANNING AUTHORITIES

3.5.1. The Vale of Glamorgan's neighbouring authorities are currently all at different stages of their respective LDP reviews as set out below:

- **Cardiff City Council** adopted their LDP on 28<sup>th</sup> January 2016 which covers the period 2006-2026. Following the fourth year of adoption Cardiff City Council commenced a review of their LDP. Consultation on the draft vision, issues and objectives and draft Integrated Sustainability Appraisal scoping report took place between 28<sup>th</sup> May and 23<sup>rd</sup> July 2021.
- **Bridgend Borough County Council** adopted their LDP on the 18th September 2013 which covers the period 2006-2021. Bridgend County Borough Council formally

commenced a review of their LDP in 2017. Consultation on the Deposit Replacement LDP was undertaken between 1st June and 27th July 2021.

- **Rhondda Cynon Taf County Borough Council** adopted their LDP on the 2nd March 2011 which covers the period 2006-2021. A formal Review of the LDP was considered necessary in early 2019 and was undertaken from June 2019, following Cabinet approval. The final LDP Review Report and Delivery Agreement was approved by the Welsh Government on 14th September 2020. Rhondda Cynon Taf County Borough Council propose to consult on the Preferred Strategy in November/December 2021.

### 3.6. THE VALE OF GLAMORGAN COUNCIL PLANS AND STRATEGIES

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#### THE VALE OF GLAMORGAN LOCAL WELL-BEING PLAN

- 3.6.1. Under the provisions of the Well-Being of Future Generations Act, a Public Service Board (PSB) must be set up for each Local Authority in Wales. In May 2017, the Vale PSB published its Well-being Assessment. The Assessment brought together a wealth of information from a wide range of sources and provides a comprehensive picture of well-being in the Vale of Glamorgan and informed the Well-being Plan (WBP).
- 3.6.2. The WBP was adopted on the 18th April 2018 and details how the Well-being Objectives have been set, includes short and long-term actions and sets out how the Plan fits with other partnership plans and strategies and the outcomes the PSB wants to achieve. The PSB's four Well-being Objectives are:
- To enable people to get involved, participate in their local communities and shape local service
  - To reduce poverty and tackle inequalities linked to deprivation
  - To give children the best start in life
  - To protect, enhance and value our environment.
- 3.6.3. The WBP actions reflect where partners think their collective action can add the greatest value in contributing to the seven national well-being goals for Wales. Section 5 of this review report provides further consideration on the WBP and its relationship to the LDP review.

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#### THE VALE OF GLAMORGAN CORPORATE PLAN 2020-2025

- 3.6.4. The Vale of Glamorgan Corporate Plan is the Council's key strategic document and sets out the framework for the various activities the Council undertakes. It seeks to deliver a wide range of outcomes measured against the plan's 4 well-being objectives:
- To work with and for our communities
  - To support learning, employment, and sustainable economic growth
  - To support people at home and in their community
  - To respect, enhance and enjoy our environment
- 3.6.5. For each objective, the plan sets out the actions that will be taken over the 5 years and includes aspects relevant to land use planning which will influence and direct the focus of the Replacement LDP and includes:
- Improving well-being, promoting active and sustainable transport,

- supporting economic growth through working as part of the Capitol City Region, regeneration, improving infrastructure and supporting town centres, tourism, and industry,
- increasing the supply of good quality affordable housing,
- reducing carbon emissions and minimising the impact on the environment,
- ensuring that developments are sustainable, mitigate their impact and integrate with local communities and provide the necessary infrastructure,
- protect and enhance the natural built environment and cultural heritage,
- minimise pollution, provide effective waste management and reduce the impact of flooding.

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

- 3.6.6. In February 2020 the Council signed a Climate Emergency Charter with the Vale Public Services Board and this sets out the PSB's shared commitment to lead by example, take positive action and to reduce its impact on climate change.
- 3.6.7. Project Zero is the Vale of Glamorgan Council's response to the climate change emergency. Project Zero brings together the wide range of work and opportunities available to tackle the climate emergency, reduce the Council's carbon emissions to net zero by 2030 and encourages others to make positive changes. The strategy highlights the role of the adopted LDP in contributing to the climate change commitment through for example securing planning contributions towards sustainable transport schemes and through implementation of policies that encourage renewable energy.
- 3.6.8. The LDP review provides the opportunity for the Council to explore ways to take forward the Council's climate change commitments to Wales's transition to a low carbon nation.

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#### THE VALE OF GLAMORGAN OLDER PERSONS HOUSING STRATEGY

- 3.6.9. The Council is currently preparing an older persons housing strategy. This document will set out how the Council and its partners will deliver the best housing outcomes for all older people in the Vale of Glamorgan and shall consider future housing and care needs of older residents.
- 3.6.10. PPW highlights that LDPs should seek to address the different housing needs of communities and ensure that provision is made for a range of sites suitable for the full range of housing types including housing requirements for older persons and people with disabilities (para 4.2.12 refers). The review of the LDP will enable the Council to consider the findings of the older persons housing strategy in the development of its policies to contribute towards addressing the specific housing needs of the community.

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#### THE VALE OF GLAMORGAN LOCAL HOUSING MARKET ASSESSMENT

- 3.6.11. The Vale of Local Housing Market Assessment (2019) (LHMA) provides a detailed analysis of the local housing environment within the authority with the purpose of identifying the annual affordable housing needs of the area by tenure and dwelling sizes over the next 5 years.
- 3.6.12. LHMA's are an integral part of the LDP evidence base for informing the LDP strategy, setting affordable housing targets and in developing policies for securing affordable housing through the planning system.

- 3.6.13. The latest assessment indicates that despite the Council's success in increasing the supply of affordable housing in recent years, the need for affordable housing within the authority continues to grow and has increased since the previous 2017 LHMA was published. The 2019 report identifies an annual affordable housing requirement of 890 dwellings, a marked increase on the annually need of 576 dwellings previously identified in the Councils 2017 LHMA.
- 3.6.14. The review of the LDP will provide the opportunity for the Council to consider its policy approaches to increasing affordable housing supply, including a review of the current LDP policy requirement site thresholds for affordable housing provision, as well as exploring how to maximise opportunities for delivering affordable housing such as identifying affordable housing led schemes as advocated within PPW.

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## THE VALE OF GLAMORGAN GREEN INFRASTRUCTURE STRATEGY

- 3.6.15. PPW highlights the fundamental role of green infrastructure in shaping places and improving well-being, by providing multiple functions and benefits for social, economic, and environmental resilience. It states that planning authorities should adopt a strategic and proactive approach to green infrastructure and biodiversity by producing up to date Green Infrastructure Assessments (GIAs) and that they should be given early consideration in plan preparation and the development management process.
- 3.6.16. The Council is currently in the process of developing a Green Infrastructure (GI) Plan which sets out the priorities for enhancing and delivering GI over the period 2022 to 2032. An audit has been undertaken of all green and blue spaces within the Vale of Glamorgan. Green space accounts for 39,008.19 ha and blue space accounts for 2,744.15 ha. In June 2021, NRW released a guidance note (GN042 refers) which outlines the relevant NRW datasets and explains how they can be used to form part of a GIA. The audit is in accordance with NRW's guidance.
- 3.6.17. In addition, the Council is part of a working group to produce a UK wide Nature Tool to assess environmental net gain which will help inform the GIA. A prototype tool has been produced and the Council is undertaking 2 case studies to test the tool before using it more widely within the assessment process. It is anticipated this tool will be used to evaluate the identified green infrastructure assets within the Vale of Glamorgan which will feed into the overall GI Plan and forms the main part of the GIA. The Assessment process will seek to address the following questions:
- What green infrastructure elements must be protected?
  - What elements should be changed in character or enhanced?
  - Where is there a need to create new elements and what type should they be?
  - Where should the development of grey infrastructure be integrated with GI?
  - Which elements should be linked together?
  - Which elements are possibly tradable to achieve net environmental gains in both an infrastructure and qualitative sense?
- 3.6.18. The assessment of the identified green and blue assets will inform the vision and strategy of the GI Plan. However, in general terms once the GI Plan is adopted, it will set out how the Council and its partners will plan and manage GI to address issues such as enhancing open space provision to the benefit of the resident's health and well-being, addressing habitat and biodiversity fragmentation through provision of habitat corridors

and helping adapt to climate change through the greening of urban spaces and incorporating ways to manage water resources in a sustainable manner.

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#### VALE OF GLAMORGAN COUNCIL NATURE EMERGENCY

- 3.6.19. On the 26th July 2021, the Vale of Glamorgan Council resolved in response to the 'Special Report on Global Warming of 1.5°C' by the Intergovernmental Panel on Climate Change (IPCC), (October 2018) to declare a nature emergency, in recognition of the inextricable link between climate change and the loss of biodiversity. The IPCC report highlights a number of climate change impacts that could be avoided by limiting global warming to 1.5°C including the impacts on ecosystems and human health and well-being.
- 3.6.20. The Council has therefore resolved to declare a nature emergency to place biodiversity alongside climate change at the heart of decision making in the Vale of Glamorgan and to continue to work with partners across the county, region and nationally to develop and implement best practice methods that can protect Wales' biodiversity.

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#### THE VALE OF GLAMORGAN WASTE MANAGEMENT STRATEGY

- 3.6.21. The Waste Strategy for the Vale of Glamorgan (2018-2025) sets out the objectives, action plans of the Council in respect of meeting national waste reduction targets. The Council is currently in the process of preparing a revised waste management strategy which shall inform the review of the LDP waste policies and any land use implications associated with delivering the strategy.

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#### THE VALE OF GLAMORGAN DESTINATION MANAGEMENT PLAN 2018-2020

- 3.6.22. The Destination Management Plan (DMP) seeks to ensure that the Vale of Glamorgan continues to flourish as a successful visitor destination in future years and continues to derive maximum benefit from the visitor economy. The overarching vision of the DMP is:

*“to create an attractive and vibrant tourism destination with a positive image for the Vale of Glamorgan capitalising on the Heritage Coast and proximity to Cardiff, encouraging the generation of higher spend and local income through sustainable development and quality facilities to enrich the experience for visitors and residents.”*

- 3.6.23. The DMP contains several ambitions to complement the vision which including the ambition for the Vale “to be known as a rural escape; a welcome alternative from which to explore the capital city of Wales, offering a stunning coastline and beautiful countryside.”
- 3.6.24. The Council intends to review the current tourism strategy and once published the new strategy which shall inform the LDP review to ensure that the Council's tourism aspirations for the Vale of Glamorgan are reflected.

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#### THE VALE OF GLAMORGAN TOWN CENTRE FRAMEWORK (TCF)

- 3.6.25. The aim of the TCF is to guide the future of the five main retail centres in the authority area, namely Holton Road, Barry, High Street and Broad Street, Barry, Cowbridge, Llantwit Major and Penarth. The TCF identifies the challenges facing the centres and establishes a vision and series of strategic priorities to help address the issues and assist in supporting their development as attractive and successful destinations, enjoyed by residents, workers and visitors.

- 3.6.26. An action plan for each centre has been developed by the Council to enable the implementation of the recommendations of the Framework, and considerable progress has been achieved in respect of most of the actions. The implementation of the actions has been closely linked to other Council strategies and documents such as the LDP. A review of the TCF is proposed in 2022 which will inform the review of the LDP alongside a retail needs assessment, which together shall ensure that the policies in the Plan assist in supporting existing retail centres particularly in the post Covid 19 recovery to ensure that the Vale's retail centres are attractive and viable destinations in the future.

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#### THE VALE OF GLAMORGAN LOCAL TRANSPORT PLAN 2015 – 2030

- 3.6.27. The Council's Local Transport Plan (LTP) seeks to identify the local sustainable transport measures required to ensure the Vale of Glamorgan adheres to requirements set by Welsh Government and current good practice guidance. The LTP sets out several short-term objectives to 2020 and includes medium- and longer-term objectives to 2030. The LTP has been informed by proposals within the Council's LDP and is also consistent with the Wales Transport Strategy objectives.
- 3.6.28. In identifying schemes, the LTP seeks ways to secure better conditions for pedestrians, cyclists, and public transport users and to encourage a change in travel choices away from the single occupancy car. The LTP also seeks to tackle traffic congestion by securing improvements to the strategic highway corridors for commuters who may need to travel by car as well as providing better infrastructure for freight. It also seeks to address the key road safety priorities for the Vale. The Local Transport Plan supports proposals for the Cardiff Metro and the LTP will inform future regional transport planning work.

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#### THE VALE OF GLAMORGAN BIODIVERSITY FORWARD PLAN (2019)

- 3.6.29. The Vale of Glamorgan Biodiversity Forward Plan (BFP) looks at how the Council manages and improves natural resources to ensure that biodiversity and sustainability are considered in all service areas and are core themes in service delivery, becoming an integral part of the decision-making processes throughout the Council.
- 3.6.30. The plan sets out how the Vale of Glamorgan Council shall meet its obligations under section 6 of the Environment (Wales) Act 2016 to demonstrate how the Local Authority will "seek to maintain and enhance biodiversity in the proper exercise of their functions and in doing so promote the resilience of ecosystems".
- 3.6.31. Part one of the Forward Plan sets out the background (including the legislative context), identifies challenges and opportunities and sets out the actions and targets to be undertaken to achieve these aims.
- 3.6.32. The actions in the BFP are reported on every three years in accordance with statutory requirements and reviewed and updated at the end of each 3-year reporting period. The review of the BFP will coincide with that of the LDP and as such shall provide key background evidence for the replacement LDP and inform the review of policies relating to the biodiversity within the Plan.

## 4. EVIDENCE BASE CHANGES

### 4.1. WELSH GOVERNMENT POPULATION AND HOUSEHOLD PROJECTIONS

- 4.1.1. The purpose of this section is to analyse the implications of the recent population and household projections for the current Plan period. What they say for any extended Plan period would be a matter for any LDP revision.
- 4.1.2. The population and household projections are produced by the Office of National Statistics (ONS). The population projections provide an indication of the future size and age structure of the population based on mid-year population estimates and a set of assumptions of future fertility, mortality and migration. Household projections are primarily based on population projections, household composition and size. As a result, they provide an indication of future demand for household spaces and are not forecasts of dwellings or houses; rather they offer an indication of the future number of households based on trends and assumptions about future population growth.
- 4.1.3. As population and household projections are based on past trends and informed assumptions, the projections are only an indication of what may happen if the trend used in the assumptions materialises. Trend based projections do not make allowances for the effects of local or central government policies or socio-economic factors on household formation rates or future population levels. As the process of demographic change is cumulative, projections become increasingly uncertain the further ahead they predict. Demographic change affects some populations more rapidly and more seriously than others. Due to the size of migration flows for some local authorities, migration assumptions are more critical than fertility and mortality assumptions. Therefore, migration assumptions can have a significant effect on certain areas in the long-term. To help undertake population and household forecasts and input various different assumptions to determine how they impact upon the projections and the subsequent housing land supply PopGroup Software is used. Popgroup is an Excel spreadsheet-based suite of software developed to forecast demographic forecasting. The Popgroup software family includes forecasting population, households and the labour force for areas and social groups.
- 4.1.4. The adopted LDP was informed by the 2011-based 10-year migration variant projection which predicted the Vale of Glamorgan population would be 132,219 people in 2019 and 136,281 people by the end of the plan period in 2026. The deposit LDP was based on the 2008-based projections and amendments were made to the projections to reflect the revised Mid-Year Estimates for 2009-2010 in June 2010. This resulted in the expected population reaching in the region of 138,600 in 2026. The 2008-based projections were discounted following the consultation process on the Deposit Plan. In response to the concerns raised during the consultation process, a Housing Provision Background Paper (2015) was produced which accepted the 2011-based 10-year migration variant projections for population and households as the starting point for the LDP Housing Land Supply. The 2011-based projections start from a lower base than the previous 2008-based projections as these figures are based on Census data and not inter-census estimates. It is considered that whilst a return to past trends (relating to average household size and migration for example) may well have a significant impact on the actual population and households realised, this is unlikely to result in the levels previously forecast under the 2008-based projections given the lower starting base provided by the 2011 Census.

- 4.1.5. The LDP also used the 2011-based 10-year migration variant household projections which predicted there would be 53,620 households in 2011 and 60,738 households by the end of the plan period in 2026. The change in households from 2011 to 2026 would account for an increase in 7,118 households over the Plan period which equated to 7,399 dwellings. This was informed by accounting for the number of households with at least one usual resident. The 2011 census identified that the Vale of Glamorgan had approximately 96% of households with at least one usual resident. This was used for the single conversion rate for the impact supply calculation for the Vale of Glamorgan's projections using the PopGroup application.
- 4.1.6. The 7,399 dwelling requirement figure was compared to the Welsh Government endorsed conversion ratio of 1.04 dwellings per household. This conversion ratio accommodates vacancy rates, probabilities in the housing market and an element of 'hidden' households; however, it is a conjectural ratio. Although Welsh Government considers this ratio to be appropriate to determine a dwelling requirement; it leaves the precise worth of this ratio to be determined by the local planning authority based on their local evidence. Applying the Welsh Government conversion ratio results in a dwelling requirement of 7,403 a difference of 4 dwellings. Due to the minimal difference between the two methodologies, it was considered the PopGroup application method was appropriate to keep the projections consistent with previous projections used by the Vale of Glamorgan (2006 and 2008 based).
- 4.1.7. The household projections were increased by 1,540 households to account for the planned potential economic growth outlined in the LDP equalling 1,602 dwellings, using the standard dwelling conversion ratio (Welsh Government ratio: 1.04). These calculations are outlined in the Council's Housing Provision Background Paper (2015).
- 4.1.8. Table 2 outlines the figures used in the Housing Provision Background Paper:

**Table 2: Deposit LDP Residential Requirement**

<b>Requirement</b>	<b>Dwellings</b>
2011-based 10-year average migration Population and Household Projection	7,399
Potential economic growth impact – 1,540 households, multiplied by 1.04 household to dwelling conversion ratio	1,602
Allowance to maintain affordable housing provision and to reflect regional role	499
<b>Housing Requirement</b>	<b>9,500</b>
Flexibility allowance (10% of housing requirement)	950
<b>Total residential requirement</b>	<b>10,450</b>

- 4.1.9. However, during the LDP examination, the allowance for affordable housing was queried by the Inspector. Hearing Sessions 2 and 3 Action Point 2 outlines that the 499 figure was based upon the high level of need identified in the Local Housing Market Assessment (LHMA) balanced against deliverability which had previously been outlined in the Deposit Plan (2013) but no explanation was given for the precise number. Consequently, the Council concluded 1 year's backlog (459 dwellings) would be sufficient provision as an 'Affordable Housing Allowance' within the overall housing requirement given the acute affordable housing need in the Vale of Glamorgan. It was considered that this represented an appropriate amount which was demonstrated throughout the Council's evidence as being deliverable within the Plan Period. To increase the 'Affordable Housing

Allowance' to 2 years backlog (918 dwellings) or more would clearly increase the overall availability of housing (in line with Objective 7 of the LDP) but, given the ambitious target for housing delivery in the Plan already, it was considered that this could cause delivery issues and would require further housing allocations, most likely on green field land, potentially conflicting with the environmental objectives of the Plan. Therefore, the Council considered the allowance of 459 was appropriate and justified in the context of the Vale of Glamorgan LDP. This resulted in the following changes to the dwelling requirement:

**Table 3: Adopted LDP Residential Requirement**

<b>Requirement</b>	<b>Dwellings</b>
2011-based 10Yr Average projection	7,399
Potential economic growth impact – 1,540 households, multiplied by 1.04 household to dwelling conversion ratio	1,602
Allowance to maintain affordable housing provision and to reflect regional role	459
<b>Housing Requirement</b>	<b>9,460</b>
Flexibility allowance (10% of housing requirement)	946
<b>Total residential requirement</b>	<b>10,406 (+ 2 dwellings) *</b>

*\*An additional two dwellings were added to the overall dwelling requirement to result in the adopted LDP requirement of 10,408. This was done to reflect the available land supply in the Vale of Glamorgan which was accounted for in the Plan under Policy MG1 paragraph 6.9 and based upon the Housing Land Supply Trajectory Background Paper (2016).*

4.1.10. Since the adoption of the LDP, the Welsh Government have released the 2018-based population projections. The projections provide an indication of the possible size and age structure of the population in the future for local authorities in Wales for the period 2018 to 2043. Similarly, the 2018-based local authority household projections were published on 27<sup>th</sup> February 2020. The projections provide an indication of the future number of households and their composition in Wales. The principal variant for the 2018-based population projections for the Vale of Glamorgan identifies 134,749 people in 2021 which is projected to grow to 144,536 by the end of the Replacement LDP period (2036). The population projections inform the household projections, and the principal variant predicts the number of households to be 58,816 in 2021 and 65,030 in 2036. This represents an increase of 6,214 households during the revised plan period.

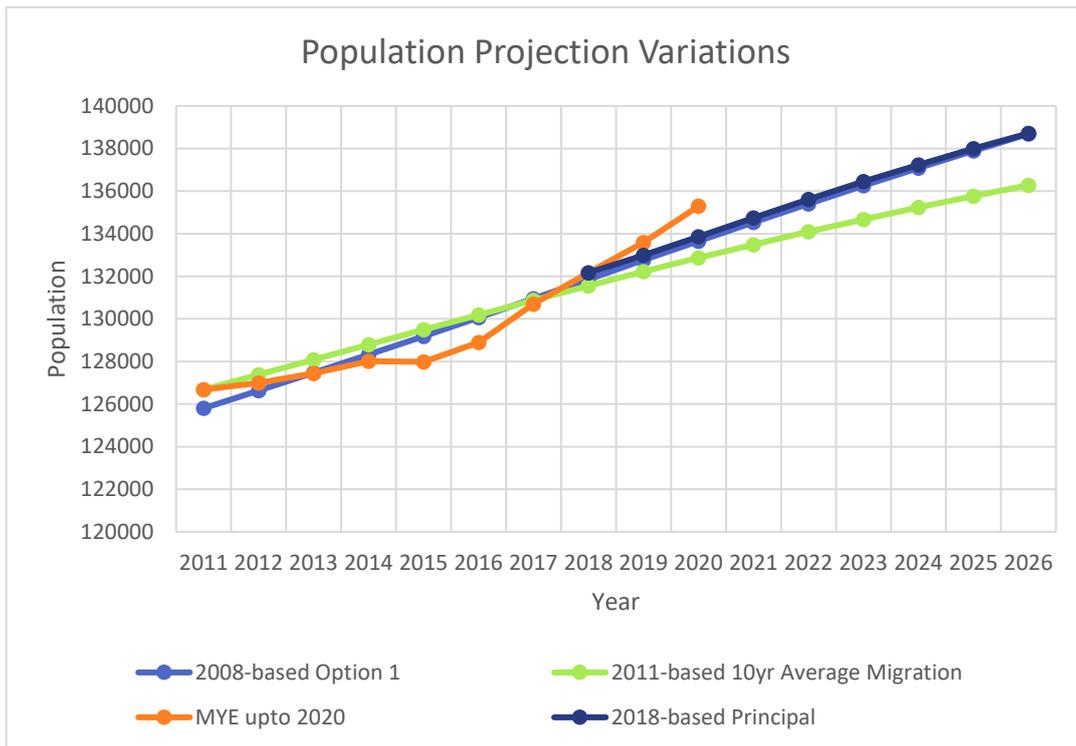
4.1.11. Initial forecasts in population and household projections have been undertaken using PopGroup to understand how changes in the base data as outlined above compare to the projections and assumptions used in the LDP. The projections used in the Deposit LDP (2008-based), the adopted LDP (2011-based) and the most recent projections (2018-based) are shown in the table below:

**Table 4: Comparison of Projections**

Projections Summary By Type	Year	2008-based - Option 1	2011-based - WG 10Yr Av Migration	2018-based-WG Principal
	2011	125,804	126,679	N/A
	2021	134,540	133,490	134,749
	2026	138,686	136,281	138,713
Population between 2021-2026 =		4,145	2,791	3,964
% Change		2.99%	2.05%	2.86%
	2011	54,454	53,620	N/A
	2021	61,094	58,566	58,816
	2026	63,935	60,738	61,316
Households required between 2021-2026=		2,840	2,172	2,500
% Change	2011-2026	4.4%	3.6%	4.1%
	2011	57,152	55,738	N/A
	2026	67,102	63,138	TBC
Dwellings required between 2011 - 2026 =		9,950	7,399	N/A

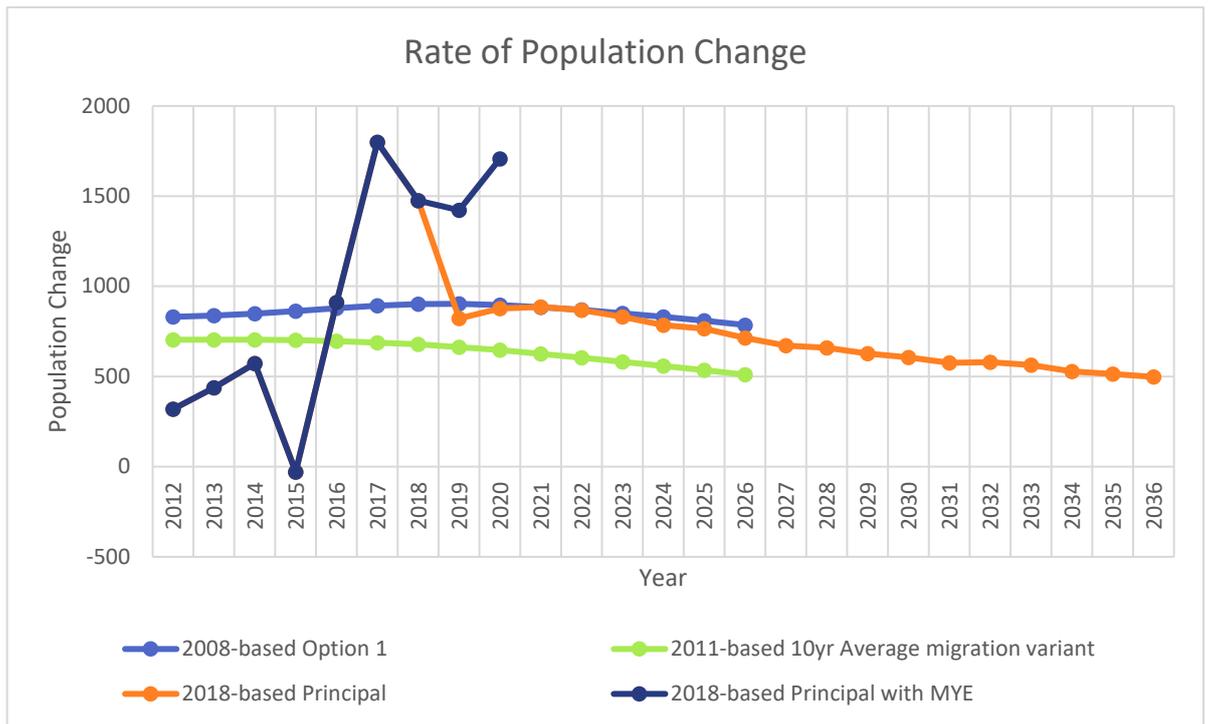
4.1.12. Figure 2 below compares the main population projections used to inform the adopted LDP and the projections which will help inform a revised plan:

**Figure 2: Comparison of Population Growth by Year and Variant**



4.1.13. The graph above shows that the 2011-based 10-year average migration projections show a reduced growth over the plan period in comparison to the other projections. Interestingly the 2008-based and 2018-based projections demonstrate a similar increase in population in the plan period. This is attributed to the difference between the 10-year average migration which included a period of slower growth whereas the principal projections which informed the 2008-based and 2018-based projections account for 5 years of past trends. The Mid-Year Estimates (MYE) show a more fluctuating picture of population growth. The population estimates are calculated by combining birth and death registration data together with estimates of international migration and internal migration (within UK) flows to calculate estimates for the usually resident population of each area as of 30th June each year. This shows an increased growth in population for 2019 and 2020 which deviates from the trend predicted in the 2018-based projections. Although the 2018-based projections show population continuing to grow year on year at a greater amount than the 2011-based data, it is important to note the rate of change to understand how this will impact upon the potential dwelling requirement in a revised LDP. Figure 3 below shows the rate of change for the different population predictions:

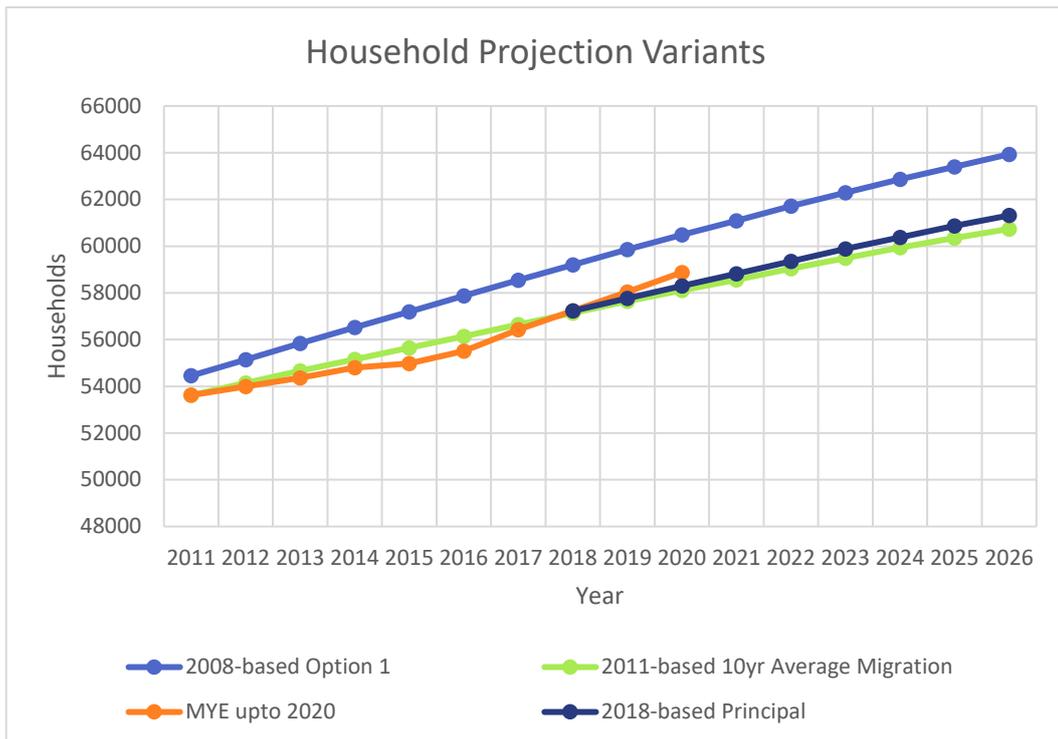
**Figure 3: Comparison of Population Change by Year and Variant**



4.1.14. The rate of population change for the 2018-based projections shows a significant drop in population growth from the 2018 MYE which continues to decrease over the revised LDP period until 2036 and begins to reflect the rate of population change predicted by the 2011-based projections. The MYE predictions show a rapid population growth rate from 2015 until 2017 where the population slows slightly until 2019 then growing again in 2020.

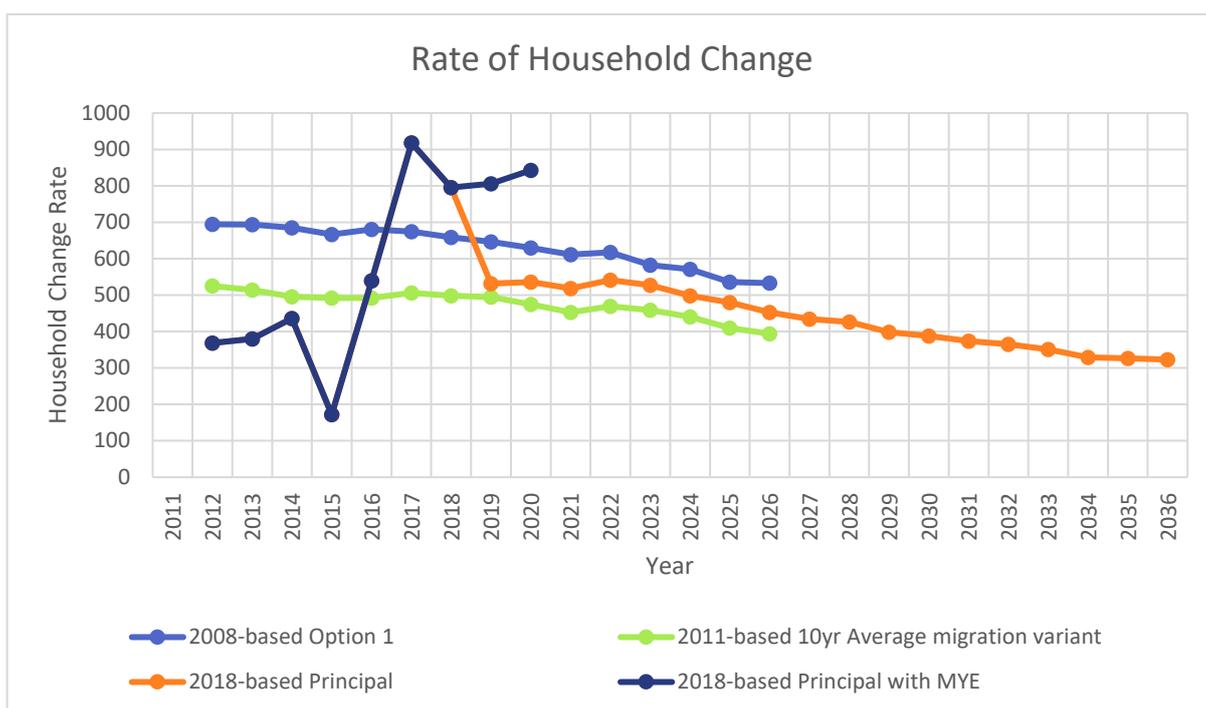
4.1.15. The population projections and estimates inform the household projections as well as household composition and size. Figure 4 shows a comparison between the different household projections based on the population projections detailed above:

Figure 4: Comparison of Household Growth by Year and Variant



4.1.16. The MYE projection is more reflective of its population counterpart, however, the 2011-based and 2018-based projections appear more comparable in relation to households. The 2008-based projections show a greater increase in households than other variants. However, similarly to the population projections the rate of change in households is an important factor. The graph in figure 5 below demonstrates the rate of change for the household projections:

**Figure 5: Comparison of Household Rate of Change by Year and Variant**



4.1.17. The rate of change in households reflects the population rate of change. However, the 2018-based projection greater reflects the rate of change of the 2011-based projections which continues into the revised plan period up till 2036.

4.1.18. The above figures show a difference between the projections used to inform the adopted LDP and clearly signifies that the dwelling requirement within the adopted LDP will need to be reconsidered as part of the LDP Review process for the new plan period. The predicted dwelling requirement has not been included within the Review Report as this will need to include other inputs such as local strategies and policies which will be inform the preferred strategy for the Revised LDP and the relevant background papers. However, the most recent population and household projections demonstrate that there would be a dwelling requirement in the replacement LDP based upon the continued growth within the next plan period (2021 – 2036). It should be noted that although the 2018-based projections are the most up to date data, the 2021 Census data will be released during the preparation of the Revised LDP. ONS have advised that the initial findings of the Census will be released in March 2022 and the final release and outputs will be released in March 2023. This will result in a similar situation as experienced in the previous deposit LDP stage for the adopted plan. Consequently, it is recommended that the review of the LDP uses the most up to date projections. It is noted these will need to be reviewed when the population and household Census information is released to fully understand the impact this will have on the dwelling requirement.

## 4.2. ECONOMIC CONSIDERATIONS

### EMPLOYMENT

4.2.1. Employment considerations were addressed in the adopted LDP based upon the findings of the Employment Land and Premises Study Background Paper (2013) undertaken by BE Group on behalf of the Council.

- 4.2.2. The study included a range of research methods such as site visits and interviews with property market stakeholders such as developers, investors and their agents. A number of major employers and landowners in the Vale were individually consulted, as were key public sector agencies such as the Welsh Government. The property market in the local authority areas adjacent to Vale of Glamorgan were reviewed through desktop analysis of employment and planning strategies, and consultations with officers from those local authorities. Finally, the land supply was assessed against forecast data to understand future land need.
- 4.2.3. The findings of the study resulted in a headline strategic supply of 433.50 ha. However, this is a gross total which included areas of land which are already developed; undevelopable due to site constraints, likely to be retained/developed for infrastructure or non-B-Class employment uses. Another 6.64 ha could contribute to local rather than strategic needs. Accounting for all these deductions reduces the strategic land supply by around 28 percent to 312.90 ha. In terms of local employment land supply, 55.30 ha of local employment land was available. 87.1 percent of this (48.16 ha) comprises land in Barry/Sully and Llandow. Excluding land which is judged undevelopable/economically unviable reduces this supply to 46.20 ha. However, including land from the strategic supply, which is likely to be developed to meet local needs, gives a realistic local supply of 52.84 ha.
- 4.2.4. Based on long term past take-up rates of employment land, the forecast demand is 53.00 ha (39.75 ha, plus a five-year buffer of 13.25 ha to reflect a choice of sites and to provide a continuum of supply beyond the end of the Plan period). It was considered forecast demand and realistic supply were at equilibrium, with demand at 53.00 ha and provision at 52.84 ha. Other forecast models such as employment and labour supply projections suggest the Vale had large oversupply of employment land. This would suggest that much of the current land supply is surplus to requirements and could be used for other activities. However, these methods take no account of pent-up demand, failures in the property market or need for a range of sites and locations to provide companies with choice; a five-year buffer to ensure a continuum of supply beyond the Plan period. They are frequently contradicted by empirical evidence generated by this study.
- 4.2.5. The required employment land supply informed the employment allocations contained within the adopted LDP and summarised under LDP Policy MG9 – Employment Allocations. The land which was allocated within the adopted LDP is shown in Table 5 below:

**Table 5: Adopted LDP Employment Allocations**

Ref no.	Site	Uses	Site Gross (ha)	Site Net (ha)
1	Land to the South of Junction 34 M4 Hensol	B1, B2, B8	55.16	29.59
2	Land adjacent to Cardiff Airport and Port Road, Rhoose (part of St Athan - Cardiff Airport Enterprise Zone)	B1, B2, B8	77.4	76.64

3	Aerospace Business Park, St Athan Rhoose (part of St Athan - Cardiff Airport Enterprise Zone)	Aerospace Business Park, Employment & education	305	208
Sub-total			437.56	314.23
4	Atlantic Trading Estate	B1, B2, B8	9.14	9.14
5	Land at Ffordd y Mileniwm	B1, B2, B8	8.9	8.9
6	Hayes Lane, Barry	B1, B8	1.4	1.4
7	Hayes Road, Sully	B1, B8	7.5	7.5
8	Hayes Wood, Barry	B1, B8	1.9	1.9
9	Llandow Trading Estate	B1, B2, B8	6.8	6.8
10	Vale Business Park	B1, B2, B8	12.4	12.4
11	Land to the South of Junction 34 M4 Hensol	B1, B2	6.64	6.64
Subtotal			54.68	54.68
Total			492.24	368.91

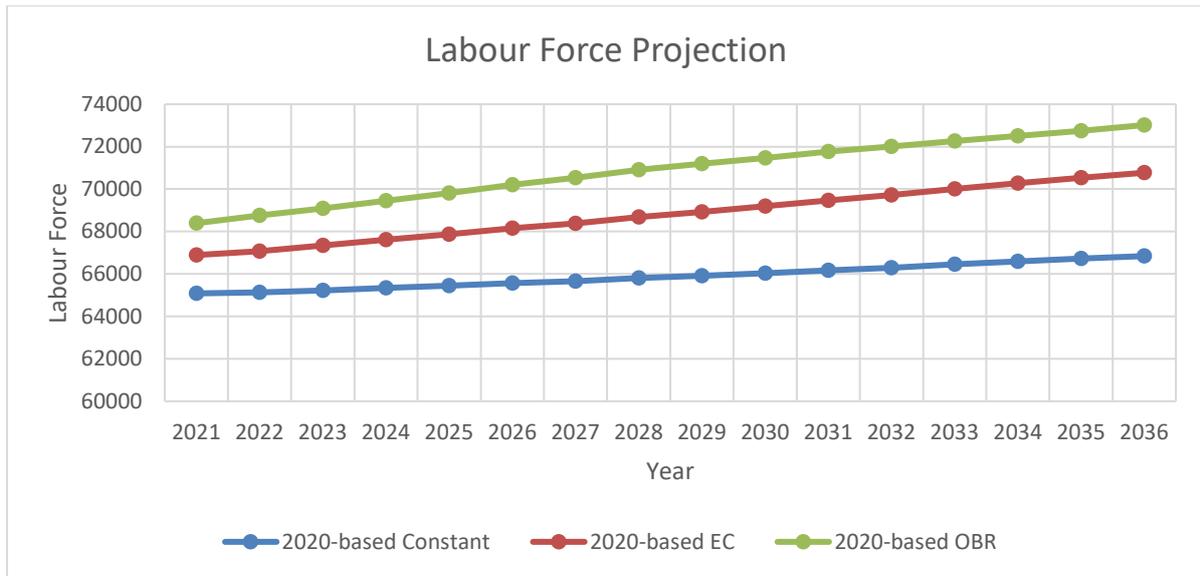
4.2.6. It should be noted that the employment land allocated within the adopted Plan is slightly more than the identified supply in the Employment Land and Premises Study Background Paper. This is due to a review of the local land supply undertaken as part of the hearing sessions during the LDP Examination which identified additional land at Atlantic Trading Estate (MG9 (4) C refers). The plot extension provided an additional 1.84 ha of employment land, increasing the size of MG9 (4) C from 0.50 ha to 2.34 ha, the land supply Site MG9 (4): Atlantic Trading Estate from 7.30 ha to 9.13 ha and the total local land supply of LDP Policy MG9 from 52.84 ha to 54.68 ha. Furthermore, the Strategic Land Supply was increased to reflect the outline application which was approved on Land to the South of Junction 34 M4 Hensol (application 2014/00228/EAO refers) which had a greater gross site area but due to on-site constraints identified during the planning application process had a smaller net developable area. However, in light of the increase in local land supply and the relatively small change in developable land it was considered there was sufficient land available for employment uses to meet the anticipated demand.

4.2.7. Since the LDP has been adopted, more recent statistical data in the form of the 2018-based population and household projections have been released as well as the 2018 Labour Force data. The PopGroup Application can be used to determine the likely labour force in an area and the number of jobs. It should be noted that there is no official forecast or projection of economic activity rates in the UK, however, the following 3 scenarios are used to help predict economic activity:

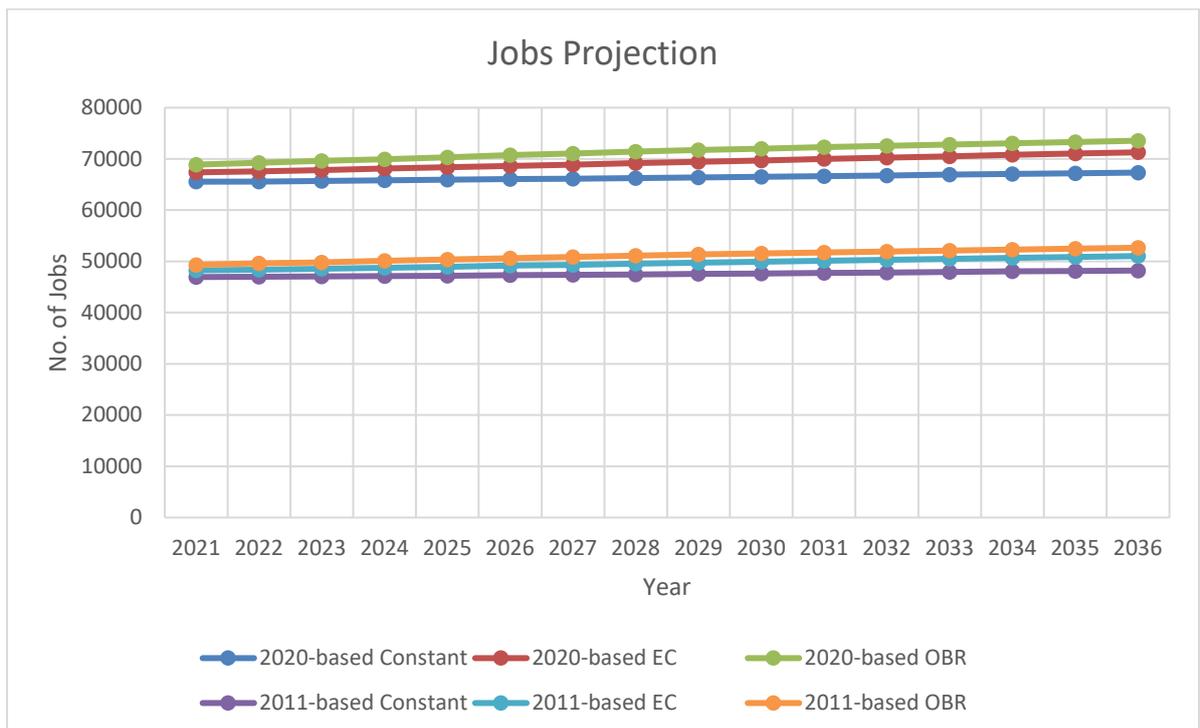
- Constant – Future rates at each age and sex held constant after the local Census 2011 value. This set of rates is the 'default' set – which is automatically run by the data module.
- EC – The trend for the UK from European Commission 2015 Ageing Report, starting from the District's 2011 Census economic activity.
- OBR – The trend for the UK from the Office for Budget Responsibility 2015 Fiscal Sustainability Report, starting from the District's 2011 Census economic activity.

4.2.8. In addition to the above, StatsWales data on the unemployment rate taken from Annual Population Survey / Local Labour Force Survey: Summary of economic activity and commuting rate taken from the Labour Force Survey: Employment by occupation have been used to inform the supply which were taken in December 2020 which has affected the commuting rate. The 2011 Census data has also been used for comparison which includes a greater commuting rate which has an impact upon the number of jobs available in the Vale of Glamorgan. Figure 6 shows the Labour Force growth during the revised plan period and Figure 7 demonstrates the potential jobs for the revised plan period using the latest available data:

**Figure 6: Comparison of Labour Force Projections**



**Figure 7: Comparison of Jobs Projection**



- 4.2.9. Based upon the most recent economic data the Labour Force will steadily increase year on year over the revised plan period. However, the rate of change is relatively low which reflects the aging population in the Vale of Glamorgan slowing the growth in the labour force. In relation to the correlation between the labour force and jobs, Figure 7 shows the 2020-based economic data which accounts for the main period of lockdown. This demonstrates that jobs growth will increase in line with the Labour Force due to the commuting rate being significantly lower during this period due to homeworking being enforced for non-essential workers during lockdown. However, the 2011-based economic data accounts for a commuting rate more typical in the Vale of Glamorgan which sees large proportions of its work force commuting to other local authorities particularly Cardiff. Therefore, the potential jobs growth is considerably less than the Labour Force.
- 4.2.10. In terms of the wider national economic picture in Wales, the latest Labour Force Survey indicates that the employment rate in Wales was 74.0% of those aged 16-64 compared to a UK employment rate of 75.2%. This is 1.8 percentage points up on the quarter but unchanged over the year. Between January and March 2021, the unemployment rate in Wales was 4.4% of the economically active population. This is unchanged from the previous quarter but is up 1.2 percentage points compared to a year earlier.
- 4.2.11. The Welsh unemployment rate has generally tracked the UK rate and had been gradually falling since the early 2010s, before rising sharply in recent periods as a result of the coronavirus pandemic. In the period August to November 2019, the Welsh unemployment rate fell below the UK rate and has remained below ever since. In respect of the impact of Covid on economic activity in Wales, StatsWales have indicated a large increase in the benefit claimant count rate in Wales since February 2020. Whilst not everyone claiming these benefits will be unemployed, there was an 87.7% increase of people claiming Universal Credit in early March 2021 compared to February 2020. In March 2021 the experimental claimant count in Wales was 112,000, a rate of 7.4% of the workforce.
- 4.2.12. The above demonstrates that a number of economic changes have happened during the plan period. The preliminary employment forecasts for the Vale of Glamorgan shows a varying job requirement depending on how the labour environment changes due to the impact of the Covid-19 pandemic. The revised LDP will need to undertake further research with the relevant stakeholders and take into account new economic statistics released as part of the 2021 Census (publication date: March 2023) to understand the impact the contextual changes will have on the employment land supply requirement.

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#### COVID 19 PANDEMIC

- 4.2.13. The Covid-19 health emergency has posed significant and unprecedented challenges and its impact on businesses and societal norms is still not clear. The role of planning to aid any economic and social recovery will need to be considered in the evidence base for the replacement LDP.
- 4.2.14. Whilst the impact of the pandemic is still being fully understood it is generally accepted that the pandemic has had a major impact on the way people work, shop, travel and how individuals interactive with and use green spaces. Further consideration of these impacts will need to be considered through the LDP evidence base particularly in relation to employment, retail, and future infrastructure needs.

4.2.15. In addition, in September 2020, the Council published its Coronavirus Recovery Strategy<sup>1</sup>, which highlighted the social and economic and well-being impacts that the pandemic has had on communities and sets out the Council's key priorities and objectives, to be implemented through the Council's Annual Delivery Plans. Of note to the LDP review is the focus on green economic growth, employment, and infrastructure; addressing housing need including reducing homelessness; promoting active travel, embrace homeworking and improving public spaces and the public realm. These themes are likely to be reflected in the replacement plan as well as the wider role the planning can have in assisting in the recovery.

#### 4.3. CONCLUSION

4.3.1. Since the adoption of the Vale of Glamorgan LDP there have been a number of changes to the national legislative and policy framework that have direct implications for land use planning, as well as number of important Council documents such as the WBP, Climate Crisis and its response to the Covid pandemic which may have an influence on the strategic direction of the Replacement LDP. Collectively, the new legislative policy and guidance alongside updated population evidence represents a significant departure from that which informed the existing LDP and supports the need to respond to the new framework and the Council's current strategic priorities.

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<sup>1</sup> [https://www.valeofglamorgan.gov.uk/Documents/ Committee%20Reports/Cabinet/2020/20-09-21/Coronavirus-Recovery-Strategy.pdf](https://www.valeofglamorgan.gov.uk/Documents/Committee%20Reports/Cabinet/2020/20-09-21/Coronavirus-Recovery-Strategy.pdf)

## 5. ANNUAL MONITORING REVIEW KEY FINDINGS

- 5.1.1. As advised in the LDP Manual, a Plan review should, amongst other things, draw on the findings of published Annual Monitoring Reports (AMRs). The Council has prepared 3 AMRs since the adoption of the LDP in 2017. These are all available to view on the Council's website via the following link:  
[https://www.valeofglamorgan.gov.uk/en/living/planning\\_and\\_building\\_control/Planning/planning\\_policy/Planning-Policy.aspx](https://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/Planning/planning_policy/Planning-Policy.aspx)
- 5.1.2. The most recent AMR (October 2021) covers the monitoring period 1st April 2020 to 31st March 2021. Table 6 below sets out a summary of the Council's LDP AMR outcomes over the last 3 years.

**Table 6: Summary of the LDP AMR Outcomes**

Indicators	2018/2019	2019/2020	2020/2021
<b>Core and Local</b>			
Positive	60	59	59
Training required	1	0	0
SPG Required	3	0	0
Further research	2	2	1
Policy Review	0	0	0
Plan Review	0	0	0

- 5.1.3. The key conclusions in the third year of monitoring are that the majority of the Plan's policies continue to perform well in terms of delivering the LDP strategy and meeting the targets set out in the monitoring framework. The AMRs also demonstrate that the LDP has had predominantly positive impacts and the policy framework has been effective in achieving sustainable development. Further analysis of the AMR against the existing LDP strategy and policy framework is considered in sections 6 and 7.

## 5.2. SUSTAINABILITY MONITORING

- 5.2.1. SA monitoring is different to the LDP monitoring as it monitors the state of the environment rather than the performance of the LDP. The SA Monitoring of the LDP expands the assessment of the performance of the LDP against the SA monitoring objectives. The initial SA identified a set of 15 objectives and indicators and targets were developed to measure the environmental, economic, and social impacts of the LDP. This is set out in Section 6 of the AMRs.
- 5.2.2. While many of the indicators reflect the policies of the plan and can be influenced by them, others are outside the remit of the LDP and reflect wider environmental issues. In this regard, the SA monitoring through the AMRs provides a varied assessment. The indicators related to LDP policies are largely positive and reflect the overall success of the Plan in areas such as affordable housing, community facilities and open space, avoiding new development in flood zones, waste reduction, protection of environmental assets and protecting Best and Most Versatile agricultural Land. However other indicators that reflect the broader environmental picture such as climate change, water quality and deprivation provide a stable or negative assessment.

5.2.3. A thorough review of the SA/SEA will be required to consider the broader contextual changes in terms of national policy and guidance as set out above and changes and updates to the baseline information that will be prepared as a part of the LDP review process. The SA Scoping Report will be reviewed accordingly, including the SA methodology and monitoring framework. Consideration will also need to be given to integrating the Well-being of Future Generations Act 2015 requirements, Equalities Act, Welsh Language and Health Impact Assessment into a single Integrated Sustainability Appraisal (ISA).

## 6. REVIEW OF THE LDP AND POTENTIAL FUTURE CHANGES

### 6.1. LDP VISION, OBJECTIVES AND STRATEGY

#### LDP VISION

6.1.1. The LDP Vision mirrors the Council's Community Strategy (2011 to 2021) overarching vision for the Vale of Glamorgan (originally developed by Vale of Glamorgan Local Service Board):

*“Our Vision for the Vale of Glamorgan is a place:*

- That is safe, clean, and attractive, where individuals and communities have sustainable opportunities to improve their health, learning and skills, prosperity, and wellbeing; and*
- Where there is a strong sense of community in which local groups and individuals have the capacity and incentive to make an effective contribution to the future sustainability of the area.”*

6.1.2. Since the adoption of the LDP, Community Strategies have been replaced with Single Integrated Plans (SIP) and under the provisions of the Well-being of Future Generations (Wales) Act in 2015, Public Service Boards (PSBs) were established for each local authority area in Wales with the requirement to publish Local Well Being Plans (LWBPs). These are aimed at improving the economic, social, environmental and cultural well-being of the local area by working to achieve the well-being goals.

6.1.3. In 2018, the 1st Vale of Glamorgan Wellbeing Plan “Our Vale Our Future” was published which sets out a 5-year plan (2018-2023) and seeks to respond to the findings of the PSB Well-being Assessment which was undertaken in 2017.

6.1.4. The Vale of Glamorgan WBP seeks to address the health and well-being issues affecting residents within the Vale of Glamorgan, particularly amongst those living within the most deprived wards who experience higher levels of health inequalities and reduced life expectancy and sets out the following shared vision for the Vale of Glamorgan in 2050:

*“Everyone will have a sense of belonging and be proud to be part of the Vale, recognising their contribution to the success of the region and Wales. Our impact on the environment, both local and global, will be understood, and public services, communities and businesses will work together to protect the environment and our natural resources for the benefit of current and future generations. The Vale will be an area of optimism and aspiration, where we work together to ensure that young people achieve their individual ambitions and are supported through the early years, childhood, and teenage years. The positive attributes of our ageing population will be recognised and respected and the contribution of older people to the vibrancy and resilience of the Vale will be valued. Residents of all ages and backgrounds will participate in community life, helping to shape services and taking pride in the area they live in. Working together for the benefit of current and future generations will be the norm, and residents will have confidence in the services they receive and, in their ability, to effect change to improve the economic, environmental, social and cultural well-being of the area. Educational and health inequalities will be a feature of the past as we work together for a Vale where everyone has access to the services and support, they need to live healthy, safe and fulfilling lives.”*

6.1.5. The WBP details four well-being objectives that provide the framework for the core collaborative areas of work, over the next 5 years and for the delivery of the long-term actions to 2050. The objectives are:

- Objective 1: To enable people to get involved, participate in their local communities and shape local services
- Objective 2: To reduce poverty and tackle inequalities linked to deprivation
- Objective 3: To give children the best start in life
- Objective 4: To protect, enhance and value our environment

6.1.6. The WBP also highlights how planning and the built and natural environment can influence health and well-being. For example, it can improve access to open and green spaces to encourage active lifestyles and address social inequalities and social exclusion by ensuring good public transport provision to access employment, education, and key services.

6.1.7. The LDP review process provides the opportunity to review the adopted LDP vision so it can further reflect the economic, social, and environmental aspirations contained within the Vale of Glamorgan WBP vision and contribute to addressing the key issues identified within the WBP. This is also consistent with the LDP Development Plans Manual (Edition 3, 2020) which states that WBPs should form a key part of the evidence base and should be used to shape and influencing the LDP vision, strategy, and objectives alongside national placemaking objectives contained in PPW.

## 6.2. REVIEW OF THE LDP OBJECTIVES

6.2.1. The adopted LDP Vision is supplemented by 10 strategic objectives which cover the key social, economic, and sustainable issues identified in the preparation of the Plan. They were also developed to support the Vale of Glamorgan Community Strategy Vision.

6.2.2. The review of the LDP provides the opportunity for the Replacement LDP to consider how the objectives can support both national and local well-being objectives. To inform the review, table 7 below compares the compatibility of the existing LDP objectives with the seven national wellbeing goals and the four strategic objectives of the Vale of Glamorgan WBP.

6.2.3. The table indicates that the current LDP objectives are generally compatible with the cross-cutting themes of the National Well Being Goals and those of the Vale of Glamorgan WBP. However, there is scope to enhance the LDP objectives to place more emphasis on key matters such as climate change and health and well-being. The Vale of Glamorgan PSB has commenced its review of the WBP and is due to produce an update to its well-being assessment in 2022, which will provide further opportunity for the Replacement LDP to support the health and wellbeing objectives of the future WBP which is due to be published in 2023.

Table 7: Comparison of present LDP Objectives and National Well Being Goals and The Vale of Glamorgan Well-being Plan Objectives

LDP Objectives	National Well – Being Goals						Vale of Glamorgan Well-being Plan Objectives				
	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of vibrant culture and thriving Welsh Language	A Globally responsible Wales	Enable people to get involved, participate in their local communities and shape local services	Reduce poverty and tackle inequalities linked to deprivation	Give children the best start in life	Protect, enhance and value of environment
Objective 1: To sustain and further the development of sustainable communities within the Vale of Glamorgan, providing opportunities for living, learning, working and socialising for all.											
Objective 2: To ensure that development within the Vale of Glamorgan makes a positive contribution towards reducing the impact of and mitigating the adverse effects of climate change.											
Objective 3: To reduce the need for Vale of Glamorgan residents to travel to meet their daily needs and enabling them greater access to sustainable forms of transport.											
Objective 4: To protect and enhance the Vale of Glamorgan’s historic, built, and natural environment.											

<b>Objective 5: To maintain, enhance and promote community facilities and services in the Vale of Glamorgan.</b>											
<b>Objective 6: To reinforce the vitality, viability, and attractiveness of the Vale of Glamorgan's town, district, local and neighbourhood shopping centres.</b>											
<b>Objective 7: To provide the opportunity for people in the Vale of Glamorgan to meet their housing needs.</b>											
<b>Objective 8: To foster the development of a diverse and sustainable local economy that meets the needs of the Vale of Glamorgan and that of the wider South East Wales</b>											
<b>Objective 9: To create an attractive tourism destination with a positive image for the Vale of Glamorgan, encouraging sustainable development and quality facilities to enrich the experience for visitors and residents.</b>											
<b>Objective 10: To ensure that development within the Vale of Glamorgan uses land effectively and efficiently and to promote the sustainable use and management of natural resources.</b>											

### 6.3. REVIEW OF THE VALE OF GLAMORGAN LDP STRATEGY

6.3.1. The adopted LDP Strategy comprises four key elements:

1. To promote development opportunities in Barry and the South East Zone
2. The St. Athan area to be a key development opportunity
3. Cardiff Airport a focus for transport and employment investment
4. Other sustainable settlements to accommodate further housing and associated development

6.3.2. In terms of measuring how successful implementing the strategy has been, the following sections consider the overall performance of the LDP as they relate to key aspects that are fundamental to delivering the LDP strategy, namely housing delivery including affordable housing, the delivery of housing allocations, the spatial distribution of housing growth, progress on strategic sites, delivery of key infrastructure and employment growth.

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#### HOUSING GROWTH (STRATEGIC POLICIES SP1, SP3, MANAGING GROWTH POLICY MG1)

6.3.3. The level of housing growth identified within in the LDP is 9,460 dwellings over the Plan period and reflects the demographic, migration and household formation derived from the Welsh Government's 2011 based local authority population and household projections. This indicated that the population of the Vale of Glamorgan would increase by 9,602 persons and would result in a requirement for 7,399 dwellings over the 15-year plan period to 2021.

6.3.4. A further 1,602 dwellings were provided within the LDP to support the economic growth aspirations arising from the strategic employment allocations at the Cardiff Airport and Bro Tathan Enterprise Zone and Land to the South of Junction 34, M4 (Hensol). In addition, and in accordance with national guidance, a further 10% flexibility allowance was provided as a safeguard against non-delivery of sites – and as such the Plan provides for the provision of 10,408 dwellings.

6.3.5. The following section provides a review of housing delivery including affordable housing for the period 2011-21, appraising housing delivery against the spatial strategy and provides and update on site delivery allocated within the Plan.

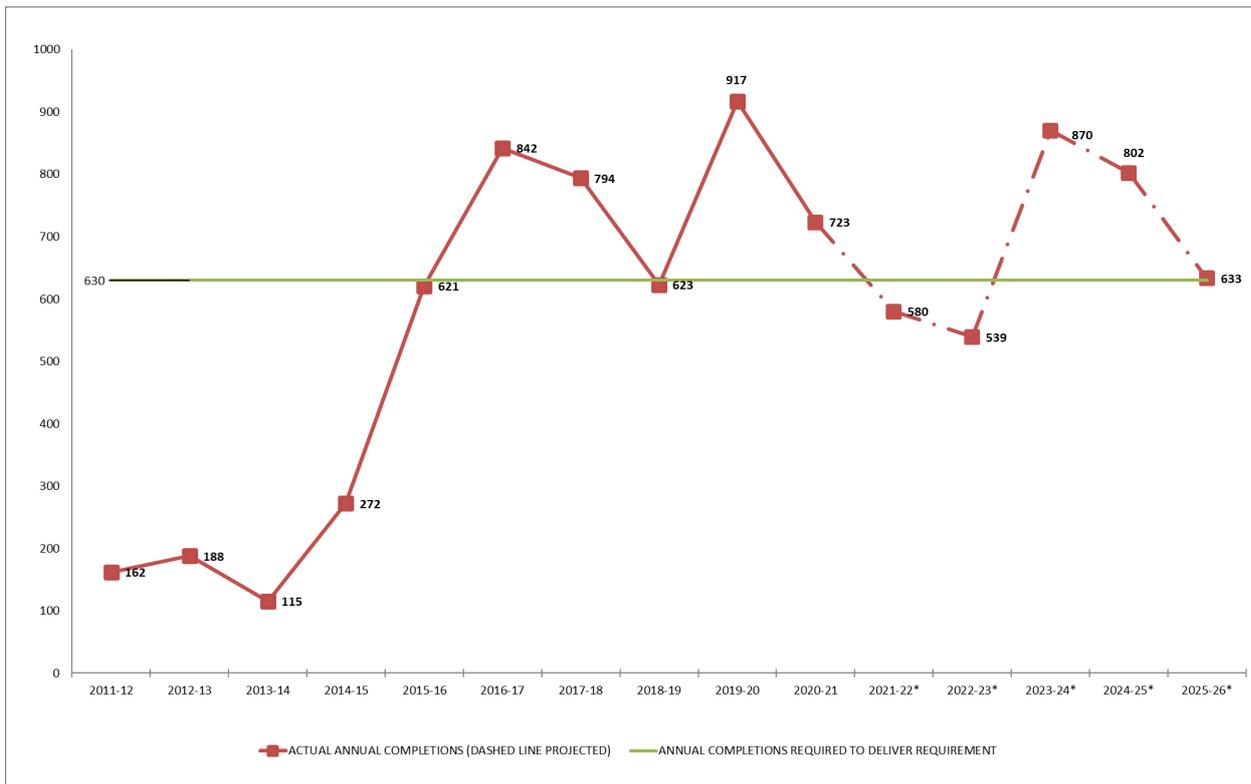
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#### HOUSING DELIVERY

6.3.6. Over the 10-year period 2011-2021, a total of 5,257 new dwellings were constructed in the Vale of Glamorgan, against a monitoring target of 6,306 dwellings (annual average of 630.6 dwellings per annum x 10 years). Whilst the figure is below the monitoring target, the graph in figure 8 below illustrates that this was largely due to the low number of annual completions during the early years of the plan, caused by the economic recession which occurred in 2008 and the slow recovery during the interim years. Overall, for the 10 years between 2011 and 2021 the number of dwellings completed represents 55% of the overall dwelling requirement.

6.3.7. The graph also shows that there has been a steady growth in housing delivery within the Vale of Glamorgan, reflecting more buoyant economic conditions as illustrated by completions (solid red line) exceeding the annual average requirement of 630 dwellings (green line) during 4 of the last 5 previous years of the Plan.

**Figure 8: Annual Dwelling Completions Recorded 2011-2021 and Projected Annual Dwelling Completions 2021-2026**



6.3.8. The graph (red dashed line) also provides a projection of the anticipated annual completions for the remainder of the Plan (2021-2026), indicating that over the next 5 years completions are anticipated to fall below the average requirement in years 2021-23 before increasing above the annual average requirement in the last 3 years of the Plan. By 2026 it is forecast that the LDP will have delivered a minimum of 8,681 dwellings which is below the 9,460 dwellings provision in the Plan, again due primarily to low delivery rates within the formative years of the plan rather than a failure to deliver housing allocations in the Plan.

6.3.9. In order to meet the provision of 9460 dwellings by 2026, 840 dwellings per annum would need to be delivered over the remaining 5 years of the Plan. This could be achieved if developers and site owners expedite site delivery and would reflect rates achieved in 2016-17 and 2019-20 (and projected in 2023-24). Accordingly, it is considered that despite low development rates within the early part of the Plan, the adopted LDP has made good progress towards its delivery of the identified housing provision.

6.3.10. In the preparation of the Replacement LDP, the Council will consider the latest Welsh Government population and household projections to determine future housing provision within the Vale of Glamorgan up to 2036.

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## HOUSING SUPPLY

6.3.11. Policy MG1 identifies the sources of housing to meet the identified need plus the 10% flexibility allowance provided. This states that the majority of housing shall be delivered through allocations within the Plan, alongside large sites with planning permission at 1<sup>st</sup> April 2011, and windfall developments. The breakdown of housing supply is provided below:

**Table 8: Adopted LDP Dwelling Supply**

Development of Sites with extant planning permissions (10 or more dwellings) at April 2011	182
Allocations within the Plan	8525
Development of unallocated windfall sites (10 or more dwellings)	840
Development of small sites (less than 10 dwellings)	861
<b>TOTAL DWELLING SUPPLY 2011-2026</b>	<b>10,408</b>

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#### DELIVERY OF ALLOCATED HOUSING SITES (POLICY MG2)

6.3.12. Policy MG2 sets out the sites allocated within the LDP to meet the identified housing requirement over the Plan period. The supply consists of 48 sites capable of delivering 8,525 dwellings distributed in accordance with the LDP settlement hierarchy and recognises the need to ensure the provision of a range and choice of land for housing throughout the Vale of Glamorgan.

6.3.13. In this respect at 1<sup>st</sup> April 2021, 40 of the 48 housing sites have either been developed, are under construction, have been granted planning permission or are subject of a planning application pending a Council decision. The sites which have not come forward under the current Plan are listed below:

- MG2 (3) - Land at Church Farm, St. Athan
- MG2 (4) - Former Stadium Site / Land adjacent to Burley Place, St. Athan
- MG2 (8) - Barry Island Pleasure Park (previous planning consent lapsed)
- MG2 (11) - Land to the west of Pencoedre Lane
- MG2 (19) - Land adjoining St. Athan Road, Cowbridge
- MG2 (23) - Former Eagleswell Primary School
- MG2 (26) - Headlands School, St. Augustine's Road
- MG2 (34) - Llandough Landings

6.3.14. The total number of dwellings approved on MG2 sites as of 1<sup>st</sup> April 2021 equates to 5,527 dwellings or 65% of dwellings allocated under policy MG2.

6.3.15. Appendix 1 sets out the status of the housing allocations within the Plan and indicates that delivery of housing allocations to date has been successful and the Council anticipates that the delivery of housing allocations shall continue for the remainder of the plan period. However, some sites have yet to come forward and as such the LDP review shall provide the opportunity to re-examine the deliverability of these sites as well as the need for additional allocations to meet the housing requirement in light of the latest demographic evidence.

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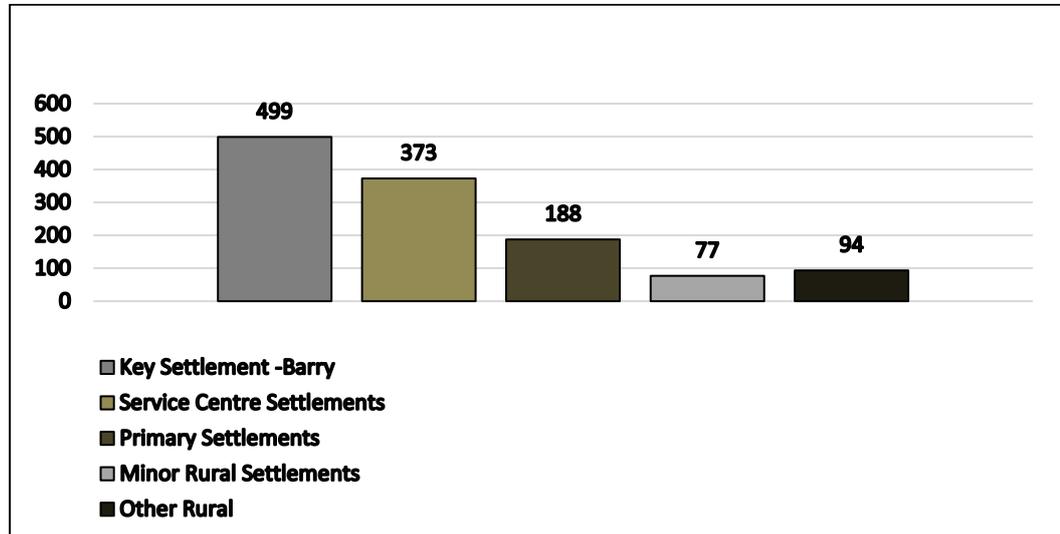
#### WINDFALL HOUSING DEVELOPMENT (POLICY MG1)

6.3.16. Policy MG1 'Housing Supply in the Vale of Glamorgan' indicates that windfall development will contribute some 1701 dwellings over the 15-year plan period, which equates to 113 dwellings per annum. Sources of unallocated windfall housing include infill and redevelopment of land within settlements, conversion or subdivision of existing buildings, and conversion of rural buildings as well as dwellings permitted as rural exceptions, for example rural enterprise dwellings.

6.3.17. Analysis of windfall development for the period 2011-2021 indicates that windfall development has contributed some 1231 dwellings (123 annually). This is slightly above the annual allowance identified within the LDP and represents 72% of the total allowance

identified. The graph in figure 9 below summarises the spatial distribution of housing to date in relation to the LDP settlement hierarchy, indicating that this has been in line with the settlement hierarchy and associated policies in the Plan.

Figure 9: Windfall Development by LDP Settlement Hierarchy over the period 2011-2021



## SETTLEMENT HIERARCHY AND HOUSING DISTRIBUTION

6.3.18. The LDP spatial strategy for the Vale of Glamorgan focusses on the main areas of growth, namely the urban settlements located within the south eastern Vale (the South East Zone), the St Athan Strategic Opportunity Area, Cardiff Airport (as a key employment and transport opportunity), alongside a hierarchy of sustainable rural villages to support and enhance existing facilities and services.

6.3.19. This growth strategy was developed to reflect the Council's aspirations for the continued regeneration of the key settlement of Barry and to take advantage of the economic benefits of the Welsh Government's Cardiff Airport and Bro Tathan Enterprise Zone. In addition, the current LDP strategy aims to support existing communities particularly in meeting affordable housing need through distributing housing growth to those towns and villages which offer the best access to services and public transport.

6.3.20. In this respect a key aspect of the current LDP strategy has been the identification of a hierarchy of settlements based upon an audit of existing services and facilities as well as the availability of public transport options.

6.3.21. The appraisal of the settlements also assisted in identifying the role and function of the settlements which is reflected in the categorisation of settlements within the LDP settlement hierarchy as set out below:

**Key Settlement:** Barry

**Service Centre Settlements:** Cowbridge, Llantwit Major and Penarth

**Primary Settlements:** Dinas Powys, Llandough (Penarth), Rhoose, St. Athan, Sully and Wenvoe

**Minor Rural Settlements:** Aberthin, Bonvilston, Colwinston, Corntown, Culverhouse Cross, East Aberthaw, Ewenny, Fferm Goch, Graig Penllyn, Llancarfan, Llandow, Llanmaes, Llysworney, Ogmored by Sea, Pendoylan, Penllyn, Peterston Super Ely, Sigingstone, Southerndown, St Brides Major, St Nicholas, Treoes, Wick and Ystradowen.

- 6.3.22. In addition, LDP Policy MD1 (Location of New Development) directs new development to sustainable locations by favouring proposals where they support the role and function of the settlements within the settlement hierarchy.
- 6.3.23. Table 9 below provides a summary of the spatial distribution of housing identified within the LDP with the distribution of the 5,257 dwellings which have been constructed between 2011-2021 on both allocated and windfall sites.

**Table 9: Spatial distribution of housing growth 2011-2021**

Settlement Category	Proposed Spatial Distribution of Housing Growth in the LDP (2011-2026) (housing allocations only)	Spatial Distribution of Housing Growth Achieved (2011-2021). (housing allocations and windfall)
Key Settlement: Barry	29%	42%
Service Centres	21%	15%
Primary Settlements	39%	23%
Minor Rural Settlements	11%	18%
Other	0%	2%

- 6.3.24. The above table shows that the spatial delivery of new housing to date generally aligns with the spatial distribution of growth identified in the adopted LDP and accords with Policy MD1. Whilst the proportion of housing growth achieved in the Primary and Service Centre Settlements is currently lower than that proposed in the LDP, this is primarily due to several housing allocations within these settlements having yet to progress. Conversely the higher percentage of new development within Minor Rural Settlements reflects the fact that most sites allocated within these villages have been delivered by 2021. For the Key Settlement of Barry, housing growth has focused primarily on the regeneration at Barry Waterfront which is anticipated to be complete before the end of the plan period, alongside a number of windfall developments have contributed towards housing provision in line with the growth strategy.

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#### AFFORDABLE HOUSING DELIVERY (POLICY SP4 AND POLICY MG4)

- 6.3.25. The LDP recognises the pressing need for affordable housing in both urban and rural areas and as such the Plan set a target for the delivery of some 3,252 affordable homes over the Plan period. Between the 2011 and 2021 a total of 1,622 affordable dwellings were provided against a monitoring target of 1,646 dwelling for the same period. Whilst progress on affordable housing delivery has increased since the adoption of the LDP, the level of new affordable housing provided represents approximately 50% of the target, and with 5 years on the plan remaining it is unlikely that the LDP target would be met by 2026.
- 6.3.26. Policy MG4 sets 3 different affordable housing percentage rates which are sought across the Vale of Glamorgan reflecting the housing market areas originally identified in the Local Housing Market Assessment:

- Within Barry a requirement for 30% affordable housing to be provided on residential developments that result in a net gain of 5 or more dwellings.
- Within Llantwit Major, Rhoose and St Athan a requirement for 35% affordable housing to be provided on residential developments resulting in a net gain of 5 or more dwellings
- Within Cowbridge, Dinas Powys, Llandough, Penarth, Sully, Wenvoe, the minor rural settlements (as defined in the LDP settlement hierarchy) and the rural Vale of Glamorgan a requirement for 40% affordable housing to be provided on residential developments resulting in a net gain of 1 dwelling or more, and for a net gain of 2 dwellings in the case of developments that involve the conversion of existing buildings.

6.3.27. In respect of the delivery of affordable housing, the table in Appendix 2 provides a comprehensive list of affordable housing secured on MG2 allocated sites to date, as well as several “windfall” developments.

6.3.28. Encouragingly, this indicates that the Council has generally been successful in securing the required affordable housing percentages in accordance with the policies of the plan (and relevant at the time of approval). In those cases where this has not been achieved, the policies of the Plan enable the Council to negotiate the level of affordable housing taking into consideration site viability arising through for example site specific constraints or infrastructure requirements.

6.3.29. Notwithstanding this performance, the LDP review shall provide the opportunity for the Council undertake a review of development viability to ensure the most appropriate policy approach is taken by the Council to maximise affordable housing delivery in light of the most recent evidence of affordable housing need including older persons accommodation.

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#### EMPLOYMENT LAND AND JOB CREATION (POLICY SP5 AND MG9)

6.3.30. The development strategy seeks to provide for the employment and economic development needs of Vale of Glamorgan through the identification of 437.56 ha of strategic regional employment opportunities (considered under the strategic site allocations below) and 54.68 ha of land to service local employment requirements over the plan period.

6.3.31. The strategy also seeks to protect and enhance the employment role of important industrial and business areas and to deliver a range and choice of accessible employment sites to enable opportunities for business and local employment needs to be met.

6.3.32. During the LDP period from 2011 onwards the Council has approved 87.039 ha of employment uses on the employment allocations. The LDP allocated 368.91 ha of employment land, which means 23.59% of employment land has been approved under the current Plan. Based on the most recent AMR (2020-21), Table 10 below sets out the approved developments.

**Table 10: Planning Approvals on Employment Land**

Strategic Employment Sites- Planning Applications Approved		
Location	Details	Area (ha)
MG9 (1) Land to the South of Junction 34 M4 Hensol	2014/00228/EAO Outline planning permission with all matters reserved except for access, for development comprising class B1, B2 and B8 uses; a	34.78 ha

	hotel/residential training centre (class C1/C2); and ancillary uses within class A1, A2, A3; associated engineering and ground modelling works and infrastructure, car parking, drainage and access for all uses; provision of infrastructure (including energy centre(s)); landscaping and all ancillary enabling works.	
MG9 (3) Aerospace Business Park, St Athan Rhoose	2016/00617/LAW Lawful Development Certificate - Proposed use by Aston Martin Lagonda Limited for a primary use for the manufacture and assembly of motor cars (Class B2), with ancillary uses for storage/distribution. office, reception and exhibition area, staff canteen and parking. 2016/00890/FUL Planning Permission - Phase 1 building operations, comprising the conversion and alteration of the northern part of the existing support building to provide upgraded reception areas, offices, meeting rooms, kitchen, staff cafeteria and exhibition area together with changes to provide upgraded reception areas, offices, meeting rooms, kitchen, staff cafeteria and exhibition area together with changes to external circulation and parking, and landscaping. 2017/00756/FUL Planning Permission - Phase 2 Building Alterations, comprising of proposed loading bays and infilling existing covered area. 2019/01260/HYB Planning Permission - Hybrid planning comprising: full planning permission for the demolition of existing structures and for the construction of a new service road, building slab/apron and associated drainage; and outline planning permission for erection of up to 40,000 sqm GIA air-side operational employment facilities (Class B1 and/or Class B2 and/or Class B8), vehicle parking, servicing and all associated building and engineering works with all other matters reserved	46.997 ha
MG9 (3) Aerospace Business Park, St Athan Rhoose	2016/01367/FUL Planning Permission - Proposed storage buildings within a fenced compound	0.54 ha
MG9 (3) Aerospace Business Park, St Athan Rhoose	2015/01133/FUL Planning Permission - Erection of a single storey helicopter training facility	0.026 ha
MG9 (3) Aerospace Business Park, St Athan Rhoose	2013/00699/FUL Planning Permission - Erection of an aircraft hangar providing a new helicopter search and rescue facility	1.35 ha
MG9 (3) Aerospace Business Park, St Athan Rhoose	2019/01314/FUL Planning Permission - Proposed 1.465MW Ground Mounted Solar PV Development	0.96ha
MG9 (3) Aerospace Business Park, St Athan Rhoose	2020/00106/FUL Planning Permission - New industrial building for biomass boiler and wood storage	0.256ha
<b>Local Employment Sites- Planning Applications Approved</b>		
<b>Location</b>	<b>Details</b>	<b>Area (ha)</b>
MG9 (4) Atlantic Trading Estate	2014/00932/FUL - Plot 3B, Atlantic Trading Estate, Barry - Construction of portal framed light industrial and business starter units, creating a small development of units suitable for growing and start up business. 2015/00668/FUL - Plot 3B, Atlantic Gate, Atlantic Trading Estate, Hayes Road, Barry - Development of warehouse and associated office building. 2017/00316/FUL Plot 3B, Atlantic Gate, Atlantic Trading Estate, Hayes Road, Barry - Construction of single storey, light commercial unit, split into 4 separate units	0.73ha
MG9 (6) Hayes Lane, Sully	2018/01317/FUL - Spider Camp, Hayes Lane, Sully - Construction of six portal framed buildings and associated roads, division of buildings to form 43 light industrial units	1.4 ha

6.3.33. The most recent AMR (2020-21) identifies that the target for employment land delivery of 20% by 2020 has been delivered. The next monitoring target outlined in the LDP Monitoring Framework states the Council needs “to secure planning permissions on 44%

(163 ha) of employment land by 2022. It should be noted that two applications have recently been approved in April 2021 falling outside of the third AMR period 2019/01421/RES (MG9 (1) in part) and 2020/01367/RG3 (MG9 (4) Plot C in part) which equates to (9.225ha). In addition, an outline application for the southern part of the allocation referred to as 'land adjacent to Cardiff Airport and Port Road, Rhoose was approved at the 21st July 2021 Planning Committee which would deliver 40.8ha of employment land once developed subject to reserved matters. This helps to demonstrate that employment allocations are steadily coming forward during the Plan period and the Council are on track to meet the next monitoring target (Appendix 3 sets out all developments approved including those outside the most recent AMR period).

- 6.3.34. However, whilst a significant amount of land has already been granted planning permission on the strategic employment sites in line with the monitoring targets, the development of local employment allocations has been slower. This is considered to be linked to the current economic climate, but this has seen an uptake in recent years.
- 6.3.35. In terms of the impact this has had on job deliverability, the employment developments which have come forward on the following strategic and local sites have delivered jobs in line with the expectations of the adopted LDP's monitoring targets:

**Table 11: Jobs Delivered via Planning Approvals on Employment Allocations**

Application no.	Type	Site name	Jobs delivered
2019/00871/OUT	Strategic	Land adjacent to Cardiff Airport and Port Road (part of the Cardiff Airport and St Athan Enterprise Zone)	2,000 (subject to reserved matters)
2016/00890/FUL 2017/00756/FUL 2019/01260/HYB	Strategic	St Athan Aerospace Business Park (part of the Cardiff Airport and St Athan Enterprise Zone)	200 550 1,055
2014/00228/EAO	Strategic	Land to the South of Junction 34 M4 Hensol	3,069 (subject to reserved matters)
2019/01421/RES	Local		750
2014/00932/FUL 2015/00668/FUL 2017/00316/FUL	Local	Atlantic Trading Estate	12 17 10
2018/01317/FUL	Local	Hayes Lane, Sully	60
2020/01367/RG3	Local	Atlantic Trading Estate	8
<b>Total (including reserved matters)</b>			<b>7,731</b>
<b>Total (approved)</b>			<b>2,662</b>

- 6.3.36. In relation to the anticipated job creation from allocated sites, BE Group's Further Advice on Employment Land and Premises Study Background Paper (2015) provided additional evidence regarding the link between jobs growth anticipated on employment allocations and the impact upon dwelling numbers. However, the Study does note employment land take up is not directly correlated to population growth, due to the vagaries of the property market, changes in business operations, need for spare capacity and the uncertainty of

the projections. The additional local and strategic employment land have implications for housing needs, however, the relationship between employment land take-up and jobs is inexact meaning the implications for housing are difficult to quantify with precision. BE Group projected additional households to service the employment on these sites, summarised in table 12 below:

**Table 12: Adopted LDP Anticipated Jobs Delivered by Employment Allocations**

<b>Employment</b>	<b>Potential jobs by 2026</b>	<b>Potential 2026 Jobs taken by VoG residents</b>	<b>Projected VoG Households resulting from additional employment land in VoG</b>	<b>Total above WG 10-year migration scenario projections</b>
<b>Local Employment Land</b>	3,000-5,000	2,300-3,800	2,200-3,700	-
<b>Strategic Employment Land</b>	4610 - 5610	1460 - 2260	1040 - 1540	1040 - 1540
<b>Total</b>	<b>7,610-10,610</b>	<b>3,760-6,060</b>	<b>3,240-5,240</b>	<b>1,040-1,540</b>

6.3.37. The tables above show the adopted LDP has delivered 25.09% of the anticipated jobs which is beyond the monitoring target set out in the AMR for 2020.

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#### DELIVERY OF STRATEGIC SITES (POLICIES SP 2, MG3 AND MG10)

6.3.38. Strategic Policy SP2 identifies 3 strategically important sites which are major elements contributing to the implementation of the LDP strategy. Accordingly, they are aimed at delivering significant inward investment supported by new housing and employment uses. Updates on the delivery of these sites is set out below.

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#### BARRY WATERFRONT (POLICY MG3)

6.3.39. Policy MG3 identifies Barry Waterfront as a strategic regeneration site and it is allocated within the LDP for a mixed-use development including up to 1,700 dwellings and a range of retail, hospitality and community uses alongside a new Barry Island link road.

6.3.40. To date, progress on the delivery of Barry Waterfront has been good., Some 1288 dwellings have been completed (at 1<sup>st</sup> April 2021), the new Barry Island link road opened in 2016 and there has been the provision of a new district centre providing 4,600 sqm of retail space. In addition, Barry Waterfront has been a key location for a regeneration projects which include the provision on a new 80 bed hotel, the renovation of the pumphouse and the Goodsheds development offering a mix of leisure, recreation and commercial uses alongside live to work units and affordable housing.

6.3.41. It is anticipated that the final phase of the Waterfront shall be completed by 2024/25 and will include the provision of the new Ysgol St Baruc primary school to be opened in 2022 as well as new and enhanced public realm and green spaces. The Council envisages that the Waterfront will continue to be a key focal point for the Council's wider regeneration initiatives for Barry within the Replacement LDP.

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## CARDIFF AIRPORT AND BRO TATHAN ENTERPRISE ZONE (POLICY MG 10)

- 6.3.42. The LDP Strategy recognises the importance of Cardiff Airport to the future prosperity of the Vale of Glamorgan, as does its designation (along with St Athan) as part of the 'Cardiff Airport and Bro Tathan Enterprise Zone. These strategically located flagship sites are intended to stimulate inward investment and consolidate the role of the Vale of Glamorgan within the Cardiff Capital Region.
- 6.3.43. The Enterprise Zone and surrounding area is therefore identified as strategic sites, given its importance in delivering the LDP Strategy which seeks to promote St. Athan as a key development opportunity, notably as an area of training and employment excellence, particularly for the military and aerospace sectors, as well as providing significant opportunities for new residential development.
- 6.3.44. The Bro Tathan Aerospace Business Park is already home to state-of-the-art workshops, hangars and other buildings alongside development land with airside access which is ideal for a range of civilian or military uses including Maintenance Repair and Overhaul (MRO), manufacture, engine overhaul, Non-Destructive Testing (NDT) and Research and Development.
- 6.3.45. In February 2016, the Bro Tathan Aerospace Business Park fought off competition from more than 20 worldwide locations to secure Aston Martin Lagonda (AML) as its next occupant. The new manufacturing facility was officially opened by the Welsh First Minister on the 6<sup>th</sup> December 2019 and Bro Tathan is the company's sole production facility for of Aston Martin's first SUV, the DBX. Full production capability was scheduled to commence in the 2<sup>nd</sup> quarter of 2020. However, the COVID 19 pandemic has had a significant impact on production and sales. The manufacturing facility was anticipated to create up to 750 jobs at peak production, but it is understood that some job losses have recently occurred due to falling sales in 2020.
- 6.3.46. The business park is an essential element of the Welsh Government's aspirations for the enterprise zone. The Northern Access Road (NAR) has been completed and provides a high-quality direct access for new and existing businesses at the site. In addition, to support the continuing development at the Aerospace Business Park, the Welsh Government is currently preparing a development brief to guide development proposals at the Y Porth site. This 6.7 hectare site is located on the north and south sides of the eastern end of the new NAR and marks a crucial point of arrival at the business park. Consultation on the draft development brief was undertaken by the Council between 14<sup>th</sup> December 2020 and 1<sup>st</sup> February 2021, and it is anticipated to be adopted by the Council in late 2021.
- 6.3.47. Cardiff Airport plays an important role both as an international gateway and as a major driver within the Welsh economy. Since its acquisition by the Welsh Government in 2013 the airport has increased its passenger numbers by over 65%. However, the last year has been particularly challenging for Cardiff Airport with 2 operators ceasing trading along with the implications of COVID 19 travel restrictions. Passenger numbers in 2020 were just under 220 000, a decrease of 87% on 2019. The Civil Aviation Authority reported this to be the largest decline in any UK airport.
- 6.3.48. The Council adopted the Cardiff Airport & Gateway Development Zone Supplementary Planning Guidance (SPG) on 16<sup>th</sup> December 2019 which will guide future development on the site. An outline planning application (2019/00871/OUT refers) in relation to the allocated employment land south of Port Road comprising 44.75 hectares of B1, B2 and B8 business park, associated car parking, drainage infrastructure, biodiversity provision

and ancillary works together with a country park extension was approved on 14<sup>th</sup> July 2021.

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#### LAND TO THE SOUTH OF JUNCTION 34 HENSOL (POLICY MG11)

- 6.3.49. LDP Policy MG11 identifies land to the south of Junction 34, M4, Hensol for strategic (29.59ha) and local (6.64ha) employment land for a mix of employment uses including B1, B2 and B8. The employment allocation relates to an existing employment area which was initially occupied by Bosch and subsequently acquired by Renishaw at the start of the LDP period in 2011.
- 6.3.50. Prior to the Plan's adoption an outline application (ref: 2014/00228/EAO refers) was approved in June 2016 on the land allocated in the LDP. The application was for a development comprising up to 151,060 sqm of Class B1, B2 and B8 uses; a Hotel/Residential Training Centre (Class C1/C2); and up to 1,300 sqm ancillary uses within Classes A1, A2, A3; 30.5 ha of green infrastructure (incorporating landscaping and water balancing areas), access and servicing areas, car parking, drainage and access, provision of utilities infrastructure (including an energy centre). 55.16 Ha (gross) of this primarily greenfield land is allocated to meet strategic and local employment needs, although having regard to significant constraints on the site including a Site of Special Scientific Interest, watercourses, protected trees, and flood risk, the net developable area of employment land is reduced to 36.23 Ha.
- 6.3.51. The outline application approved in 2016 has not yet come forward and the permission has expired. However, on 21<sup>st</sup> June 2021 an application (2021/00899/EOA refers) was submitted to vary condition 2 of 2014/00228/EAO to extend the period of time for submission of reserved matters by a further five years from the date of the new permission. Although the original outline application has not yet come forward in the plan period, the new application demonstrates there is still a willingness to bring forward the allocation.
- 6.3.52. In the interim, a reserved matters planning application (2019/01421/RES refers) has been received within the allocation which would meet the local employment land need identified in Policy MG9 – Employment Allocations and under Policy MG11. The application was approved in April 2021 for an extension to the existing Renishaw facility which will provide 33,909 square metres of additional B2 floor space. This relates to Zone A identified under the outline consent. The proposal would result in the expansion of the existing employment use as part of the Renishaw company, forming two large factory type buildings similar in size and form to the existing units on the Renishaw site.
- 6.3.53. Based on the above planning applications approved and under consideration on the site, it is considered the allocation is still deliverable. Consideration will need to be given to how the allocation should be considered in the Replacement LDP - updating the allocation to reflect changes as approved under recent consents.

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#### RETAIL (POLICY SP6)

- 6.3.54. The retail strategy for the LDP was based upon the 2009 Retail Study Background Paper produced by consultants (CACI). The study identified a need for the provision of 6,235 square metres (net) convenience floorspace and 1,072 square metres (net) comparison floorspace over the plan period. However, prior to the Plan being adopted, a significant amount of new convenience floorspace was approved, which included the development

of a 'Waitrose' food store in Cowbridge town centre measuring 1,319 square metres (net), and four associated non-food retail units of approximately 577 square metres (net), which not only provide positive benefits to Cowbridge, reinforcing its position within the retail hierarchy, but also retain retail convenience expenditure within the town. Consequently, a Retail Planning Study Update (2016) was produced during the LDP examination which detailed the full extent of additional retail floorspace approved prior to the Plan's adoption. A summary of the approvals is shown in Table 13 below:

**Table 13: Summary of Retail Approvals Prior to the LDP Adoption**

	Convenience Floorspace	Comparison Floorspace
Approvals up to July 2016	10,094.07	2,851.8
Retail Floorspace Headroom (CACI 2009)	6,235	1,072
Difference	3,859.07	1,779.8

6.3.55. Consequently, the retail need identified for the Plan period was met prior to adoption. However, to ensure any windfall retail development was managed appropriately the LDP includes various retail policies to manage and maintain an attractive and viable retail environment in existing retail centres. The effectiveness of these retail policies is summarised under section 7 below.

6.3.56. In addition to ensuring sufficient supply is provided during the Plan period to meet anticipated demand, the LDP acknowledged that town and district centres play a vital role in meeting the needs of local residents. Therefore, proposals which contributed to the regeneration of such centres, through the refurbishment and reuse of vacant properties are favoured. The LDP also seeks to improve the retail offer in town and district centres, with a focus on regeneration activity centred on the effective reuse of vacant floorspace at street level and on upper floors as well as improvements to public realm, circulation and access.

6.3.57. However, during the Plan period the national retail sector has experienced continued decline with many well-known high street retailers going into administration and others have scaling back their presence on the high street, changing their emphasis to favour digital sales platforms. In terms of the retail centres in the Vale of Glamorgan, the poor state of the retail sector and diminishing consumer confidence in all retail categories has translated into a general trend of increasing vacancy rates particularly in the town and district Centres. Table 14 shows the trend of vacancy rates from 2012 onwards in these retail centres:

**Table 14: Vacancy Rates in Town and District Centres**

Vacancy rates	Average Vacancy rates in High Street, Barry	Average Vacancy rates in Holton Road, Barry	Average vacancy rates in Cowbridge Town centre	Average vacancy rates in Llantwit Major Town centre	Average vacancy rates in Penarth Town centre	Average Vacancy rates in VOG Town Centres	Average Vacancy rates in Wales*	Average Vacancy rates in the UK*
2021	4%	13.98%	11.6%	2.97%	3.3%	7.85%	19.2%	14.1%

2020	7.3%	16.04%	17.3%	3.96%	3.43%	9.61%	15.9%	12.2%
2019	4.8%	17.65%	11.96%	7.92%	5.14%	9.49%	13.4%	10.3%
2018	10.4%	13.90%	12.90%	4%	5.17%	9.27%	15.4%	8.9%
2017	8.8%	14%	8.3%	9%	4%	8.8%	12.5%	9.4%
2016	9.7%	8%	10.8%	5.8%	3.5%	7.6%	12.1%	9.5%
2015	10.9%	7.6%	7.8%	3.9%	5.3%	7.1%	15.5%	13.3%
2014	10.3%	12.5%	8.3%	9.2%	5.8%	9.2%	17.9%	10.3%
2013	17.5%	8.7%	2.8%	4.9%	1.6%	7.1%	17%	11.9%
2012	12.3%	15.8%	3%	5%	1%	7.4%	18%	14.6%

6.3.58. The table above shows that the highest average vacancy rate in the Vale of Glamorgan was recorded in 2020. The survey for this period was undertaken in August 2020 during Covid-19 lockdown restrictions which had a detrimental impact upon the vibrancy and vitality of retail centres. However, in the most recent retail survey undertaken in June 2021 vacancy rates in all centres have dropped from the previous year reducing the average vacancy rate to 7.85%. The BRC (British Retail Consortium) & LDC (Local Data Company) revealed on 30<sup>th</sup> April 2021 that the vacancy rate for the UK had risen to 14.1% whilst the vacancy rate for Wales is 19.2% (1 in every 7 shops is vacant in Wales).

6.3.59. The Vale of Glamorgan vacancy data shows the retail centres within the Vale of Glamorgan have begun to recover from the impact of lockdown restrictions in Wales. This could reflect policy changes Welsh Government have implemented which includes publishing Building Better Places – The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 Recovery (2020) which starts to identify actions to aid the Covid-19 recovery. This will be developed in future reviews of PPW enabling Welsh Government to further integrate this work. The Welsh Government also introduced temporary amendments to the Town and Country Planning (General Permitted Development) to provide greater flexibility for changes of use in town centres up to 29<sup>th</sup> April 2022.

6.3.60. Consequently, although it is considered that the current retail strategy has worked well overall (as demonstrated by the vacancy rate within the main retail centres being below the Welsh and UK average), the significant impacts Covid-19 has had on the retail sector will need to be considered in the Replacement LDP. A more flexible approach is likely to be required in line with the latest national planning guidance. As stated in the Annual Monitoring Report, the Council also intends to shortly consult on new retail supplementary planning guidance which will seek to address some of the current issues in the short term.

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## TRANSPORT (POLICY SP7)

- 6.3.61. The delivery of the planned housing and strategically important employment sites of the LDP will be dependent upon the implementation of key sustainable transport and highway improvement schemes set out in Policy SP7. The schemes seek to support and develop the transport network within the Vale of Glamorgan to enable the movement of people and goods safely and effectively within the area and reduce the reliance on the private car in favour of more sustainable options, serving the economic, social and environmental needs of the Vale of Glamorgan through improving access to new employment, housing and the wider area.
- 6.3.62. The last 3 AMRs illustrate that significant progress has been made in delivering the transport schemes set out in the Plan and that eight major transportation schemes have been delivered by the initial 2020 monitoring target including the new Barry Island Link Road, the new Northern Access Road at Bro Tathan Enterprise Zone (including walking and cycling provision), Bus Priority measures along the A4050, Improvements to the A4226 Five Mile Lane and improvements to the B4265 at Gileston Old Mill.
- 6.3.63. Significant progress has also been made on several the sustainable transport schemes identified in policy SP7 with WelTAG assessments and/or funding applications either approved or progressing. Several schemes on the other hand have either been delayed or discarded because of detailed assessments and/or lack of funding e.g. bus park and ride at Cosmeston.
- 6.3.64. While the 2020 monitoring target set out in the monitoring framework has been exceeded, the AMR identifies the current status of the strategic transportation schemes including those that have not been completed and indicates that Policy SP7 will need to be reviewed in the Replacement LDP to reflect the current situation with regard to each of the strategic transportation schemes.

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## TOURISM AND LEISURE (POLICIES SP11, MG29 AND MD13)

- 6.3.65. The new and enhanced tourism facilities on Barry Island (Policy MG29 [1] refers) have not been delivered in line with the 2018 monitoring framework target. Since the adoption of the LDP, the Pleasure Park has been acquired by a new owner who wishes to maintain the fun fair as a tourist attraction on the site. The Council is continuing to work on the options for Nells Point, Whitmore Bay and is considering the need to prepare development briefs for Barry Island. No planning application has been received to date for the land at Cottrell Park Golf Course although it is not anticipated to come forward until the end of the Plan period. All of these sites will need to be reviewed as part of the Replacement LDP process.
- 6.3.66. The Council continues to receive a significant number of applications for tourism related development particularly in the rural Vale. New supplementary planning guidance on tourism and leisure development has been adopted by the Council to provide additional detail to the relevant LDP policies and clarity on how such applications will be assessed.
- 6.3.67. The total economic impact of tourism in the Vale of Glamorgan in 2020 was £93.01 million. This represents a decrease of 66% on 2019 and again illustrates the devastating impact of the Coronavirus pandemic and the associated restrictions have had on the tourism economic sector and jobs. Given the importance of tourism in the Vale of Glamorgan it is likely to remain a key issue in the Replacement LDP.

#### 6.4. LDP STRATEGY DELIVERY CONCLUSIONS

- 6.4.1. Overall, the evidence summarised above demonstrates that significant progress has been made to date in the delivery of the LDP Strategy, particularly in relation to the housing allocations and other strategically important sites.
- 6.4.2. The recent updates for the Vale of Glamorgan relating to population and household forecasts, the local housing market assessment and the forthcoming gypsy and traveller accommodation assessment, as well the requirement to review the LDP background evidence (covering topics such as employment, retail, renewable energy etc) shall inform the overall Plan strategy in delivering the Council's objectives and future vision for the Vale of Glamorgan. Additionally, recent updates to national planning policy as well as the publication of national and regional plans and strategies such as Future Wales, the National Transport Plan and the continued investments associated with the City Deal and the Metro transport network and their implications for the Vale of Glamorgan will also influence the strategy for the Vale over the next 15 years. This is likely to require additional sites to accommodate housing, employment, community facilities and associated infrastructure.
- 6.4.3. The focus on the continued regeneration of Barry Waterfront, new and enhanced tourism and leisure opportunities, addressing health and wellbeing and protecting natural and historic assets will continue in line with other Council priorities. The underpinning requirements of delivering sustainable development and measures to address the climate and nature emergencies will also be key matters for the Replacement LDP.

## 7. REVIEW OF THE LDP POLICIES

7.1.1. This section contains an assessment of the current policy framework of the LDP. It is worth noting that there are several policies in the LDP that have been highlighted in previous AMRs which require specific investigation so that their effectiveness is strengthened in a future LDP. These areas are:

- A more flexible approach in retail centres in line with national policy
- Development of local employment sites
- Identification of gypsy and traveller accommodation to meet long term need

7.1.2. The LDP polices have been reviewed having regard to the following:

- The findings of the Annual Monitoring Reports (AMR's).
- Significant contextual changes that have occurred since the adoption of the Plan, including changes in national, regional, and local policies, legislation, and strategies.
- Internal consultation with relevant departments.

7.1.3. A summary of the policy review assessment is set out in Appendix 5. This gives an overview of whether a policy or allocation is functioning effectively, whether any amendments are likely to be needed and whether any policies should be removed or amalgamated as part of the review process. The policy assessment undertaken to date is not considered to be definitive and further consideration will be given to the need to revise the Plan's policies as part of the Replacement LDP preparation process. Based on the policy review assessment, the key policy topic areas are discussed in more detail below.

### 7.2. HOUSING - POLICIES SP3, SP4, MG1, MG2, MD5, MD6, MD10, MD11, MD12

7.2.1. Following the revision to PPW and the revocation of TAN 1 in its entirety, the revised Development Plans Manual (Edition 3) sets out how annual housing completions must be monitored against the Anticipated Annual Build Rate (AABR). The Replacement LDP will need to include a housing trajectory considering the phasing of sites to ensure that it meets the requirements of the Development Plans Manual.

7.2.2. The housing requirement set out in the current LDP is 9,460 dwellings (Policy SP3 refers) over the Plan period 2011-2026. This figure was primarily informed by the 2011-based 10-year migration variant Welsh Government household projections which projected a rise in households of 13.3% over the Plan period. The latest official WG population and household will be used as the basis for informing the future housing requirement figures for the RLDP. This will also entail assessing the housing land supply requirements necessary to delivery additional housing identified for the period beyond the end date of the existing LDP.

7.2.3. Policy SP4 Affordable Housing Provision sets a target of up to 3,252 affordable dwellings over the Plan period, derived from an assessment of potential levels of affordable housing secured on allocated housing sites and windfall developments informed by the Council's Affordable Housing Viability evidence. The LDP review provides the opportunity to update the development viability evidence and the target for affordable housing for the new plan period.

7.2.4. Additionally, the plan review shall also provide the opportunity to review other housing related policies relating to changes of use of existing properties to residential uses

including rural conversions and dwellings in the countryside including rural exceptions. Collectively, these policies provide the framework for managing development in way that respects the character of towns and rural villages and protects the amenity of existing residents.

### 7.3. GYPSY AND TRAVELLER ACCOMMODATION- POLICIES MG5, MD18

- 7.3.1. PPW requires Local Authorities to assess the accommodation needs of gypsy and traveller families and include policies for the provision of gypsy and traveller sites in the LDP. The Housing (Wales) Act 2014 places a legal duty on local authorities to ensure the accommodation needs of gypsies and travellers are properly assessed and the identified need for additional pitches is met.
- 7.3.2. In this respect, the review of the Plan's policies shows that the short to medium term accommodation need for gypsies and travellers as set out in Policy MG5 was met early in the plan period. In respect of the longer-term need, work previously undertaken on the identification of a site(s) to meet the evidenced need for an authorised permanent and transit gypsy and Traveller sites to be delivered by the Council will be taken forward in the review of the LDP and will be informed by the preparation of a revised Gypsy and Traveller Accommodation Assessment (GTAA), which will be prepared during 2021. The revised GTAA will establish the current accommodation needs of gypsies and travellers within the Vale of Glamorgan and will form a part of the background evidence of the Replacement LDP.
- 7.3.3. The granting of planning approvals for 9 private pitches on 5 sites throughout the Vale of Glamorgan (including a temporary site and a renewal of previous planning approval) indicate that the criteria-based policy MD18 is functioning well and enables private sites to be developed.
- 7.3.4. In terms of transit site provision, there is a consensus amongst the South East Wales local authorities that transit sites would best be considered and provided on a regional basis. In this regard a regional working group has been established to investigate the regional transit need for gypsy and travellers and to identify possible sites and this information will feed into the LDP review process.

### 7.4. EMPLOYMENT- POLICIES SP5, MG9, MD14, MD15, MD16, MD17

- 7.4.1. The employment policies within the LDP were informed by the recommendations of the Employment Land and Premises Study 2013. This involved formulating policies which safeguarded existing and allocated employment land for Class B uses and other economic uses where appropriate which achieve economic enhancement. Outside of the main employment sites a more flexible approach was promoted to help facilitate a broad range of economic development.
- 7.4.2. Policies SP5 and MG9 relate to the employment allocations and seek to ensure there is sufficient employment land supply to meet future demand. The AMR target for 2020 was to secure planning permission on 20% (73.6ha) of allocated employment land. The Council has slightly exceeded the 2020 monitoring target for this indicator. The LDP allocates a total of 368.91 ha (net) of employment land in Policy MG9. During the LDP period (from 2011 onwards) the Council has approved 87.039 ha of employment uses on the employment allocations which equates to 23.59% of allocated employment land. The next monitoring target outlined in the LDP Monitoring Framework states the Council needs "to secure planning permissions on 44% (163 ha) of employment land by 2022. It

should be noted that two applications have been approved in April 2021 falling outside of the third AMR period namely 2019/01421/RES (MG9 (1) in part) and 2020/01367/RG3 (MG9 (4) Plot C in part) which equates to 9.225ha. In addition, 44.75ha of employment land at Model Farm (MG9[2]) was approved in July 2021. This demonstrates that employment allocations are steadily coming forward during the plan period and the Council are on track to meet the next monitoring target.

- 7.4.3. Consequently, policies SP5 and MG9 are considered to be performing well. However, in terms of employment land supply this will need to be reviewed to better understand the contextual economic changes which influence employment land demand.
- 7.4.4. In relation to the remaining employment policies MD15, MD16, and MD17 which manage how windfall developments are considered in development management decisions, these have generally been effective. No employment allocations have been lost to non-B Class uses in accordance with Policy MD15 (Protection of Allocated Employment Sites) which is considered to demonstrate that Policy MD15 is working effectively. Regarding Policy MD16 – Protection of Existing Employment Sites and Premises, the policy has worked as intended with 31 planning application out of 33 applications being approved in accordance with MD16. However, the remaining 2 applications were approved contrary to the criteria of MD16. One application (2018/01108/FUL) provided 72 affordable houses within Barry, an area of identified housing need. In this regard, the benefits derived from the scheme in respect of affordable housing provision were considered to outweigh the loss of the small element of employment uses associated with the site. The other application (2019/00178/FUL) was for a residential use. It was considered on balance that proposed residential conversion was acceptable given the poor condition of the property and the unrealistic prospect of economic re-use of the building as an office.
- 7.4.5. While the monitoring trigger of 1 or more planning permissions granted resulting in the loss of employment land has been met the benefits derived from the loss of the existing employment premises in both applications was considered to address a more acute need for housing within Barry and contribute to the other objectives of the Plan. However, following feedback from applicants and development management officers in the application of MD16, it was also considered additional guidance was needed to clarify the interpretation of MD16. In response to this, an Employment Land and Premises SPG has been drafted and is awaiting cabinet approval for consultation. It is considered this is sufficient to address the interpretation concerns raised by development management officers in the short term.
- 7.4.6. In regard to Policy MD17 – Rural Enterprise, this does not form part of the AMR but there are links between other policies such as MD16 which have been effective. Consultation has been undertaken with the development management team to understand whether the policy has been effective and if it requires amending as part of the Replacement LDP process.

## 7.5. STRATEGIC SITES- POLICIES SP2, MG3, MG10, MG11

- 7.5.1. Please refer to section 6 above for updates on the policies relating to the strategic sites at Barry Waterfront, St. Athan and Cardiff Airport. Generally, the AMRs confirm that good progress has been made to date in relation to the delivery of these strategic sites. However, given the scale and timeframe for implementation of these strategic sites, they are likely to be carried forward into the Replacement LDP and referenced in various policies.

## 7.6. RETAILING- POLICIES SP6, MG12, MG13, MG14, MG15

- 7.6.1. The existing LDP retail policies were informed by the CACI Retail Needs Assessment (2009) which was updated as part of the LDP Examination process following queries from the Inspector. This resulted in the retail requirement for new convenience and comparison floorspace identified under Policy SP6. The update of the Retail Study undertaken as part of the hearing sessions found the retail need identified for the Plan period had been met prior to adoption. However, to ensure any windfall retail development was managed appropriately the LDP included various retail policies to manage and maintain a viable retail environment in existing retail centres, this included MG12, MG13, MG14 and MG15. The effectiveness of these policies in maintaining and where possible improving the attractiveness, vitality and viability of the identified retail centres has been monitored as part of the AMRs. Since the adoption of the LDP the retail floorspace within town and district centres has seen a decline. There has been a 5.05% reduction in retail floorspace in the town and district centres which accounts for a 4,143sq.m decrease from 82,019sq.m of retail floorspace overall. However, this needs to be viewed in light of the new gains in office and leisure uses within the town and district centres which have mainly been approved as change in use proposals from original retail uses. It should be noted that some of the loss of retail uses was as a result of residential conversions, but this relates to 2 retail units. It is therefore considered that the loss of retail has not had any significant adverse impact on the centres which continue to present a strong commercial function. This demonstrates that Policy MG12 (Retail Hierarchy) is working effectively as new retail, office and leisure developments are generally being directed towards town and district centres in accordance with the sequential approach promoted by national planning policy.
- 7.6.2. Since the monitoring of the adopted LDP began in 2018, only one major office use development has been approved outside of the identified town and district centres. This approval relates to an open consent (2019/01260/HYB refers) on an allocated strategic employment site (Policy MG9 (3) Aerospace Business Park, St Athan). Therefore, major employment uses in this location were considered appropriate. It is noted that there have been some approvals for minor retail development in edge of centre and out of centre locations. However, these have been in accordance with the criteria set out in Policy MG13 – Edge and Out of Town Retailing Areas. Consequently, it is considered Policy MG12 and MG13 are working effectively. Notwithstanding this, the retail hierarchy will need to be reviewed together with the retail boundaries and primary shopping areas where applicable as part of the Replacement LDP process.
- 7.6.3. In relation to policies MG14 and MG15, the monitoring of these policies has continually raised concerns with the amount of non-A1 uses in primary and secondary shopping frontages, the level of vacancies, and the reduction in footfall. Table 15 shows the percentage of non-A1 uses in the town and district centres:

**Table 15: Percentage of non-A1 Uses in Town and District Centres**

	2019		2020		2021	
	Non A1 in Primary Frontage (%)	Non A1 in Secondary Frontage (%)	Non A1 in Primary Frontage (%)	Non A1 in Secondary Frontage (%)	Non A1 in Primary Frontage (%)	Non A1 in Secondary Frontage (%)

<b>Town Centre</b>						
Holton Road	39.0	63.9	38.0	62.3	38.0	62.3
<b>District Centres</b>						
Cowbridge	29.2	66.7	28.8	57.6	31.3	57.1
High St/Broad St	46.2	56.8	48.7	52.3	50.0	55.6
Llantwit Major	39.1	54.3	39.1	54.3	34.8	54.3
Penarth	37.8	43.0	38.9	44.3	37.8	42.7

7.6.4. It is noted that the 35% non-A1 use allowance within primary frontages has been exceeded in Holton Road, High Street / Broad Street and Penarth. The 50% allowance for non-A1 uses in secondary frontages has also been exceeded in Holton Road, Cowbridge, High Street / Broad Street and Llantwit Major. Although the majority of centres are above the non-A1 allowance in the defined frontages it is considered this is more reflective of the national retail sector which has seen a move away from reliance on class A1 uses to maintain a retail centre. This is reflected in Welsh Government's Building Better Places – The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 Recovery (2020). In relation to the retail sector, Placemaking and the Covid-19 Recovery it states "Evidence suggests that traditional retailing uses will not be as prevalent and the demand for new retail space will be very low for the foreseeable future, therefore primary retail areas will need to be urgently reviewed. This must be realistic and not done in the expectation that retail occupiers will return in the numbers we witnessed prior to the pandemic. Unreasonable and inflexible policies should be challenged through the development plan process, as much more creative thinking will be needed to reimagine and re-purpose these areas." (p.18, 2020). Consequently, due to the current national context and the ongoing impacts of Covid-19 on the retail sector it is considered reasonable and appropriate for Development Management decisions to take a flexible approach to change of use proposals where it is considered the proposal would benefit the centre and contribute to the vitality, viability and attractiveness of the centre.

7.6.5. Therefore, both Policies MG14 and MG15 need further clarity to ensure both applicants and development management officers are interpreting the policies correctly in light of national policy guidance. As previously mentioned, the Council is currently in the process of preparing a new retailing SPG to address the issues identified in the AMRs. However, the Replacement LDP will need to take account of the changing pressures on the retail sector and the different expectations of shoppers to ensure the identified centres remain attractive and viable. It is considered the Retailing SPG will be sufficient to manage the changes in the retail sector during the interim period between LDP Review and adoption of the Replacement LDP.

7.6.6. As part of the Replacement LDP the Council intends to provide an up-to-date evidence base on these matters for development management purposes through the commission of a retail needs study which shall help inform the Plan revision in terms of retail strategy, retail policies and LDP allocations. Further work will also be undertaken in response to the current challenges faced by the Vales Town, District and Neighbourhood retail

centres to inform how future LDP policy can respond most effectively.

## 7.7. TOURISM- POLICIES SP11, MG29 AND MD13

- 7.7.1. The review of the tourism policies SP11 and MD13 indicates that they are working effectively. The Vale of Glamorgan continues to be a popular tourist destination and this sector plays an important role in the local economy particularly in the countryside where it contributes to rural diversification. The Glamorgan Heritage Coast, traditional seaside destinations such as Barry Island and Penarth, country parks and picturesque rural villages are all important visitor attractions. Cardiff Airport also provides further opportunities for wider national and international connectivity for tourism.
- 7.7.2. The Council continues to see a rise in applications for tourism proposals in the countryside and the adopted Tourism and Development Supplementary Planning Guidance provides further clarity in relation to sustainable low impact tourism proposals referenced in policies MD13. The AMRs have highlighted the issues with the allocated sites under policy MG29 which are also covered in section 6 above. In view of this, the allocations will all need to be reviewed as part of the Replacement LDP process.

## 7.8. TRANSPORT INFRASTRUCTURE- POLICIES SP7 AND MG16

- 7.8.1. The review of policies SP7 and MG16, illustrates that significant progress has been made to date in delivering the transport schemes highlighted in the policies and reflected in the monitoring framework. As set out above, eight major transportation schemes have been delivered by the initial 2020 monitoring target, two more than identified in the monitoring framework. There are therefore no immediate concerns with regard to the effectiveness and implementation of the identified policies.
- 7.8.2. In addition to the strategic schemes other projects remain ongoing and significant progress has also been made with several schemes securing funding for investigative works and WelTAG assessments. Funding remains an issue in advancing projects and many schemes are reliant upon obtaining the required funding from the Welsh Government or other sources to progress.
- 7.8.3. In this regard, section 106 contribution from developments has enabled a range of sustainable transport schemes to be implemented and progressed throughout the Vale of Glamorgan including contributions to the Greenlinks community transport scheme, provision of bus shelters, new pedestrian crossings and footpath enhancements and improvements to the Wales Coastal Path and Public Rights of Way.
- 7.8.4. In response to the Welsh Government's Active Travel (Wales) Act 2013 the Council has prepared a series of existing and integrated Active Travel Route Maps which seek to promote and improve opportunities for Active Travel within the local authority area. The plan review should consider how the shift towards prioritising active travel can be accommodated through the planning system i.e., through development opportunities, planning policy and planning obligations.
- 7.8.5. While there are currently no concerns with the effectiveness and implementation of the transport policies of the LDP, a number of contextual changes have occurred since the plan was adopted which will need to be considered, not least the publication by the Welsh Government of 'Llwybr Newydd: The Wales Transport Strategy 2021'. This was published in March 2021 and sets out the Welsh Government's strategic priorities for transport investment in Wales. The central aim of the strategy is to reduce the impact that transport

has on climate change, setting a target for 45% of all journeys within Wales to be undertaken sustainably by 2040. While LDP objectives already seek to address climate change and sustainability, the implications of the Wales Transport Strategy will need to be fully considered in the plan review as will Future Wales and amendments to PPW which reflect the Welsh Government's commitment to addressing climate change, green infrastructure and delivering the placemaking agenda through the planning system and progress of the South Wales Metro scheme.

## 7.9. PLANNING OBLIGATIONS AND COMMUNITY FACILITIES- POLICIES MD4, MG6, MG7, MG28

- 7.9.1. Policy MD4 enables community infrastructure and planning obligations to be sought, where appropriate having regard to development viability. The purpose of the policy is to ensure that all new developments in the Vale of Glamorgan are supported by appropriate services and facilities to meet their needs and the needs of the existing community, to create safe, sustainable, liveable, healthy, and mixed communities.
- 7.9.2. A 'Planning Obligations' Supplementary Planning Guidance was adopted by Cabinet on 31st July 2017 (and amended in July 2018), which provides further guidance in respect of Policy MD4, and contains details of the type of infrastructure which may be required for different types of developments. Supporting paragraphs 7.29-7.32 of Policy MD4 accepts that it may not always be possible for developers to satisfy all the planning obligation requirements and therefore there is a distinction between 'essential infrastructure' and 'necessary infrastructure'.
- 7.9.3. The LDP indicated that the Council would be preparing a Community Infrastructure Levy (CIL) for the Vale of Glamorgan. Given the uncertainty regarding the future of the Community Infrastructure Levy Regulations 2010 (as amended) and the devolved powers Welsh Government inherited to modify existing secondary legislation in April 2018, the Vale of Glamorgan Council's Cabinet (on 24th April 2017 Minute C3546) agreed that, until there is a clear direction from the Welsh Government, progress on CIL in the Vale of Glamorgan is to be placed into abeyance. In the meantime, the Council continues to use planning obligations secured through section 106 agreements to secure necessary infrastructure associated with new developments as set out in the Supplementary Planning Guidance.
- 7.9.4. The Council has been successful in securing planning obligations through Section 106 agreements, alongside the required affordable housing percentages set out in Policy MG4, and other policies of the plan (and relevant at the time of approval) and SPGs. In cases where this has not been achieved due to viability, Policy MD4 has enabled the Council to negotiate the level of planning obligations/affordable housing, taking into consideration site viability arising through for example site specific constraints or infrastructure requirements.
- 7.9.5. Since 2011 and the start of the Plan period, a total of £53.5million has been secured through Section 106 Agreements. Since 2011, £41.86m has been received in total, demonstrating the permissions and Section 106 financial contributions secured, translated in real terms. See Table 16 below:

Table 16: Number and Value of contributions secured per annum 2011-2021

Financial Year	Number of agreements signed	Amount secured	Amount received
2011/12	18	£10,263,858.68	£37,136.00
2012/13	12	£511,873	£741,121.00
2013/14	22	£5,431,630.24	£632,818.64
2014/15	18	£3,876,452.81	£3,401,184.98
2015/16	21	£8,029,190	£2,603,788.40
2016/17	23	£9,794,952.16	£6,723,344.97
2017/18	28	£8,109,968.00	£5,210,619
2018/19	26	£3,538,708.00	£9,840,639.92
2019/20	24	£3,713,242.73	£10,471,766.77
2020/21	20	£310,404.80	£2,193,701.13

7.9.6. The planning obligations received through the allocated sites (Policy MG2 refers) include both the financial and “in kind” contributions, as well as affordable housing provision. It is evident from the AMRs that the majority of allocated sites which have come forward during the Plan period, have successfully secured planning obligations and policy compliant levels of affordable housing.

7.9.7. Several schemes have been implemented to support developments over the Plan period using financial contributions received, either in full, or as match-funding. A selection of schemes delivered are listed below:

**Education:**

- Penarth Learning Community – a contribution towards 21st Century Band A Strategic Scheme (Policy MG6 (1)) – completed.
- Llantwit Learning Community - a contribution towards 21st Century Band A Strategic Scheme (Policy MG6 (2)) – completed.
- Gwenfo Primary School – New nursery and internal remodelling - completed
- St. Brides C/W Primary School – New nursery and internal remodelling – completed.
- St. Joseph’s RC Primary School – new nursery and Educational Intervention Base – completed.
- Wick and Marcross CW Primary School – new nursery and remodelling – completed.
- St. Andrew’s C/W Primary School – new demountable classroom.
- Several 21st Century Band B Projects, including:
  - a new school at Barry Waterfront (Policy MG6 (3))
  - the proposal to reconfigure primary education in the Western Vale (Policy MG 6 (6));
  - the proposal to expand and re-build St David's Church in Wales Primary School;
  - Ysgol Bro Morgannwg;
  - Special Educational Needs.

**Sustainable Transport:**

- Greenlinks – an “on demand” community bus transportation service - [Greenlinks Community Transport](#)
- Port Road – Barry to Culverhouse Cross - Footway/Cycle Scheme;
- Barry Island Causeway Improvement Scheme;

- Penlan Road, Llandough - Cycle/Footway;
- Lighting scheme at zig-zag path, Penarth;
- Bus shelter schemes (new and/or upgraded provision) in Llandough, Penarth, Barry, Dinas Powys, Llantwit Major, Ystradowen, Fferm Goch, Ogmore by Sea, Wenvoe and Culverhouse Cross.
- Improvements to footways throughout the Main Road in Ogmore by Sea;
- Comprehensive regeneration scheme at Windsor Road/Plassey Street, Penarth.

**Public Open Spaces:**

- New and/or enhanced play areas at:
  - Dochdwy Play Area, Llandough;
  - Wordsworth Park, Penarth;
  - Trebeferad, Llantwit Major;
  - Badgers Brook, Ystradowen;
  - Plassey Square, Penarth;
  - Paget Road, Penarth (including new Multi Use Games Area);
  - Lougher Place, St. Athan (including new Multi Use Games Area);
  - Ceri Road, Rhoose;
- New skate park at Cogan Leisure Centre, Penarth;
- New Multi Use Games Area at King George V Playing Fields, Llandough
- Comprehensive upgrades to Upper and Lower Gladstone Gardens – including a new Multi Use Games Area, Gym Equipment, Biodiversity enhancements, Landscaping and Play Area.
- Community garden project at Oakfield Primary School and Ysgol Gwaun Y Nant;

**Community Facilities:**

- Enhancements at Llangan Village Hall – completed.
- Ystradowen Village Hall – financial support towards an extension for a digital hub – completed.
- Creatorspace at Penarth Library – completed.
- Implementation of the Community POD, Penarth. Completed.
- Ogmore by Sea Village Hall and Play Area – near completion. (Policy MG7 (3))

7.9.8. The Strong Communities Grant Fund provides a successful platform for Community Groups, the Voluntary Sector, and Town and Community Councils to apply for grant funding to assist with projects across the Vale of Glamorgan. It also provides another mechanism to spend Section 106 contributions by working in partnership to deliver community facilities and infrastructure in partnership with others. Via this platform, Section 106 has supported multiple groups/schemes, including:

- Dinas Powys Wild About Nature (an educational and biodiversity initiative resulting in landscape enhancements throughout Dinas Powys);
- Barry Uniting "The Bridge Between" Community Centre - a new community centre at Barry Waterfront.
- St Peter's Church, Rhoose - a new community hub in the village under construction.
- Dinas Powys Cricket Club - towards new equipment and facilities for the cricket club;
- Llantwit Tennis Club – contribution towards external lighting and new fencing at tennis courts;
- Cowbridge Scout Club - contribution towards internally upgrading the building so that it becomes multi-use;
- Dinas Powys Scout Club - towards an extension to the current Scout Hall

- Vale adaptive cycling club – a contribution to provide 3 specialist adaptive cycles: Electric Duet Wheelchair Tandem Cycle, Electric Side X Side Tandem Cycle and Tomcat Special Needs Bullet Trike, to meet the needs of their beneficiaries to cycle.

7.9.9. Overall, in view of the evidence it is considered Policy MD4 is working effectively, supported by the adopted Planning Obligations SPG. The LDP Review will provide an opportunity to review development viability, particularly in respect of new policies introduced by Welsh Government, such as Sustainable Urban Drainage (SUDs) and Green Infrastructure.

## 7.10. BIODIVERSITY AND ENVIRONMENT POLICIES-SP10, MG17, MG18, MG19, MG20, MG21, MG27, MD9

7.10.1. The LDP contains a number of policies (referenced above) which seek to ensure that the natural and built environment and important landscapes and features of the Vale of Glamorgan are protected from inappropriate development.

7.10.2. The biodiversity and environmental policies of the LDP were informed by a range of background papers and evidence which identified the quality, quantity and scope of the designations included within the adopted Plan. The LDP was further informed by a Habitats Regulations Assessment (HRA) which sought to assess the impacts of a land use plan, in combination with the effects of other plans and projects, against the conservation objectives of internationally important European sites of nature conservation importance such as Special Areas of Conservation, Special Protection Areas (designated for their ecological status) and RAMSAR and to ascertain following screening what needs Appropriate Assessment (AA). The LDP review will need to include a review of the technical background papers and evidence base including the HRA to ascertain whether any amendments to the designations are required.

7.10.3. In general, the AMRs have confirmed that the environmental policies of the Plan are functioning effectively and that while some development has taken place within designations such as Special Landscape Areas, Green Wedges and Sites of Importance for Nature Conservation, these are generally small scale and associated with existing development and have not had an adverse impact upon the features, qualities or characteristics for which the designations were made.

7.10.4. Since the plan was adopted, the latest iteration of PPW has placed a far greater emphasis on the role and importance of biodiversity within the planning system. Following on from the Environment (Wales) Act 2016, which introduced an enhanced biodiversity and resilience of ecosystems duty (the Section 6 duty) for public authorities requiring them to seek to maintain and enhance biodiversity in the exercise of all their functions.

7.10.5. The emphasis on placemaking within PPW is also relevant in respect of the Plan review. In this regard, the new requirement set out in PPW for a Green Infrastructure Assessment (GIA) will provide an opportunity for a holistic approach to the planning and provision of a network of green spaces which provide multi-functional benefits across a range of areas including the economy, health and well-being. Updated relevant technical background papers along with other elements of the GIA work will be used to inform plan policies and policy wording and to develop a robust approach to enhancing biodiversity, increasing ecological resilience, and improving well-being outcomes.

## 7.11. DESIGN – POLICIES MD1, MD2, MD3, MD5, MD6

- 7.11.1. Policy MD1 sets out the framework for assessing proposals on unallocated sites and directs new development to sustainable locations. It also seeks to ensure the efficient use and re-use of land and buildings and effectively manage important resources. The AMRs confirm that the policy is generally working well although it is acknowledged that there is some overlap with other MD policies in particular policy MD2.
- 7.11.2. Policy MD2 relates to the design of new development and will need to be reviewed in the Replacement LDP to reflect the importance of placemaking and climate change. Policy MD3 identifies the type of developments which are required to provide open space where there is an identified need. The AMRs state that the Council has successfully secured new or enhanced open space on a significant number of sites through section 106 contributions. In addition, good progress has been made on the public open space allocations identified in Policy MG28.
- 7.11.3. Policy MD5 relates to development proposals within settlement boundaries, and it is noted that there is some overlap with Policy MD2. Notwithstanding this, the AMRs demonstrate that the policy has been working effectively and that it has been particularly successful in protecting existing community facilities in areas of identified need.
- 7.11.4. Policy MD6 sets out minimum housing densities in different types of settlements in order to ensure that land is used effectively. The AMRs confirm that most applications approved comply with the density requirements in the policy and lower density developments have only been permitted where they meet the specified criteria. Policy MD6 is therefore considered to be working effectively. However, it is acknowledged that the policy will need to be reviewed in light of the minimum 50 dwellings per hectare in urban areas set out in Future Wales: The National Plan 2040.

## 7.12. MINERALS – POLICIES MG22, MG23, MG24, MG25 AND MG26

- 7.12.1. The Minerals policies were prepared in the context of the Regional Technical Statement (RTS) of the South Wales Regional Aggregates Working Party (SWRAWP) (October 2008). A second Review of the RTS has now been finalised and endorsed by the Vale of Glamorgan Council and Welsh Government. The Replacement LDP will need to consider the implications of the recommendations in the second Review of the RTS along with any changes in current Government guidance. The Vale of Glamorgan is required through the LDP process to meet the apportionment set out in the RTS. For the Vale of Glamorgan this requirement is set at 16.806MT of crushed rock over 25 years. The authority currently has 18.730MT of existing land banks of permitted reserves for crushed rock meaning there is sufficient existing quantitative provision to meet the identified apportionment. In relation to sand and gravel reserves, the Vale of Glamorgan does not have any active sand and gravel workings or permitted reserves to put towards the sand and gravel requirement, therefore the total requirement is for 16.806MT of crushed rock. There is no requirement for sand and gravel in the Vale of Glamorgan. However, if the revised LDP contains new allocations the impact this will have on the mineral reserves in the authority will need to be considered. This will form the basis of an updated Minerals Background Paper.
- 7.12.2. Additionally, the 2nd Review of the RTS allows Local Planning Authorities to depart from the apportionment in exceptional circumstances and where it is justified by new evidence when preparing their LDPs. If new evidence is considered to increase the apportionment the RTS requires the apportionment to be met through the allocation of specific sites or, failing that, preferred areas. If, as a last resort, it is only possible to identify broad Areas of

Search, these should be sufficient to offer the potential of much greater quantities of reserves, in order to reflect the uncertainties involved. However, where a Local Planning Authority deviates from the RTS apportionment they would need to demonstrate that the departure from the RTS would not undermine the overall strategy of the RTS. This can be demonstrated by working with other Local Planning Authorities within the identified sub-regions to ensure the sub-regional and regional RTS totals are still achieved. This would need to be reflected in the Statement of Sub Regional Collaboration (SSRC).

- 7.12.3. Consequently, a SSRC must be prepared by all LPAs within a sub region as part of the evidence base of a revised LDP. In addition to the SSRC the Vale of Glamorgan LDP review will also need to safeguard primary aggregate resources. This will mean that relevant resources of both crushed rock aggregates and land-based sand and gravel should be safeguarded within the LDP, in accordance with detailed advice based on the use of British Geological Survey mapping.
- 7.12.4. Policy MG22 – Development in Mineral Safeguarding Areas seeks to ensure potential minerals which could be accessed for future extraction are not sterilized due to windfall development. Since monitoring began in 2018, 447 applications have been approved in mineral safeguarding areas. However, all the approvals have been in accordance with the criteria in Policy MG22 and the Minerals Safeguarding SPG. The applications approved in the safeguarding areas largely related to small scale developments associated with existing isolated residential properties or farms which are permissible under planning policy. Policy MG22 is therefore considered to be working appropriately, however, a review of the BGS Mineral Safeguarding Maps will need to be undertaken as part of the revised LDP to establish if these areas have remained the same or require updating.
- 7.12.5. Regarding Policy MG23 – Quarry Buffer Zones, 15 applications have been approved in these areas since monitoring began in 2018. However, all these applications were approved in accordance with Policy MG23 and related to proposals to vary conditions of existing developments, householder proposals which related to existing residential development or the proposed development was not considered to be sensitive development within the definitions contained in MTAN1 – Aggregates. Consequently, the policy is considered to be working effectively. It is noted that the quarry buffer zones may need updating to reflect changes to works at active quarries within the Vale of Glamorgan or to accommodate new quarrying works required as part of the Replacement LDP.
- 7.12.6. In relation to Policy MG24 – Dormant Mineral Sites, no sites have re-started mineral workings. The Council is currently undertaking the process of serving prohibition orders on the dormant sites listed in Policy MG24. However, this is subject to a lengthy legal process, therefore, depending on the progress of the prohibition order process a policy on dormant sites may need to be included within the Replacement LDP.
- 7.12.7. Policy MG25 – Mineral Working (including Oil and Gas Extraction) does not form part of the monitoring framework. Consequently, the relevant stakeholders will need to be consulted as part of the Replacement LDP to determine the effectiveness of the policy as well as updating any relevant changes within national policy and guidance.

## 7.13. RENEWABLE ENERGY- POLICIES MG30 AND MD19

- 7.13.1. The renewable energy policies within the Plan were based upon the evidence produced as part of the Renewable Energy Assessment Background Paper (2016). This document updated the position from an earlier Renewable Energy Assessment undertaken for the

Vale of Glamorgan in 2013 following the publication of the Welsh Government Planning for Renewable and Low Carbon Energy – toolkit for planners (2015).

7.13.2. The Renewable Energy Assessment considered renewable energy potential within the Vale of Glamorgan in the context of local geography and land availability. The assessment utilises statistics, datasets and other geographic information signposted within the Welsh Government’s Renewable Energy Toolkit. The assessment is prepared in the context of UK wide targets to 2020 set out in the UK Government’s Renewable Energy Strategy (2009) and compares the assessed potential against this UK wide strategy. However, since the adoption of the LDP, the Welsh Government have released their own targets for renewable energy generation and a transition to a low carbon economy. Therefore, the Replacement LDP would need to include an updated Renewable Energy Assessment or produce a Local Area Energy Plan (LAEP) which accounts for changes within the national renewable strategy and targets. This would be in accordance with PPW which states “Using LAEP or other development plan evidence, local authorities should identify challenging, but achievable targets for renewable energy in local/ regional plans and strategies or development plans.” (PPW, para.5.9.5, 2021).

7.13.3. In terms of the effectiveness of the existing policies within the LDP to meet the original targets set out in the Renewable Energy Assessment Background Paper, no solar development has come forward on the identified solar search areas. However, 28 applications have been approved over the current plan period which are highlighted in Table 17 below:

**Table 17: Capacity of Renewable Energy Developments Approved over Plan Period**

Application no.	Approval Date	Energy Type	Installed Capacity
2014/00081/FUL	01/08/2014	Solar	7
2014/00798/FUL	21/11/2014	Solar	6
2014/01036/FUL	21/05/2015	Solar	0.15
2014/01089/FUL	19/12/2014	Solar	10
2014/01490/FUL	15/05/2015	Solar	5
2015/00026/FUL	05/06/2015	Solar	2.2
2015/00218/FUL	31/07/2015	Solar	5
2015/00573/FUL	02/10/2015	Solar	5
2015/00600/FUL	17/08/2015	Solar	0.15
2015/00632/FUL	04/09/2015	Solar	5
2015/00782/FUL	20/11/2015	Solar	2
2015/00852/FUL	14/01/2016	Solar	3
2016/00779/FUL	30/09/2016	Solar	3
2016/01446/FUL	01/02/2017	Solar	1
2019/01314/FUL	26/03/2020	Solar	1.4
2020/00575/FUL	11/09/2020	Solar	0.1
2020/01275/FUL	10/03/2021	Solar	5.5
<b>Capacity Factor Equation</b>	<b><math>55.9 \text{ MWe} \times 0.1 \times 365 \times 24 = 53,874 \text{ MWh}</math></b>		
2013/00633/FUL	22/11/2013	Wind	1
2014/00257/FUL	09/06/2014	Wind	1
2014/00812/FUL	16/01/2015	Wind	0.5
2016/01202/FUL	05/12/2016	Wind	0.8
<b>Capacity Factor Equation</b>	<b><math>3.3 \text{ MWe} \times 0.27 \times 365 \times 24 = 7,805.16 \text{ MWh}</math></b>		
2016/00725/RG3	21/10/2016	Biomass Boiler	0.15

2017/01203/FUL	08/06/2018	Anaerobic Digestion	7.59
2020/01434/FUL	25/01/2021	Biomass Boiler	0.15
2020/00482/FUL	15/09/2020	Biomass Boiler	0.44
2020/00252/FUL	06/07/2020	Biomass Boiler	1
2020/00106/FUL	18/08/2020	Biomass Boiler	0.24
2020/00090/FUL	13/07/2020	Biomass Boiler	0.17
<b>Capacity Factor Equation</b>	<b>9.74 MWt x 0.2 x 365 x 24 = 17,064.48 MWh</b>		

7.13.4. In relation to the monitoring target for renewable energy capacity within the Vale of Glamorgan, the above table shows that the approved developments for renewable energy for electricity generation during the Plan period equal 61.68 GWh, which equals 11.53% of the overall projected electricity demand through renewable sources. This is above the monitoring target outlined in the LDP of 10.6% (based on the projected electricity demand of 535 GWh by 2026) of the overall projected electricity demand through renewable sources by 2020. It also demonstrates a steady growth in electricity generation from renewable sources within the Vale of Glamorgan since the last AMR period.

7.13.5. Regarding the monitoring target for heat energy, the Council has approved 17.06GWh of heat energy from renewable sources during the plan period which equates to 1.12% of the projected heat demand by 2026 (1,524 GWh). The LDP monitoring target seeks to achieve 0.74% of heat demand from renewable sources by 2020 which equates to 11.28 GWh. The Council has met the 2020 target for heat production from renewable sources. It should be noted that the application 2017/01203/FUL which relates to an anaerobic digestion facility on Cog Moors Wastewater Treatment Works was omitted in error from the first and second AMRs but has been included in the most recent AMR and has significantly increased generation of heat energy in the Vale of Glamorgan.

7.13.6. Consequently, it is considered Policy MD19 – Low Carbon and Renewable Energy Generation, has been effective in delivering windfall renewable developments within the Vale of Glamorgan. However, as noted it is considered a review of the background evidence to the renewable energy policies is required to ensure they reflect national objectives, this includes a greater focus on delivering heat networks which is identified under Policy 16 – Heat Networks of the Future Wales: National Development Plan 2040.

#### 7.14. WASTE – POLICIES SP8 AND MD20

7.14.1. The LDP waste policy was prepared in the context of the Waste Strategy for Wales, Towards Zero Waste (2010) and the Collections, Infrastructure and Markets Sector (CIMS) Plan (2012). The CIMS Plan sets out the capacity needs for waste management facilities across Wales. For the South East Wales region, it identified a need for additional waste management facilities capable of handling between 421,000 and 871,000 tonnes by 2024-2025.

7.14.2. In relation to municipal waste capacity during the plan period, a number of south east local authorities (Caerphilly, Cardiff, Monmouthshire, Newport and the Vale of Glamorgan) formed the Prosiect Gwyrdd partnership. In April 2016, the partner authorities agreed a contract with Viridor to develop an Energy from Waste (EfW) facility. This has been developed with the capacity to handle to 350,000 tonnes of residual waste per annum. Of this, an average of 170,000 tonnes per annum will come from the partner authorities.

- 7.14.3. In relation to food waste, the Vale of Glamorgan alongside Cardiff entered into a 15-year contract with Kelder Organic Energy, which included the commissioning of an Anaerobic Digestion facility at Cardiff East Wastewater Treatment Works (35,000tpa) and an open window composting facility located at Lamby Way, Cardiff (38,000tpa) which commenced service in March 2017.
- 7.14.4. In addition to the above shared waste management facilities, since 2011, the Council has approved a number of local waste management developments, including a Council owned a resource recovery facility at Atlantic Trading Estate which is identified within Policy SP9 as one of the preferred locations for such facilities in the Vale of Glamorgan, alongside the operational port of Barry Docks and Llandough Trading Estate. The delivery of this facility alongside other approved facilities indicates that Policy SP8 alongside Policy MD20 in the adopted LDP have been working effectively.
- 7.14.5. PPW (paragraph 5.13.8) requires that development plans should demonstrate how national waste policy (in particular the CIMS Plan), along with any updated position adopted in the waste planning monitoring reports and any other form of waste management priorities relevant to its local area have been taken into account. PPW also maintains the policy position for LDPs to identify suitable locations for the provision of waste infrastructure to support a transition towards circularity of materials alongside criteria for assessing proposals for new facilities.
- 7.14.6. The review of the Plan will need to ensure it takes account of changes in national planning policy and the evolving evidence base, including any changes to national recycling targets and the need to provide for any additional waste management recycling facilities over the extended plan period up to 2036.
- 7.14.7. Policy MD 20 provides the criteria for assessing new waste management facilities in accordance with SP1, and the monitoring results show that the LDP policy framework is functioning effectively.

## 7.15. SUPPLEMENTARY PLANNING GUIDANCE

- 7.15.1. Since adoption of the plan a number of supplementary planning guidance (SPG) documents have been approved by the Council to support key LDP policy areas. These are:
- Affordable Housing
  - Biodiversity and Development
  - Cardiff Airport and Gateway Development Zone
  - Conversion and Renovation of Rural Buildings
  - Minerals Safeguarding
  - Parking Standards
  - Planning Obligations
  - Public Art in New Development
  - Residential and Householder Development
  - Renewable Energy
  - Tourism and Leisure Development
  - Travel Plans
  - Trees, Woodlands, Hedgerows and Development

- The Council have also prepared the following SPGs and it is anticipated that they will be subject to public consultation in Autumn 2021:
- Biodiversity and Development (updated to reflect Section 6 Duty)
- Design in the Landscape
- Healthy Placemaking
- Retailing and Town Centres
- Employment Sites and Premises
- Development in Conservation Areas

7.15.2. A review of the existing SPGs will be undertaken as part of the LDP Revision process where time allows. The need for additional SPG will also be a matter for the Replacement LDP process.

## 7.16. PROPOSALS MAP AND CONSTRAINTS MAP

7.16.1. The form and content of the LDP Proposals Map will require changes as part of the LDP Review to reflect any changes to the Plan.

7.16.2. The LDP Constraints Map contains designations that are potential constraints to development created by legislation or other mechanisms outside of the LDP process such as Flood Risk Areas and SSSIs, etc. The published Constraints Map represents a point in time and includes several designations in particular flood risk areas that have been updated since adoption of the LDP and it is therefore out of date. In addition to a printed map, the Constraints Map, alongside the Proposals Map, will be produced in an electronic format with public access that will allow for it be updated, as necessary.

## **8. FUTURE EVIDENCE BASE REQUIREMENTS**

- 8.1.1. The contextual and evidence base changes that have occurred since the Plan's adoption in 2017, including updates to Welsh Government population and household projections, indicate that the Replacement LDP will need to be revised to reflect such changes.
- 8.1.2. There will be a need to update various elements of the evidence base that informed the current Local Development Plan to fully understand the land use requirements of the Vale of Glamorgan up to 2036. These shall include issues such as population and household forecasts, employment and retail needs assessments, local housing market assessment, Green Infrastructure Assessment, Gypsy and Traveller Accommodation Assessment, affordable housing viability, strategic flood risk assessment and community infrastructure.

### **8.2. SUSTAINABILITY APPRAISAL INCLUDING STRATEGIC ENVIRONMENTAL ASSESSMENT**

- 8.2.1. A Sustainability Assessment (SA) incorporating Strategic Environmental Assessment (SEA) is a statutory requirement of LDP preparation. It is integral to the development of the LDP to ensure that the policies in the Plan promote sustainable development through integration of the key economic, environmental, social, and cultural objectives in the development of the LDP policies and proposals and that they take account of any significant effects on the environment. The SA/SEA has been an iterative process throughout preparation of the adopted LDP and the policies and proposals reflect this.
- 8.2.2. Monitoring of the Sustainability Appraisal Objectives is undertaken on an annual basis and reported through the LDP Annual Monitoring Report. This enables the Council to assess the extent to which the LDP is contributing to the achievement of sustainable development and to identify any concerns.
- 8.2.3. A thorough review of the SA/SEA will be required to consider the broader contextual changes in terms of national policy and guidance as set out above and changes and updates to the baseline information will be prepared as a part of the LDP review process. The SA Scoping Report will be reviewed accordingly, including the SA methodology and monitoring framework. Consideration will also need to be given to integrating the Well-being of Future Generations Act 2015 requirements, Equalities Act, Welsh Language and Health Impact Assessment into a single Integrated Sustainability Appraisal (ISA). The ISA process will run concurrently with the plan making process and forms an iterative part of LDP preparation.

### **8.3. HABITAT REGULATIONS ASSESSMENT**

- 8.3.1. The adopted LDP was informed by Habitats Regulations Assessment (HRA), the purpose of which is to assess the impacts of a land use plan, in combination with the effects of other plans and projects, against the conservation objectives of internationally important European sites of nature conservation importance such as Special Areas of Conservation, Special Protection Areas (designated for their ecological status) and RAMSAR and to ascertain following screening what needs Appropriate Assessment (AA). The HRA will need to be reviewed as part of the Replacement LDP process.

## 9. OPTIONS FOR REVIEW

- 9.1.1. A key outcome of the final Review Report is to make a recommendation on the type of revision process to be followed, based on the evidence contained in the report. This can either be a short form or full revision.
- 9.1.2. This Draft Review Report forms a discussion document to seek the views of stakeholders on the best way to proceed. A conclusion on the form of review is set out in section 10.

## 9.2. JOINT LDPS AND JOINT WORKING

- 9.2.1. In line with the Development Plans Manual, consideration must be given to the scope for preparing a Joint LDP with another LPA. It is noted that out of the 10 local authorities in South East Wales, there are no examples of a joint LDP being undertaken. All local authorities in the South East Wales region have progressed with their LDP reviews and they are at very different stages in the process. As such, it is considered that the preparation of a joint plan with neighbouring authorities is not appropriate due to the lack of synergy on key aspects of plan preparation. Each authority has unique factors to consider within their own plan that would not benefit from a joint approach.
- 9.2.2. Nonetheless, there are clear opportunities for joint working within the region. Where opportunities have arisen, the Vale of Glamorgan through the South East Wales Strategic Planning Group (SEWSPG) has taken the opportunity to commission work on regional studies such as gypsy and traveller transit sites and strategic flood risk assessment. The Council shall continue to work jointly where opportunities arise to ensure consistency where appropriate and to ensure that cross-boundary matters are adequately addressed.
- 9.2.3. It is therefore considered that the most appropriate way forward for the Vale of Glamorgan is to prepare its own Replacement LDP and wherever possible produce and share a joint evidence base with other local authorities in the region particularly in relation to cross boundary issues.

## 10. CONCLUSIONS AND NEXT STEPS

### 10.1. CONCLUSIONS

10.1.1. Overall, it is considered that the LDP strategy remains relevant. It has been effective in promoting development opportunities in the key settlement of Barry and in other urban settlements in the South East Zone. The ongoing regeneration of Barry Waterfront has been particularly successful in providing a mix of uses including housing, employment, retail and leisure as well as new infrastructure. The Cardiff Airport and Bro Tathan Enterprise Zone has attracted significant new inward investment to the Vale of Glamorgan and will continue to be a key consideration in the Replacement LDP. Additional growth in the sustainable settlements has also helped to spread the benefits of new development more evenly across the authority and support existing local services and facilities. Having reviewed the policies based on the previous AMRs and internal consultation with the development management team, the majority are considered to be working effectively. The Replacement LDP will therefore need to consider the findings of the three AMRs, contextual and policy changes, an updated evidence base and the future needs of the Vale up to 2036 including housing and employment provision.

### 10.2. RECOMMENDATION

10.2.1. In terms of the procedural route for the Replacement LDP, it should be noted that the adopted Plan is now subject to the statutory 4-year full review, and as such, all aspects of the plan will need to be assessed to consider if they remain sound and fit for purpose. It is considered, irrespective of the deadline for review set by legislation, that based on this report, the most appropriate form of review is the Full Revision Procedure and it is recommended that a Replacement LDP is prepared for the period 2021-2036.

## 11. APPENDICES

### 11.1. APPENDIX 1: PROGRESS MADE ON LDP HOUSING ALLOCATIONS

Site Allocation Name	Total Dwellings Proposed under Policy MG2	Number of Dwellings approved at April 1st 2021  *subject to S106	Status
Phase 2, Barry Waterfront	1700	1,527	Under Construction- anticipate final phase completion 2024
Land at Higher End, St. Athan	220	108	Phase 1 Complete 100 dwellings  Phase 2- part approved for 8 dwellings not started. Developer/landowner has engaged in pre-application discussions with the Council for remainder of allocation.
Land at Church Farm, St. Athan	250	0	Not Started- no current planning permission
Former Stadium Site / Land adjacent to Burley Place, St. Athan	65	0	Not Started- no current planning permission. Site is currently being marketed on behalf of the owner.
Land to the east of Eglwys Brewis	255	253	Application 2019/01408/RES - Anticipated to start on site in 2021
Land adjacent to Froglands Farm, Llantwit Major	90	100*	Application 2020/00352/OUT approved for up to 100 dwellings- anticipate on site start 2022/23
Land between new Northern Access Road and Eglwys Brewis Road	375	140*	Application 2020/00351/OUT approved - anticipate on site start 2022/23

Barry Island Pleasure Park	25	0	Not Started- no current planning permission.
White Farm	177	177	Complete
Land to the east of Pencoedtre Lane	67	67	Complete
Land to the west of Pencoedtre Lane (amended)	137	0	Not Started- no planning permission. The site is owned by the Council and is within the Councils Housing Development Forward Plan
Ysgol Maes Dyfan	81	81	Complete
Barry Magistrates Court	52	52	Complete
Court Road Depot, Barry	50	0	Not Started- no planning permission  The site is owned by the Council and will be developed for educational use. It should be noted that an element of the site is currently being used for 11 temporary housing accommodation units to combat homelessness.
Holm View	50	11	The site is included in the Council's Housing Development Scheme. Phase 1 complete- anticipate phase 2 completion 2024
Hayes Wood, The Bendricks	55	0	The site is owned by the Council and is included in the Council's Housing Development Scheme and a planning application is currently being considered (ref 2021/00378/REG3).
Cowbridge Comprehensive Lower School	21	21	Complete

Cowbridge Comprehensive 6th Form Block, Aberthin Road	20	0	A planning application is currently under consideration (ref 2018/01408/FUL)
Land adjoining St. Athan Road, Cowbridge	130	0	Not started- no current permission. Developer/landowner has engaged in preapplication discussions with the Council.
Land to the north and west of Darren Close, Cowbridge	475	475	Under Construction- anticipate completion in 2025/26
Plasnewydd Farm, Llantwit Major	149	149	Complete
Land adjacent to Llantwit Major Bypass	70	89	Phase 1 Complete - Phase 2 under construction anticipated completion 2021
Former Eagleswell Primary School	72	0	Not Started- no current permission.  The site is owned by the Council and is within the Council's Housing Development Forward Plan
Land at Upper Cosmeston Farm, Lavernock (amended)	576	0	A planning application is currently under consideration (ref 2020/01170/OUT)
Land adjoining St. Josephs School, Sully Road	74	74	Complete
Headlands School, St. Augustine's Road	65	0	Not Started- no current planning permission.
Land adjacent to Oak Court, Penarth	145	0	Not started-no planning permission  The site is included within the Council's Housing Development Forward Plan

Land at and adjoining St. Cyres School, Murch Road	300	215	Under Construction- anticipate completion 2021
Land off Caerleon Road, Dinas Powys	70	70	Complete
Land at adjoining Ardwyn, Pen-y-Turnpike	18	18	Complete
Land at Cross Common Road	50	50	Complete
Land south of Llandough Hill / Penarth Road	130	0	A planning application is currently under consideration (ref 2020/01590/HYB)
Land north of Leckwith Road	8	40	Under Construction- anticipate completion 2022
Llandough Landings	120	0	Not Started- no current permission
Land north of the Railway Line, Rhoose	700	347	Phase 1 West Under construction.  Phase 2 East- no current planning permission.
Land south of the Railway Line, Rhoose	87	87	Complete
Land West of Swanbridge Road, Sully	500	325	Under construction
Land to the west of Port Road, Wenvoe	132	132	Complete
Land adjoining Court Close, Aberthin	20	20	Complete
Land to the east of Bonvilston	120	120	Under Construction.
Land to rear of St David's Church in	64	64	Complete

Wales Primary School, Colwinston			
ITV Wales, Culverhouse Cross	224	224	Complete
The Garden Emporium, Fferm Goch	40	40	Complete
Ogmore Residential Centre	70	70	Complete
Ogmore Caravan Park	100	100	Complete
Land to the East of St Nicholas	117	117	Complete
Land off St. Brides Road, Wick	124	124	Complete
Land off Sandy Lane, Ystradowen	85	40	Phase 1 - complete 40 dwellings.  Phase 2- no current permission. Developer/landowner has engaged in preapplication discussions with the Council.

11.2. APPENDIX 2: PROGRESS MADE ON LDP AFFORDABLE HOUSING SITE DELIVERY

<b>LDP Allocation</b>	<b>% Affordable Housing Secured</b>
<b>Housing Submarket Area: Rural</b>	
Land to the north and west of Darren Close, Cowbridge	40%
Land adjoining to Court Close, Aberthin	40%
Land to rear of St David's Church in Wales Primary School, Colwinston	35% - 25% onsite and offsite in leu contribution of 10%.
Land off Sandy Lane, Ystradowen	35%-reflecting policy requirement at time of planning approval
Ogmore Residential Centre	30%- reflecting policy requirement at time of planning approval
Ogmore Caravan Park	30%- reflecting policy requirement at time of planning approval
Land off St. Brides Road, Wick	35%- reflecting policy requirement at time of planning approval
The Garden Emporium, Fferm Goch	35% - reflecting policy requirement at time of planning approval
<b>Housing Submarket Area: East Vale</b>	
Land to the east of Bonvilston	20% - Reduction in affordable housing contribution due to infrastructure costs.
Land to the East of St Nicholas (100 dwellings)	40%- 35% affordable dwellings onsite and off-site in leu contribution of 5%.
Land to the East of St Nicholas (21 dwellings)	40%
Land to the west of Port Road, Wenvoe (131 dwellings)	35% - 25% onsite and offsite in leu contribution of 10%.
Land to the west of Port Road, Wenvoe (12 dwellings)	40% combination on and off-site contributions
ITV Wales, Culverhouse Cross	35% - 24% onsite and offsite in leu contribution of 11%.
<b>HOUSING MARKET AREA: PENARTH, INCLUDING SULLY, DINAS POWYS AND LLANDOUGH.</b>	
Land at Upper Cosmeston Farm, Penarth	Applicant proposes 50%
Land adjoining St. Joseph's School, Sully Lane	35% - viability evidence supported reduction in affordable housing provision in line with policy.
Land at and adjoining St. Cyres School, Murch Road	40%
Land off Caerleon Road, Dinas Powys	40%
Land at Ardwyn, Pen-y-Turnpike	40%
Land at Cross Common Road	40%
Land north of Leckwith Road	40%
Land west of Swanbridge Road, Sully	40%
Windfall- Former Quarry Llandough (application 2013/00632/FUL)	35%- reflecting policy requirement at time of planning approval
Windfall- Highlands Penarth (application 2016/01142/FUL)	27%- Viability evidence supported reduction in affordable housing provision in line with policy.
<b>HOUSING MARKET: RURAL SOUTH AND COAST</b>	

Land at Higher End, St. Athan (part 100 dwellings)	30% reflecting policy requirement at time of planning approval
Land at Higher End, St. Athan (part- 5 dwellings)	35%
Land to the east of Eglwys Brewis, St. Athan	17%- viability evidence supported reduction in affordable housing provision in line with policy.
Site A: Land between Northern Access Road and Eglwys Brewis Road, Llantwit Major	35%
Site B: Land between Northern Access Road and Eglwys Brewis Road, Llantwit Major	35%
Plasnewydd Farm	35% - reflecting policy requirement at time of planning approval
Land adjacent to Llantwit Major Bypass (Phase1)	29.23% - On site constraints and viability evidence supported reduced provision in line with policy.
Land adjacent to Llantwit Major Bypass (Phase2)	19%- On site constraints and viability evidence supported reduced provision in line with policy.
Land north of the Railway Line, Rhoose (Phase 1 East)	35% - reflecting policy requirement at time of planning approval
Land south of the Railway Line, Rhoose	35% - reflecting policy requirement at time of planning approval
<b>HOUSING SUBMARKET- BARRY EAST</b>	
White Farm	20% affordable housing as defined in the Council's Unitary Development Plan at the time.
Land to the east of Pencoedtre	30%
Ysgol Maes Dyfan	30%
Barry Magistrates Court	100% affordable housing scheme
<b>HOUSING SUBMARKET- BARRY WEST</b>	
Phase 2, Barry Waterfront	15% viability evidence supported reduced provision in line with policy.

11.3. APPENDIX 3: PROGRESS MADE ON LDP EMPLOYMENT ALLOCATIONS

<b>Strategic Employment Sites- Planning Applications Approved</b>			
<b>Location</b>	<b>Details</b>	<b>Approved / Developed Area (ha)</b>	
MG9 (1) Land to the South of Junction 34 M4 Hensol	2014/00228/EAO Outline planning permission with all matters reserved except for access, for development comprising class B1, B2 and B8 uses; a hotel/residential training centre (class C1/C2); and ancillary uses within class A1, A2, A3; associated engineering and ground modelling works and infrastructure, car parking, drainage and access for all uses; provision of infrastructure (including energy centre(s)); landscaping and all ancillary enabling works.	34.78 ha	
MG9 (2) Land adjacent to Cardiff Airport and Port Road, Rhoose (part of St Athan - Cardiff Airport Enterprise Zone)	2019/00871/OUT Outline Planning Permission - Outline application comprising demolition of existing buildings and erection of 44.79ha Class B1/B2/B8 Business Park, car parking, landscaping, drainage infrastructure, biodiversity provision and ancillary works. All matters reserved aside from access.	44.79ha	
MG9 (3) Aerospace Business Park, St Athan Rhoose	2016/00617/LAW Lawful Development Certificate - Proposed use by Aston Martin Lagonda Limited for a primary use for the manufacture and assembly of motor cars (Class B2), with ancillary uses for storage/distribution. office, reception and exhibition area, staff canteen and parking.	46.997 ha	
	2016/00890/FUL Planning Permission - Phase 1 building operations, comprising the conversion and alteration of the northern part of the existing support building to provide upgraded reception areas, offices, meeting rooms, kitchen, staff cafeteria and exhibition area together with changes to provide upgraded reception areas, offices, meeting rooms, kitchen, staff cafeteria and exhibition area together with changes to external circulation and parking, and landscaping.		
	2017/00756/FUL Planning Permission - Phase 2 Building Alterations, comprising of proposed loading bays and infilling existing covered area.		
	2019/01260/HYB Planning Permission - Hybrid planning comprising: full planning permission for the demolition of existing structures and for the construction of a new service road, building slab/apron and associated drainage; and outline planning permission for erection of up to 40,000 sqm GIA air-side operational employment facilities (Class B1 and/or Class B2 and/or Class B8), vehicle parking, servicing and all associated building and engineering works with all other matters reserved		
	2016/01367/FUL Planning Permission - Proposed storage buildings within a fenced compound		0.54 ha
	2015/01133/FUL Planning Permission - Erection of a single storey helicopter training facility		0.026 ha
	2013/00699/FUL Planning Permission - Erection of an aircraft hangar providing a new helicopter search and rescue facility		1.35 ha
	2019/01314/FUL Planning Permission - Proposed 1.465MW Ground Mounted Solar PV Development		0.96ha
2020/00106/FUL Planning Permission - New industrial building for biomass boiler and wood storage	0.256ha		
<b>Local Employment Sites- Planning Applications Approved</b>			
<b>Location</b>	<b>Details</b>	<b>Approved / Developed Area (ha)</b>	
MG9 (4) Atlantic Trading Estate	2014/00932/FUL - Plot 3B, Atlantic Trading Estate, Barry - Construction of portal framed light industrial and business starter units, creating a small development of units suitable for growing and start up business.	2.13ha	
	2015/00668/FUL - Plot 3B, Atlantic Gate, Atlantic Trading Estate, Hayes Road, Barry - Development of warehouse and associated office building.		

	2017/00316/FUL Plot 3B, Atlantic Gate, Atlantic Trading Estate, Hayes Road, Barry - Construction of single storey, light commercial unit, split into 4 separate units 2020/01367/RG3 - Plot C, Atlantic Trading Estate, Barry - Proposed resource recovery facility and associated works.	
MG9 (5) Land at Ffordd y Mileniwm	N/A	N/A
MG9 (6) Hayes Lane, Sully	2018/01317/FUL - Spider Camp, Hayes Lane, Sully - Construction of six portal framed buildings and associated roads, division of buildings to form 43 light industrial units	1.4 ha
MG9 (7) Hayes Road, Sully	N/A	N/A
MG9 (8) Hayes Wood, Barry	N/A	N/A
MG9 (9) Llandow Trading Estate	N/A	N/A
MG9 (10) Vale Business Park	N/A	N/A
MG9 (11) Land to the South of Junction 34 M4 Hensol	2019/01421/RES - Renishaw Plc, Miskin Business Park, Miskin - Application for the approval of reserved matters (appearance, scale, layout, access and landscaping) for the first phase of development relating to Zones A, W, Y and Z providing 33,909 sqm of employment floorspace (Use Class B1, B2 and B8) and associated works pursuant to outline permission 2014/00228/EAO	7.8ha

## 11.4. APPENDIX 4: PROGRESS MADE ON LDP TRANSPORT INFRASTRUCTURE DELIVERY

### TRANSPORT ALLOCATIONS

11.4.1. The LDP included a number of transport allocations which were considered to provide necessary improvements to the transport network in the Authority area which support the strategic objectives of the Plan. Many of the allocated developments were identified in the SEWTA Regional Transport Plan and when the LDP was adopted the transport allocations were at different stages. The table below outlines the current status of the transport allocations:

#### Allocated Transport Developments

Site Name / Location	Development Type	Policy Ref	Application Ref	Status
National Cycle Route 88 and associated local and urban connections	Walking & cycling	MG16 (1)	s.106 contributions and Local Highway Authority Schemes	Ongoing - Funding applications to WG were successful for detailed design on section between Biglis Roundabout and Gladstone Road, Barry and Llanmaes Road, Llantwit Major.
A4050 Port Road to Cardiff Airport	Walking & Cycling	MG16 (2)	N/A	Partially completed in 2016 up to Weycock Cross. Walking and cycling infrastructure between Weycock Cross roundabout and Cardiff airport to be delivered by 2026 via Section 106 and WG grant (subject to approval).
A48 Culverhouse Cross to Bridgend	Walking & Cycling	MG16 (3)	s.106 contributions and Local Highway Authority Schemes	No started
Eglwys Brewis Rd in conjunction with the proposed Northern Access Rd, St Athan Enterprise Zone	Walking & Cycling	MG16 (4)	2017/00564/FUL	Complete
Barry Waterfront to Dinas Powys	Walking & Cycling	MG16 (5)	s.106 contributions and Local Highway Authority Schemes	Ongoing - Various enhancement schemes completed however significant work remains to improve Cardiff Rd section connecting Barry to Dinas Powys
Modernisation of the Valley Lines	Rail	MG16 (6)	Welsh Government	Ongoing – South East Wales Metro
A4050 Culverhouse to Cardiff Airport	Bus	MG16 (7)	s.106 contributions	Complete
A48 Culverhouse Cross to Bridgend via Cowbridge	Bus	MG16 (8)	s.106 contributions and Local Highway Authority Schemes	Not started
Merrie Harrier Cardiff Rd, Barry to Cardiff via Barry Road	Bus	MG16 (9)	s.106 contributions and Local Highway Authority Schemes	Not started

Leckwith Rd, Llandough to Cardiff	Bus	MG16 (10)	s.106 contributions and Local Highway Authority Schemes	Not started
Lavernock Rd to Cardiff via the Barrage	Bus	MG16 (11)	Local Highway Authority	Not started
Bus park and ride at Cosmeston Penarth	Bus	MG16 (12)	Local Highway Authority	Not started
Barry Island Link Road	Highways	MG16 (13)	2010/00696/FUL	Complete
Northern Access Road (St Athan Enterprise Zone)	Highways	MG16 (14)	2017/00564/FUL	Complete
Gileston – Old Mill B4265	Highways	MG16 (15)	Highway scheme	Complete
Improvements to the A4226 between Waycock Cross, Barry and Sycamore Cross, A48 (Five Mile Lane)	Highways	MG16 (16)	2016/00305/RG3	Complete
Cross Common Rd junction improvements	Highways	MG16 (17)	2015/00928/RG3	Complete
North of A48, Bonvilston Rd improvements	Highways	MG16 (18)	2015/00960/FUL	Complete
Link Rd between A48 and Llantwit Major Rd, Cowbridge	Highways	MG16 (19)	2017/00841/RES 2018/00240/RES	Complete Link road complete (residential development ongoing)
Barry Dock Station Interchange	Interchanges	MG16 (20)	N/A	Not started

## 11.5. APPENDIX 5: LDP POLICY REVIEW APPRAISAL TABLE

11.5.1. The following table summarises the policy review assessment undertaken with the Development Management team to ensure that as well as reflecting on the implementation of the policies as written any limitations or omissions are captured by those implementing the LDP policies. For each policy it should be assumed that amendments may be required to reflect contextual changes, evidence, updated legislation, and national policies and accommodate future changes to spatial strategy.

Strategic Policies	Commentary
SP1 Delivering the Strategy	Policy is functioning effectively. Review required to consider criteria against any future revisions to the spatial strategy of the Replacement LDP.
SP2 Strategic Sites	Policy is functioning effectively. Review required to consider progress to date on existing strategic sites and any future revisions to the LDP spatial and growth strategy.
SP3 Residential Requirement	Policy is functioning effectively. Review of the policy shall be required to take account of the latest population and household projections for the revised plan period.
SP4 Affordable Housing Provision	Policy is functioning effectively. Revision to the policy will be required to reflect the findings of the updated evidence on viability site specific viability appraisals and the Council's Local Housing Market Assessment on affordable housing and Older Persons Housing Strategy.
SP5 Employment Requirements	Policy is functioning effectively. Revision of the policy will be required to identify the employment land requirements for the new plan period, to reflect updated employment needs evidence.
SP6 Retail	Revision of the policy will be required to identify the need for additional retail floor space over the new plan period, reflecting updated retail evidence on current and retail provision future retail requirements. Policy also needs to reflect the role of town centres as set out in national policy.
SP7 Transportation	Policy is functioning effectively. Revision required to take account of completed transport schemes, proposed transport schemes in the Metro and to meet the objectives of the National Transport Strategy. Amendments need to consider active travel and reflect transport priorities consistent with the national sustainable transport hierarchy which prioritises walking, cycling and public transport ahead of private motor vehicles.
SP8 Sustainable Waste Management	AMR evidence indicates that the policy is presently functioning effectively. However, a policy review will be necessary to determine if the locations identified within the policy as being most suited to waste management facilities will continue to serve the needs of the Vale of Glamorgan and deliver the national targets for waste over the new plan period.
SP9 Minerals	AMR evidence indicates that the policy is presently functioning effectively. However, policy may require revision to reflect the latest South Wales Regional Technical Statement on Aggregates.

SP10 Built and Natural Environment	AMR evidence indicates that the policy is functioning effectively. Review in light of national policy.
SP11 Tourism and Leisure	AMR evidence indicates that the policy is functioning effectively.
<b>Managing Growth Policies</b>	<b>Commentary Policy</b>
MG1 Housing Supply in the Vale of Glamorgan	Policy is functioning effectively. Revisions to the policy will be required to reflect revised level of housing growth over new plan period in relation to latest household and population data and the spatial strategy.
MG2 Housing Allocations	Policy is functioning effectively. Revisions to the policy will be required to reflect the revised level of housing growth and spatial strategy over new plan, deliverability of extant housing allocations and new allocations to meet the revised housing requirement.
MG3 Strategic Site at Barry Waterfront	Policy is functioning effectively. Review of the policy will be required in light of the progress made in delivering Barry Waterfront alongside the Council's regeneration aspirations.
MG4 Affordable Housing	Policy is functioning effectively. Revisions to the policy will be required to consider affordable housing targets and areas to reflect review of viability evidence, housing market areas and site-specific viability appraisals.
MG5 Gypsy and Traveller Site	Policy is functioning effectively. Review of the policy will be necessary to reflect the findings of the Council's Gypsy and Traveller Accommodation Assessment when published in 2022. The policy will be required to address both the current identified need and future need over the revised plan period. The policy will also need to reflect the findings of a regional gypsy and traveller transit sites study that is to be commissioned regionally.
MG6 Provision of Educational Facilities	Policy is functioning effectively. Review of the policy will be required to reflect the delivery of educational facilities to date alongside the educational needs for the Vale of Glamorgan over the revised plan period. Policy will also need to reflect town centre first principle as set out in Future Wales.
MG7 Provision of Community Facilities	Review of the policy will be required to reflect the delivery of community facilities to date alongside additional community facilities required over the revised plan period to accommodate future growth strategy. Policy will also need to protect existing facilities and reflect town centre first principle as set out in Future Wales.
MG8 Provision of Health Facilities	Review of the policy will be necessary to ensure that the LDP supports the future health care requirements of the Cardiff and Vale University Health Board. This may for example include the allocation of sites for health care facilities within the plan. Policy will also need to protect existing facilities and reflect town centre first principle as set out in Future Wales.
MG9 Employment Allocations	Policy is functioning effectively. Review of the policy will be required to reflect updates to the evidence base of future employment needs over the revised plan period.
MG10 St Athan - Cardiff Airport Enterprise Zone	Review of the policy will be required to reflect progress to date of the Enterprise Zone and the Welsh Governments

	future aspirations for the Cardiff Airport – Bro Tathan Enterprise Zone.
MG11 Land to the South of Junction 34 M4 Hensol	Review of the policy will be required to reflect progress to date and the updated employment needs evidence.
MG12 Retail Hierarchy	The AMR evidence indicates that a review of the Plan's retailing policy will be required. Amend to reflect national policy in relation to town centres. Review existing retailing areas.
MG13 Edge and Out of Town Retailing Areas	Review of the policy required in view of AMR evidence and to reflect national policy. Review existing edge and out of town retailing areas.
MG14 Non-A1 Retail Uses within Town and District Retail Centres	The AMR evidence indicates that a review of the Plans retailing policy will be required. A more flexible approach is likely to be needed in line with national policy.
MG15 Non-A1 Retail Uses within Local and Neighbourhood Retail Centres	The AMR evidence indicates that a review of the plan's retailing policy will be required. A more flexible approach is likely to be needed in line with national policy.
MG16 Transport Proposals	Policy is functioning effectively. Revision required to take account of completed transport schemes to date, proposed Metro transport schemes, National Transport Strategy and to reflect the principle of the sustainable transport hierarchy as set out in national policy.
MG17 Special Landscape Areas	AMR evidence indicates that the policy is functioning effectively
MG18 Green Wedges	AMR evidence indicates that the policy is functioning effectively.
MG19 Sites and Species of European Importance	AMR evidence indicates that the policy is functioning effectively.
MG20 Nationally Protected Sites and Species	AMR evidence indicates that the policy is functioning effectively.
MG21 Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species	AMR evidence indicates that the policy is functioning effectively.
MG22 Development in Minerals Safeguarding Areas	AMR evidence indicates that the policy is functioning effectively.
MG23 Quarry Buffer Zones	AMR evidence indicates that the policy is functioning effectively - review of minerals buffer zones will be required to reflect the latest South Wales Regional Technical Statement on Aggregates
MG24 Dormant Mineral Sites	AMR evidence indicates that the policy is functioning effectively - revision may be necessary to update list of dormant mineral sites considering progress on prohibition orders/ the latest South Wales Regional Technical Statement on Aggregates
MG25 Mineral Working (Including Oil and Gas Extraction)	AMR evidence indicates that the policy is functioning effectively.
MG26 Specific Sites for Mineral Working	AMR evidence indicates that the policy is functioning effectively - policy may require revision to reflect the latest South Wales Regional Technical Statement on Aggregates.
MG27 Glamorgan Heritage Coast	AMR evidence indicates that the policy is functioning effectively.

MG28 Public Open Space Allocations	Revision of the policy is required to reflect progress to date and reflect future open space requirements to support the strategy over the plan period and the Council's Green Infrastructure Strategy when adopted.
MG29 Tourism and Leisure Facilities	Review of policy will be required to consider the Council's priorities for tourism and leisure over the revised plan period.
MG30 Local Search Areas for Solar Energy	AMR evidence indicates that the policy is functioning effectively.
<b>Managing Development Policies</b>	<b>Commentary Policy</b>
MD1 Location of New Development	Review of the policy shall be required to reflect the spatial strategy and any changes to the settlement hierarchy for the revised plan period.
MD2 Design of New Development	Revision of the policy will be necessary to ensure policy supports National Place Making principles, promotes health and wellbeing, active travel, and green infrastructure objectives.
MD3 Provision for Open Space	AMR evidence indicates that the policy is functioning effectively.
MD4 Community Infrastructure and Planning Obligations	AMR evidence indicates that the policy is functioning effectively. Remove references to CIL.
MD5 Development Within Settlement Boundaries	AMR evidence indicates that the policy is functioning effectively.
MD6 Housing Densities	AMR evidence indicates that the policy is functioning effectively. Review of policy required to reference to placemaking principles and the minimum of 50 dwellings per hectare target in urban areas set out in Future Wales.
MD7 Environmental Protection	AMR evidence indicates that the policy is functioning effectively.
MD8 Historic Environment	AMR evidence indicates that the policy is functioning effectively.
MD9 Promoting Biodiversity	Review of the policy is required to reflect the Council's statutory requirement to conserve and enhance biodiversity as specified under section 6 of the Environment Act 2016. Policy to be amended so that development proposals provide a net benefit for biodiversity.
MD10 Affordable Housing Developments Outside Settlement Boundaries	AMR evidence indicates that the policy is functioning effectively. Review of the policy needs to reconsider the 10 dwelling limit and the use of alternative methods such as not unacceptably affecting the character of the settlement.
MD11 Conversion and Renovation of Rural Buildings	AMR evidence indicates that the policy is functioning effectively. Minor amendments may be required to clarify any issues e.g. extensions to barn conversions and the need for a business case in respect of holiday let conversions.
MD12 Dwellings in the Countryside	AMR evidence indicates that the policy is functioning effectively. Minor amendments may be required to provide for clarification on issues such as proportionality, range and choice of homes in the countryside, outbuildings, granny annexes.
MD13 Tourism and Leisure	AMR evidence indicates that the policy is functioning effectively.

MD14 New Employment Proposals	AMR evidence indicates that the policy is functioning effectively. Minor amendments may be required to include sui generis uses and reflect national policy in relation to town centres.
MD15 Protection of Allocated Employment Sites	AMR evidence indicates that the policy is functioning effectively- Revise as necessary to reflect findings of employment land review and national policy.
MD16 Protection of Existing Employment Sites and Premises	Review of the policy will be required to clarify that it refers to all existing employment sites and premises.
MD17 Rural Enterprise	AMR evidence indicates that the policy is functioning effectively. Minor amendments may be required to reflect national planning policy on rural enterprises / farm diversification.
MD18 Gypsy and Traveller Accommodation	AMR evidence indicates that the policy is functioning effectively. Minor amendments may be required to reflect legislation, contextual changes and updated planning policy.
MD19 Low Carbon and Renewable Energy Generation	AMR evidence indicates that the policy is functioning effectively. Ensure policy reflects national renewable energy policy and supports carbon reduction targets to mitigate climate change.
MD20 Assessment of Waste Management Proposals	AMR evidence indicates that the policy is functioning effectively. Minor amendments may be required to reflect legislation, contextual changes and updated planning policy.

# VALE OF GLAMORGAN REPLACEMENT LOCAL DEVELOPMENT PLAN 2021-2036

## DRAFT DELIVERY AGREEMENT

AUGUST 2021

**THIS DOCUMENT IS AVAILABLE IN WELSH AND IN OTHER FORMATS UPON  
REQUEST E.G. LARGER FONT**

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## 1. INTRODUCTION

- 1.1.1. The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 require the Vale of Glamorgan Council (the Council) to prepare a Local Development Plan (LDP) for its administrative area which sets out the Council's strategy for future land use and development.
- 1.1.2. The Vale of Glamorgan LDP 2011-2026 was adopted on the 28th June 2017. The LDP sets out the Council's planning policy framework for the development and use of land in the authority. It forms the basis for consistent and rational decision-making and ensures the most efficient use of land and other limited resources.
- 1.1.3. Planning Policy Wales (Edition 11 February 2021) (PPW) advises that up-to-date development plans are the basis of the planning system and Section 69 of the Planning and Compulsory Purchase Act 2004 states that a local planning authority must carry out a review of their LDP "at such times as the Assembly prescribes" and must report to the Assembly on the findings of their review.
- 1.1.4. Section 41 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) directs that a Local Planning Authority must commence a full review of its LDP every four years from the date of its initial adoption, or sooner if the findings of the Annual Monitoring Report indicate significant concerns over the Plan's implementation.
- 1.1.5. A review of the LDP has been undertaken and the findings are set out in the Review Report (RR). The RR considers the contextual, legislative and policy changes that have taken place since adoption and examines the performance of the Plan in terms of how well the policies have delivered the Plan's vision, aims and strategy. The RR also considers the type of review process to be followed and concludes that the Council undertakes a full review following the appropriate procedures.
- 1.1.6. The adopted LDP remains the extant planning policy framework for the determination of planning applications and appeals in the Vale of Glamorgan while the replacement LDP is being prepared. The first stage in the preparation of a Replacement LDP (RLDP) is the production of a Delivery Agreement.

## 1.2. WHAT IS A DELIVERY AGREEMENT?

- 1.2.1. The preparation of a Delivery Agreement (DA) is a statutory requirement in the process of revising a LDP. Prepared and formally approved by the Council and then by the Welsh Government (WG), the DA marks the formal start of the plan preparation/revision process and is a statement of the Council's commitment to prepare an LDP.

- 1.2.2. The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) prescribe the form and content of the LDP and make provision for the procedure to be followed in their preparation including preparation of the DA (Regulation 9).
- 1.2.3. The DA is an essential project management tool which sets out the processes of plan preparation, making clear the opportunities and methods of engagement required by legislation, regulations and Welsh Government guidance. It also sets out the resources and timescales involved. The DA sets out when and how stakeholders, interested parties and the public can become involved and contribute to the plan preparation/revision process. Once adopted, the Replacement Vale of Glamorgan LDP will cover the period 2021-2036
- 1.2.4. The Development Plans Manual directs that the Delivery Agreement must include the following:
- **Community Involvement Scheme (CIS)** – the CIS includes details of how and when the Council intends to engage with statutory and non-statutory stakeholders, partners, and members of the public throughout the plan preparation process. The CIS provides details of the form that this engagement will take and how the Council will respond to representations received and how these representations might inform subsequent stages of plan preparation. The Council's CIS is contained in Section 2.
  - **Timetable** – The timetable sets out the timeframe for preparing and adopting the LDP and the associated documents. It provides information on the various stages of the LDP process including the preparation and publication of the Sustainability Appraisal report, Annual Monitoring Reports and Supplementary Planning Guidance (SPG). The detailed timetable for the LDP including the consultation process for key stages is set out in Appendix 3.
- 1.2.5. The DA has been prepared in accordance with relevant Welsh Government Regulations and guidance, including:
- The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended); and
  - The Development Plans Manual (Edition 3, March 2020).
- 1.2.6. This document is the Council's draft DA and it will be subject to a 6 week public consultation. The draft DA will then be revised as necessary before being formally approved by the Council and submitted to the Welsh Government for agreement.
- 1.2.7. The 6-week public consultation on the draft DA will commence on XXX and end on XXX. Comments can be made any of the following ways:

- **Email:** Please complete the consultation form available of the Council's web page at [www.valeofglamorgan.gov.uk/ldp](http://www.valeofglamorgan.gov.uk/ldp) and send it to: [LDP@valeofglamorgan.gov.uk](mailto:LDP@valeofglamorgan.gov.uk)
- **Post:** Please complete the consultation form available from the Council's principal office at Holton Road, Barry or from the LDP team (telephone 01446 704665) and return it to:

The LDP Team,  
The Vale of Glamorgan Council,  
The Dock Office,  
Subway Road,  
Barry,  
CF63 4RT.

### 1.3. WHAT HAPPENS NEXT?

- 1.3.1. Following the end of the 6-week consultation period, officers will consider the comments received on the draft DA and make any necessary changes. The final amended DA will be reported to the Cabinet and Full Council for approval in accordance with LDP Regulation 9 before submission to the Welsh Government. The Welsh Government's role is to ensure that the DA is robust, realistic and covers the main plan preparation requirements.
- 1.3.2. Following agreement by the Welsh Government, the DA will be published on the Council's website and made available for inspection at the Council's principal office during normal office hours in accordance with LDP Regulation 10.

### 1.4. PREPARATION OF THE REPLACEMENT LDP

- 1.4.1. In preparing the RLDP for the Vale of Glamorgan, and in accordance with Welsh Government Development Plans Manual (Edition 3, 2020), the Council will aim to achieve the following key outcomes:
  1. Support sustainable development and quality places based around the National Sustainable Placemaking Outcomes, aligned with national policy (set out in PPW) integrated with a SA/SEA/HRA, including Welsh language and the requirements of the Well-being of Future Generations Act 2015.
  2. Be based on and underpinned by early, effective, and meaningful community involvement in order to understand and consider a wide range of views, with the aim of building a broad consensus on the spatial strategy, policies and proposals.
  3. Be based on a robust understanding of the role and function of the Vale of Glamorgan including the functional linkages to areas beyond administrative boundaries.
  4. Be distinctive by having plans setting out clearly how the Vale of Glamorgan will develop and change, giving certainty for communities, developers, and businesses.

5. Be resilient to climate change (using the latest UK Climate Projections, flood risk and vulnerability assessment data) and support the transition to a low carbon society in line with the latest carbon reduction targets and budgets as set out in the Environment (Wales) Act (Part 2). The principles of Placemaking, the Sustainable Transport Hierarchy and the Energy Hierarchy as set out in PPW must be adhered to.
6. Ensure the sustainable management of natural resources in accordance with the Environment (Wales) Act 2016 and other relevant legislation.
7. Deliver what is intended through deliverable and viable plans, taking into account necessary infrastructure requirements, financial viability and other market factors.
8. Be proactive and responsive, kept up-to-date and flexible to accommodate change.

- 1.4.2. The RLDP will be prepared with regard to a wide range of legislation, policies and other initiatives at the European, national, regional and local level. The Local Well-Being Plan 'Our Vale – Our Future' (LWBP) will be of particular importance at the local level. The LWBP relates to the economic, social, environmental and cultural well-being of the Vale of Glamorgan and has clear links with the RLDP where it relates to land use planning.

#### 1.5. INTEGRATED SUSTAINABILITY APPRAISAL (ISA) INCORPORATING STRATEGIC ENVIRONMENTAL ASSESSMENT (SA/SEA) AND HABITATS REGULATIONS ASSESSMENT (HRA)

- 1.5.1. An Integrated Sustainability Appraisal, (ISA) incorporating Strategic Environmental Assessment (SEA), is a statutory requirement of LDP preparation in order to assess the environmental, social and economic implications of the Plan's strategy and policies. The SA/SEA process is utilised to ensure that policies in the LDP reflect sustainable development principles and take into account the significant effects of the Plan on the environment. SA, incorporating SEA, was an iterative process throughout the preparation of the adopted LDP and is reflected in the Plan's proposals and policies.
- 1.5.2. The Development Plans Manual advises that local planning authorities should consider the value and opportunities for an integrated assessment approach to preparing a development plan where the integration of statutory and key elements such as the Well Being of Future Generations Act 2015, Equalities Act, Welsh Language, Health Impact Assessment (HIA) and the Environment Act (section 6) (where relevant) are combined into a single Integrated Sustainability Appraisal (ISA). This approach enables a more transparent, holistic and rounded assessment of the sustainability implications of growth options, objectives, policies and proposals. The ISA process runs concurrently with the plan making process and forms an iterative part of plan preparation.
- 1.5.3. The ISA (incorporating the SEA) will involve the following stages:
  - **An Integrated Sustainability Appraisal Scoping Report** – this identifies the existing sustainability issues in the Vale of Glamorgan and provides baseline

information along with a review of plans, policies, programmes, and strategies. The existing SA indicators and objectives will be revised and updated as necessary. A revised Sustainability Framework will be produced.

- **An Initial Integrated Sustainability Appraisal Report (ISAR)** – this predicts and evaluates the effects of the LDP options, spatial strategy and strategic policies on the social, environmental and economic objectives as set out in the ISA Scoping Report. The ISAR will be published at the same time as the Preferred Strategy and updated when the Deposit Plan is prepared.
- **A Final Integrated Sustainability Appraisal Report (SAR)** - this will bring together all elements of the ISAR and take into account the binding recommendations of the Planning Inspector. The Final ISAR will be published following receipt of the Inspector's Report.
- **An Integrated Sustainability Appraisal Adoption Statement** – this will be published to explain how the sustainability considerations and the Sustainability Assessment have been taken into consideration in the production of the RLDP.

1.5.4. Consultation on the key stages of the ISA/SEA has been included within the timetable for the preparation of the LDP and the CIS. The findings of the ISA/SEA work will be evidenced at key stages in the RLDP preparation process. Reports will be prepared, and stakeholders consulted in parallel with the Preferred Strategy consultation and Deposit Plan consultation. A Final ISA Report together with the other RLDP documentation will be submitted to Welsh Government for Examination. The statutory environment bodies will be consulted at all of the stages referred to above and there will be wider on-going dialogue with these bodies throughout the process.

1.5.5. In addition to the ISA, the Council will undertake a Habitats Regulation Appraisal of the RLDP as it is being prepared.

## 1.6. HABITATS REGULATION APPRAISAL

1.6.1. A Habitats Regulations Assessment (HRA) is a legal requirement of the Habitats Directive<sup>1</sup> and is required for any Plan or Programme which is likely to have a significant impact on a European designated site either alone, or in combination with other projects or plans. In Wales, requirements for HRA, including proposed modifications to existing plans, are set out within Part 6 of the Conservation of Habitats and Species Regulations 2017 and Part 2 of the Conservation of Offshore Marine Habitats and Species Regulations 2017.

1.6.2. The HRA process follows a series of Stages; these will be undertaken for the RLDP, as necessary, to meet the requirements of the Regulations:

- **Stage 1 – Screening for Likely Significant Effect:** to determine whether the RLDP is likely to have significant effects on European Sites.

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<sup>1</sup> Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora

- **Stage 2 – Appropriate Assessment and Integrity Test:** If the HRA Screening indicates that the RLDP is likely to have significant effects, a further level of assessment is needed to consider whether the RLDP could adversely affect the integrity of one or more European site(s), either alone or in combination with other plans or projects, in view of their established conservation objectives and conservation status. If the potential for adverse effects on site integrity is identified, the Appropriate Assessment should also consider mitigation measures to control the identified impacts, to avoid adverse effects on site integrity; and
- **Stages 3 and 4 – Consideration of Alternative Solutions and Imperative Reasons of Overriding Public Interest:** Only where significant effects remain at the end of Stage 2 in the HRA process is there a need to consider alternatives and Imperative Reasons of Overriding Public Interest.

1.6.3. The Development Plans Manual advises that it is not appropriate to integrate HRA with SA as they are derived from different legislative requirements; the findings therefore should be published separately and clearly documented. However, it is good practice to summarise the findings of the HRA in the SA as part of its assessment of the impact on biodiversity.

1.6.4. The HRA process will be undertaken in conjunction with the ISA (incorporating SEA) to ensure an integrated approach to assessment. It is intended that the process will run concurrently with the Plan making process and form an iterative part of the RLDP, involving the consideration of all emerging policy and site options. Natural Resources Wales will be consulted throughout the HRA process.

## 1.7. EVIDENCE BASE ASSESSMENTS

1.7.1. In undertaking the review of the LDP there will be a need to update the evidence base that informed the current Plan to fully understand the land use requirements of the Vale of Glamorgan and to take account of any contextual and policy changes that have taken place since the plan was adopted e.g. Future Wales: the National Plan 2040 / PPW 11. It is anticipated that the following studies / assessments will be required as part of the RLDP process:

- Population and Housing Projections
- Local Housing Needs Assessment
- Affordable Housing Viability Assessment
- Gypsy and Traveller Accommodation Needs Assessment
- Sustainable Settlement Appraisal
- Settlement boundary Review
- Employment Land Review
- Retail Study
- Green Infrastructure Assessment
- Landscape Assessment
- Green Wedge Review
- Open Space Assessment

- Renewable Energy Assessment
- Infrastructure Assessment
- Strategic Flood Consequence Assessment

1.7.2. This is not a definitive list and additional evidence may be required as the Plan revision progresses.

1.8. WELL BEING OF FUTURE GENERATIONS ACT (WBFGA)

1.8.1. The Well Being of Future Generations (Wales) Act (WBFGA) gained Royal Assent in April 2015 and sets out seven well-being goals which all public bodies are required to work to achieve. The seven well-being goals are shown below:

**Figure 1: 7 Wellbeing and Future Generation Goals**



*Source: Welsh Government*

1.8.2. The WBFGA aims to make a difference to the lives of people in Wales in relation to seven well-being goals and also sets out five ways of working. The five ways of working are shown below:

**Figure 2: 5 Ways of Working**



*Source: Welsh Government*

- 1.8.3. Given that sustainable development is the core underlying principle of the LDP (and SEA); there are clear links between both the LDP and the WBFGA.
- 1.8.4. As a requirement of the Act, a Local Well-being Plan (LWBP) must be prepared and the Vale of Glamorgan Well-Being Plan 2018-2023 Our Vale – Our Future was published in 2018. The LWBP considers the economic, social, environmental, and cultural well-being of the authority and will have clear links with the RLDP. Both the WBFGA and the LWBP will be considered fully throughout the preparation of the RLDP, which will follow the five ways of working.

## 1.9. TESTS OF SOUNDNESS

- 1.9.1. 'Soundness' is an integral part of the LDP system and is an important principle by which it can be demonstrated that a LDP shows good judgement and is able to be trusted. If the RLDP is found not to be 'sound' then the WG could require the Council to take necessary action to remedy the situation.
- 1.9.2. The RLDP will be submitted to the WG for Examination. An independent Inspector appointed by the WG will undertake this Examination to determine whether the Plan is 'sound'. The Inspector will assess whether the RLDP has been prepared in accordance with legal and regulatory procedural requirements and complies with the CIS. The Inspector must also determine whether the RLDP meets the three tests<sup>2</sup> of soundness set out in guidance issued by the WG and the Planning Inspectorate. These are:

<sup>2</sup> Welsh Government Development Plans Manual (Edition 3 March 2020)

- Test 1 – Does the Plan fit? i.e. is it clear that the LDP is consistent with other plans?
- Test 2 – Is the Plan appropriate? i.e. is the Plan appropriate for the area in which it will be used and in the light of the evidence collected?
- Test 3 – Will the Plan deliver? i.e. is the plan likely to be effective?

1.9.3. The Inspector's conclusions are binding on the Council and, unless the Welsh Government intervenes, the Council must accept the changes required by the Inspector and adopt the RLDP within the specified timeframe.

#### 1.10. SUPPLEMENTARY PLANNING GUIDANCE

1.10.1. In addition to the policies contained within the RLDP, the Council may also produce Supplementary Planning Guidance (SPG) to elaborate on a policy within the LDP to provide clarity and to help ensure that it is applied effectively.

1.10.2. The preparation of SPG is non-statutory and they do not have the same status as the policies within the RLDP. However, the Welsh Government advises that SPG may be a material consideration in the determination of planning applications provided it is derived from and consistent with the LDP, the weight afforded to it being increased if it is consistent with LDP policies and has been the subject of public consultation.

1.10.3. SPG can cover a wide range of topics such as design advice, site development briefs and documents relating to specific planning issues (e.g. affordable housing, householder extensions, amenity standards etc.). The Council has already produced SPG relevant to the adopted LDP, which will be reviewed as an integral part of the LDP review process. Any additional SPGs that the Council may need to produce will be considered as part of the deposit stage of the LDP process and will be prepared in accordance with the Council's adopted guidelines to produce SPG and Development Briefs, which can be viewed on the Council's web site. The Council will consult relevant stakeholders during the production of SPG.

1.10.4. Any SPG prepared during the RLDP process cannot be formally adopted until after the Inspector's report on the RLDP has been published.

#### 1.11. COLLABORATIVE WORKING

1.11.1. The Development Plans Manual advises that Local Planning Authorities should consider opportunities for joint working in order to maximise the efficiencies of evidence gathering, consultation and co-operation. Considering such issues on a wider basis places Local Planning Authorities in a much stronger position to resolve planning issues and better reflect how people and businesses operate, in line with the WBFGA five ways of working. This will in turn demonstrate a key test of soundness 'Does the Plan Fit? - Is it compatible with the plans of neighbouring authorities?'

1.11.2. The Vale of Glamorgan has and will continue to work with all neighbouring local authorities where benefits can be derived through collaborative working and sharing of resources. This will include sharing and jointly preparing elements of the evidence base, the preparation of regional studies as well as the involvement in regional working groups such as the South East Wales Strategic Planning Group (SEWSPG).

## 1.12. RISK MANAGEMENT

- 1.12.1. Having considered the resource input to the RLDP process, the Council considers that while challenging, the proposed timetable for the Plan is both realistic and achievable. In preparing the timetable, Council has had regard to the scope of the work involved, existing Welsh Government Regulations and guidance and the resources the Council is able to commit to the plan preparation. The Development Plan Manual expects RLDPs to be prepared in 3.5 years from formal agreement of the DA with a single additional slippage period of 3 months which provides a small amount of flexibility if necessary. Any deviation beyond this requires a formal revision to the Delivery Agreement but should only be considered in exceptional circumstances.
- 1.12.2. While every effort will be made to adhere to the specified timetable, the Council has identified certain risk areas that could result in some departure from the timetable. These risks together with the Council's proposed response to managing them should they occur are set out in Appendix 3.

## 1.13. RESOURCES

- 1.13.1. In terms of staff resources, the Council's Head of Regeneration and Planning and the Operational Manager for Planning and Building Control will be responsible for the overall delivery of the RLDP. The Principal Planner will be responsible for the day-to-day project management of the process. The Planning Policy Team will lead in the preparation and delivery of the RLDP including the preparation of all documentation and consultation activities.
- 1.13.2. The current staff resources are set out below:
- Principal Planner X 1
  - Senior Planner X 3
  - Assistant Planner X1
  - Student Planner X 1
- 1.13.3. In addition to the above staff resources, it will also be necessary for other internal departments to assist with various evidence base updates/assessments, preparing documents for publication and with consultation / public participation (as set out in the CIS). This is likely to include officer support from:
- Development Management
  - Housing
  - Highways

- Education
- Regeneration
- Countryside
- Democratic Services
- Legal Services
- ICT
- Corporate Communications
- Graphic Designers

#### 1.14. ANTICIPATED CONSULTANTS' FEES

- 1.14.1. Most of the work required to progress the RLDP will be undertaken by Council officers. However, it is recognised that additional professional specialist services will also be required throughout the RLDP programme, particularly in relation to technical or specialist elements of the evidence base (e.g., ISA) and during the Examination. Financial resources have been made available for these commissions.
- 1.14.2. The DA has been prepared in respect of a RLDP only. However, it should be noted that work is on-going on a regional basis and collaboration with neighbouring authorities will continue to be fundamental to the preparation of the RLDP, particularly regarding a joint evidence base, where appropriate. The SEWSPG has, and continues to, progress a set of regionally agreed methodologies for key topic areas to ensure a consistent evidence base throughout the Cardiff Capital Region.
- 1.14.3. A dedicated budget is available to progress the RLDP to adoption within the proposed timetable. It is anticipated that this will cover expenditure relating to all elements of preparation of the RLDP and the Independent Examination.

#### 1.15. COVID 19

- 1.15.1. The Covid 19 pandemic has had major impacts across society resulting in organisations having to adapt and find alternative ways in which to work and deliver services. While it is hoped that the RLDP process will be unaffected by previous restrictions placed on public gatherings and movement, there is a possibility that certain elements of the RLDP process, particularly public consultation may be directly affected by Covid 19 in the future.
- 1.15.2. A key component of the DA is the CIS which sets out who, when, and by what means the Council seeks to engage with the public and other stakeholders in the RLDP preparation process. The Covid 19 pandemic and the associated lockdowns have had an impact on how we access services, use public buildings and participate in public consultations and/or engagements. With many public buildings temporarily closed or offering only restricted access during the pandemic, the opportunity to attend face to face consultation events and engage directly with the plan preparation process may present challenges should restrictions continue or be required during the RLDP process.

- 1.15.3. However, the Council is committed to fully engaging with stakeholders and members of the public throughout the RLDP process and should restrictions be in place over scheduled consultation periods, the Council will ensure that additional mechanisms are put in place e.g. digital and virtual consultation and extended consultation periods, and that further resources are directed to raising awareness of the LDP consultation to ensure that stakeholders and members of the public are not disadvantaged and are able to engage with the RLDP process.
- 1.15.4. The CIS includes details of where and when such changes to the statutory consultation might be necessary and the steps that the Council will take to ensure meaningful consultation.

## 1.16. MONITORING AND REVIEW

- 1.16.1. The Planning and Compulsory Purchase Act requires local authorities to keep under review matters that may affect the planning and development of their areas. The Council will monitor and review the progress of the RLDP against the requirements of the DA to ensure that the agreed timetable is adhered to and that public engagement as set out in the CIS is being followed.
- 1.16.2. As previously stated, the Development Plans Manual allows for a small amount of flexibility (3 months) to the agreed timetable, but any further slippage requires Council and Welsh Government approval. The DA may need to be amended in the following exceptional circumstances, which are beyond the local planning authority's control:
- Significant changes to European, UK or Welsh legislation which directly affects the RLDP preparation process.
  - Significant changes to the Community Involvement Scheme e.g. as a result of Covid 19 restrictions.
  - Preparation of the RLDP slips by more than 3 months at a key stage in the approved timetable due to unforeseen circumstances beyond the control of the local planning authority e.g. Judicial Review
  - Significant unforeseen changes to the resources available to undertake the preparation of the RLDP.
  - Any other unexpected changes in circumstances which materially affects the delivery of the RLDP in accordance with the agreed DA.
- 1.16.3. An updated timetable will be submitted to the Welsh Government following the Deposit stage. This will provide certainty of the timescales for the remaining stages (i.e. replacing indicative stages with definitive stages). The indicative timetable will be refined after the Deposit stage and submitted to the Welsh Government for agreement.
- 1.16.4. Following adoption of the RLDP, an Annual Monitoring Report (AMR) will be produced and submitted to the WG in accordance with LDP Regulation 37. The AMR will establish how effectively the policies and proposals of the RLDP are performing and being implemented. It will assess whether the basic strategy

remains sound and whether any policies need changing to reflect contextual changes, including those associated with legislation and national policy. The AMR will also specify the housing land requirement including the delivery against the trajectory set out within the Plan and the number of net additional affordable and general market dwellings built in the Authority's area, and report on other LDP indicators.

## 2. COMMUNITY INVOLVEMENT SCHEME

### 2.1. INTRODUCTION

- 2.1.1. The Community Involvement Scheme (CIS) sets out how and when the Council will actively involve stakeholders and the wider community in the preparation of the RLDP. Although the Council is responsible for the content of the RLDP, the Development Plans Manual advises that it is essential that the right people are involved at the right time from an early stage in the plan making process. This ensures greater consensus, strengthens community involvement and helps align the RLDP process with the 5 ways of working set out in the WBFGA. Early engagement should also minimise the resources needed, and time taken for the Plan to reach adoption by reducing the number of objections to policies later in the plan preparation process.
- 2.1.2. The Development Plans Manual (paragraph 3.17 refers) states that when preparing the CIS, local planning authorities should:
- “Create the conditions for early involvement and feedback at a stage when people can shape and influence the plan, based on the 5 ways of working, as set out in the WBFGA 2015.
  - Encourage the commitment from all participants to an open and honest debate on realistic development alternatives in search of broad consensus.
  - Recognise the need to adopt approaches/techniques for involving all elements of the community (age groups, local community action groups, hard to reach groups and protected characteristic groups) including business, which seeks to involve those not normally involved.
  - Recognise that a one size fits all approach will not be appropriate.”
- 2.1.3. The DA and more importantly, the CIS have been prepared during an ongoing pandemic. Throughout the RLDP process, the Council will adhere to the latest Government guidelines and Regulations in terms of consultation methods and if required, keep the consultation processes set out in the CIS under review to ensure that community involvement is maintained.

### 2.2. PRINCIPLES OF THE PARTICIPATION STRATEGY

- 2.2.1. Public engagement forms one of the four well-being objectives set out in the Council’s Corporate Plan 2020-2025 Working Together for a Brighter Future, ‘*To work with and for our communities.*’ The well-being objectives align with the Vale of Glamorgan Public Services Board’s (PSB) well-being objectives and provide a framework for improving well-being in the authority maximising the contribution made to delivering the national well-being goals in an integrated way.
- 2.2.2. The Council has adopted the ten national principles for public engagement in Wales which were endorsed by the Welsh Government in 2011. These principles aim to offer a consistent approach and good standard for public engagement across Wales and are as follows:

1. **Engagement is effectively designed to make a difference** - Engagement gives a real chance to influence policy, service design and delivery from an early stage.
2. **Encourage and enable everyone affected to be involved, if they so choose** - The people affected by an issue or change are included in opportunities to engage, as an individual or as part of a group or community, with their views both respected and valued.
3. **Engagement is planned and delivered in a timely and appropriate way** – The engagement process is clear, communicated to everyone in a way that is easy to understand within a reasonable timescale, and the most suitable method(s) for those involved is used.
4. **Work with relevant partner organisations** - Organisations should communicate with each other and work together wherever possible to ensure that people's time is used effectively and efficiently.
5. **The information provided will be jargon free, appropriate and understandable** - People are well placed to take part in the engagement process, as they have easy access to relevant information that is tailored to meet their needs.
6. **Make it easier for people to take part** - People can engage easily as any barriers for different groups of people are identified and addressed.
7. **Enable people to take part effectively** - Engagement processes should try to develop the skills, knowledge and confidence of all participants.
8. **Engagement is given the right resources and support to be effective** - Appropriate training, guidance and support are provided to enable all participants to effectively engage, including both community participants and staff.
9. **People are told of the impact of their contribution** - Timely feedback is given to all participants about the views they express, and the decisions or actions taken as a result; methods and forms of feedback should take account of participants' preferences.
10. **Learn and share lessons to improve the process of engagement** - People's experience of the process should be monitored and evaluated, to measure its success in engaging people and the effectiveness of that participation. Lessons should be shared and applied in future engagements.

### 2.3. WHO WILL WE CONSULT?

- 2.3.1. The LDP Regulations require the Council to work in partnership with a wide range of stakeholders in preparing the RLDP, including specific and general consultation bodies and the public. Effective involvement of people and communities and collaboration with other organisations are two of the five ways of working set out in the Well-Being of Future Generations Act and are a key aspect in the preparation of the RLDP.
- 2.3.2. Appendix 1 provides a list of all specific and general consultation bodies that will be consulted at the appropriate stages of the RLDP process. This list of consultees is not exhaustive and will be added to as appropriate throughout the RLDP process.

2.3.3. The Council will actively seek to involve the following groups in the RLDP preparation process:

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#### MEMBERS OF THE PUBLIC, INTERESTED PERSONS AND ORGANISATIONS

2.3.4. For the adopted LDP, the Council developed and maintained a consultation database that held contact information and consultation details of those individuals, agencies, organisations and community groups that had engaged in the LDP process. The database assisted officers in the management of the LDP process and enabled interested parties to be kept updated and informed of progress.

2.3.5. The EU General Data Protection Regulation (GDPR) came into force in May 2018. This placed new restrictions on how organisations can hold and use personal data and defining rights about that data. As a result of the GDPR, the Council can no longer utilise the previous LDP information and is therefore required to establish a new database of stakeholders and interested parties who wish to be involved in the preparation of the RLDP.

2.3.6. Any interested parties must give their consent, in writing, if they wish to be added to the new stakeholder database. Anyone who makes representations at any of the stages of RLDP process will be deemed to have given their consent and will be added to the stakeholder database. This will enable the Council to administer their comments and keep them informed of the RLDP process. Representors will also be given the opportunity to receive correspondence in Welsh or English.

2.3.7. If any person, group, organisation or company wishes to be involved in the preparation of the RLDP, they can request to be added to the stakeholder database by logging their contact details on the Council's website. For those who are unable to access the Council's website, they can contact the Planning Policy Team by email, telephone or in writing, using the contact details as set out in paragraph 2.4.4 below to obtain a form to submit their details and consent.

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#### VALE VIEWPOINT CITIZENS PANEL

2.3.8. The Vale Viewpoint Citizens Panel comprises local residents that have expressed an interest in engaging in Council consultations and wish to have their say on various services. The panel has undergone a number of changes since its inception in 2012 but now comprises nearly 4,500 members. They will be invited to share their views on the various RLDP consultations via email.

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#### PUBLIC SERVICES BOARD

2.3.9. The Public Services Board (PSB) brings together senior leaders from public and third sector organisations across the Vale of Glamorgan to work in partnership for a better future. PSBs were established in each local authority area in Wales through the Well-being of Future Generations Act. Through the Vale of Glamorgan PSB and its Well-being Plan, partners are working together to

improve the social, economic, cultural and environmental well-being of the authority.

2.3.10. The Vale of Glamorgan PSB has been identified as a key stakeholder group to act as a sounding board at the participation stages of the RLDP and ISA preparation. It is envisaged that this will take place through structured discussions led by trained facilitators from the Council's Corporate Communications team. The Council is one of four statutory partners of the PSB, the other three being:

- Cardiff and Vale University Health Board
- South Wales Fire and Rescue Service
- Natural Resources Wales

In addition, a number of other partners have also accepted the invitation to be members of the PSB and participate in its activities, these are:

- South Wales Police
- Glamorgan Voluntary Services
- South Wales Police and Crime Commissioner
- Cardiff and Vale College
- National Probation Service
- Community Rehabilitation Company
- A representative of Town and Community Councils
- Welsh Government

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#### ELECTED MEMBERS

2.3.11. Elected members will play an important role in the development of the RLDP. They occupy a unique position, representing their constituents and making decisions on matters which will affect the future of the Vale of Glamorgan. They will be able to raise awareness of the RLDP in their ward and assist in highlighting any local issues and opportunities which are relevant to the Plan.

2.3.12. The Cabinet member for Legal, Regulatory and Planning Services has responsibility for Planning Policy including the RLDP. Liaison with the Cabinet member and all other members is essential throughout the RLDP process. At key stages of the preparation of the RLDP and ISA, engagement with members will take place through member briefings, member workshops and via reports to appropriate Council meetings.

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#### TOWN AND COMMUNITY COUNCILS

2.3.13. Town and Community Councils play a key role in disseminating important information to residents within their area. They will be consulted at all stages of the RLDP process and encouraged to raise awareness of the RLDP within their local communities. They can provide up to date local information and opinions on

any proposals within their area and are also provide details of any land use-based aspirations they have for their community.

- 2.3.14. Through the Planning (Wales) Act 2015 there is the potential for town and community Councils to prepare Place Plans for their area. Place Plans should reflect the aspirations of the local community whilst also making synergies with the Council's aspirations in the development plan and the Wellbeing Plan. Place Plans are given weight in planning decisions if they are adopted by the Council as supplementary planning guidance.

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#### BUSINESSES, LANDOWNERS, DEVELOPERS AND AGENTS

- 2.3.15. Land and investment will be needed to meet the aims and objectives of the RLDP, and efforts will be made to engage with the business community at an early stage. We will engage with planning agents who are regular users of the Council's planning service along with landowners, estate agents and prospective developers who wish to promote land for development through the RLDP process.

- 2.3.16. The Candidate Site process will provide the opportunity for interested parties to submit development sites for potential allocation in the RLDP. A common methodology has been established across the South East Wales region for local planning authorities to utilise for their respective RLDPs. A call for candidate sites will be undertaken, and all candidate sites will need to be submitted via a standardised form. The form will contain the criteria required to assist in the assessment of sites. In accordance with paragraph 3.36 of the Development Plans Manual, site promoters will be required to show whether the site:

- Is in a sustainable location and can be freed from all constraints.
- Is capable of being delivered.
- Is financially viable.

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#### SPECIFIC AND GENERAL CONSULTATION BODIES

- 2.3.17. Appendix 1 provides a list of the specific and general consultation bodies along with UK Government departments and other consultees. The specific consultees include the Welsh Government and those bodies with specific functions that apply to the RLDP area e.g. the Cardiff and Vale Health Board and main utilities providers. The Authority must also consult UK Government Departments where aspects of the plan appear to affect their interests. These consultation bodies will be formally consulted throughout the RLDP process.

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#### HARD TO REACH GROUPS

- 2.3.18. Hard to reach groups are those groups within society that have typically been under-represented in the plan preparation process. Additional effort will therefore be required to ensure these groups are engaged in the RLDP process. A flexible approach will need to be undertaken in relation to engagement with these groups, albeit within the parameters of the specified participation / consultation periods.

- 2.3.19. In order to engage hard to reach groups in the RLDP process, the Council will utilise existing agencies, groups where possible and trusted intermediaries may also be used to gain the views of groups who do not have the confidence to directly engage in the RLDP process.
- 2.3.20. The following groups are identified as not having been sufficiently engaged in plan preparation previously and will therefore be actively encouraged to participate in the preparation of the RLDP:
- Young people and children
  - People with disabilities
  - Older people
  - People with learning difficulties
  - Homeless people
  - Ethnic minorities
  - Gypsies and Travellers
- 2.3.21. In addition to the above hard to reach groups, there are other seldom heard voices who are considered to have been under-represented previously in development plan preparation. This includes (but is not exclusive to) those seeking affordable housing in the authority, agricultural related development, small / self-build housebuilders and small and medium-sized enterprises. The Council will seek to engage with these groups by using existing contacts where available.

## 2.4. HOW WE WILL INVOLVE YOU

- 2.4.1. Information on the RLDP process will be regularly updated on the Council's website ([www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)). Copies of the relevant documents associated with the RLDP process will also be made available at the Council's principal office in Holton Road, Barry and at Council run libraries.
- 2.4.2. The Council's Digital Strategy 2017 – 2020 sets out the Council's vision of how new technologies can deliver services in a more efficient, productive, and cost-effective way to the benefit of staff and Vale of Glamorgan residents. The strategy is the result of a review of the way in which the Council operates key organisation wide processes. One of the key findings of the review included the role that digital technology could have on how the Council interacts with customers and partners and the potential efficiencies that can be harnessed via a move to digital channels such as through the website and online apps, rather than the more traditional means of customer contact such as via telephone, post and face-to-face.
- 2.4.3. The Council's digital vision will be delivered through four interrelated themes, most of which is a digital customer service which seeks to enable citizens to get the services and information they need online digitally by default. This means embracing technology to re-design Council services and the way they are provided to customers (starting with a digital solution as the default solution).

- 2.4.4. The importance of digital technology in engaging with partners and disseminating information has been highlighted throughout the Covid 19 pandemic where new and innovative solutions have been used and embraced. The Council's default position therefore throughout the RLDP process will be to use electronic communication and undertake engagement virtually. However, the Council recognises that some individuals may not have internet access. In such cases, the Council will advise where hard copies of documents are available to view and paper comment forms will be made available on request. All efforts will be made to make the consultation stages as clear and as accessible as possible. Officers will be available on weekdays during normal office hours to deal with any RLDP queries and can be contacted in the following ways:

Post: Planning Policy Team, Dock Office, Subway Road, Barry, CF63 4RT

Telephone: 01446 704665

Email: [LDP@valeofglamorgan.gov.uk](mailto:LDP@valeofglamorgan.gov.uk)

- 2.4.5. The Council will seek to publicise the RLDP process at every stage in order to reach as many interested parties as possible and to encourage active engagement in the process.

This will be done through:

- Direct contact (primarily via email or letter where required in either Welsh or English).
- Leaflets / newsletters
- The use of the Council's social media accounts on Twitter and Facebook.
- Engagement with elected members through workshops, briefings, drop-in sessions and in reports to appropriate Council meetings.
- Press releases for the local media, where appropriate.
- Preparing documents which help people to engage in the key stages of the process e.g. easy read versions, summary documents.
- Public information exhibitions, drop-in sessions or virtual exhibitions
- Virtual engagement and consultation via web-based technology such as webinars
- Site notices will be displayed for proposed land allocations at the Deposit Plan stage.

- 2.4.6. The Council will be providing a wide range of opportunities for stakeholders and interested parties to access information and get involved in the RLDP process. However, there are resource limitations to the extent of engagement that is possible. Additionally, it is important that all consultees are dealt with in a fair and equal manner. In view of this, it is not proposed that officers attend meetings organised by individual groups. However, officers will be available throughout the RLDP process during normal office hours to provide information or assistance if required. It should be noted that if face to face contact with officers is restricted by relevant government guidance on such matters at the time, alternative communication methods such as online or telephone will be utilised.

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## EASY READ DOCUMENTS

- 2.4.7. To assist with clarity and inclusiveness, the Council will produce documents at key stages which help people to engage in the process e.g., 'easy read' versions or summary documents.

### 2.5. WHAT WE EXPECT FROM YOU – EXPECTATIONS OF STAKEHOLDERS

- 2.5.1. In order to ensure any comments and representations on the RLDP are considered, they must be submitted within the set timescales and in the prescribed manner. The DA contains the timetable for the relevant Plan stages and provides a guideline of when we will seek your involvement. More detailed information is set out below. This will ensure that individual views are considered and taken into account throughout the RLDP process.
- 2.5.2. It is also important that you notify the Planning Policy team if your contact details change during the RLDP process so that officers can keep you fully informed of progress. In respect of candidate sites, land ownership changes may also occur during the process and it is imperative that the Planning Policy team are made aware of this in order to ensure progress is not delayed.

### 2.6. BUILDING CONSENSUS

- 2.6.1. The Council will seek to build consensus through the various engagement and consultation methods set out within the CIS. Consensus building can only be achieved if the community and other interested parties are kept fully informed and effectively engaged throughout the preparation of the RLDP, which will be of particular importance in the early stages of the RLDP preparation. It is nevertheless recognised that there will be occasions where consensus cannot be achieved and a difference in opinion between certain parties occurs. A clear audit trail of decisions will be maintained in order to ensure that there is transparency in the decision-making process, and, to provide assurances to those that disagree that the decisions have been made in an informed and balanced way.

### 2.7. HANDLING REPRESENTATIONS

- 2.7.1. Representations received within the specified timescales will be handled as follows:
- Acknowledgement by e-mail (or letter where required) providing contact details and detailing how the Council will deal with the representation
  - Details of the next steps in the RLDP preparation process
  - Local Authority's responses to representations recorded and published in accordance with the Regulations.
- 2.7.2. The Council's website will be used to provide up-to-date information and news on the progress of the RLDP. At all key stages, consultation responses will be reported to Cabinet and where necessary Council.
- 2.7.3. Petitions received during consultation periods on the RLDP will be acknowledged and registered as a valid representation. Every petition must nominate a single

presenter. An acknowledgment by email or letter will be sent to the presenter of the petition who will be the point of contact and will have a right to be heard at any future Examination, subject to agreement by the Inspector. This does not limit the right of individuals signing the petition to submit separate formal representations on the Plan.

## 2.8. LATE REPRESENTATIONS

- 2.8.1. The RLDP preparation process is subject to statutory and non-statutory consultation periods which have defined periods in which representations should be made. To ensure fairness and equality for all, any comments/representations received after the close of the prescribed consultation period will be deemed 'not duly made' and will not be considered further. The timescale to produce the RLDP has been agreed by the Welsh Government and the acceptance of late representations could result in delays which would not be acceptable.
- 2.8.2. Only where the Council is satisfied that a genuine attempt to submit a representation within the given timescales has been made, will a late representation be registered as duly made. Evidence of delivery, posting etc. will be required to support such claims. Such circumstances are expected to be exceptional, and all representors are advised to submit comments / representations within the advertised consultation periods.

## 2.9. AVAILABILITY OF DOCUMENTS

- 2.9.1. The RLDP documents and representation forms will be made available electronically at the relevant stages of the preparation process on the Planning Policy web pages of the Council's website at:
- [https://www.valeofglamorgan.gov.uk/en/living/planning\\_and\\_building\\_control/Planning/planning\\_policy/Replacement-Local-Development-Plan.aspx](https://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/Planning/planning_policy/Replacement-Local-Development-Plan.aspx)
- 2.9.2. Paper copies will also be available at the following locations, subject to COVID-19 restrictions:
- The Council's principal office at Holton Road, Barry;.
  - All Vale of Glamorgan Council managed libraries.
- 2.9.3. Where required, hard copies of documents will be sent to Specific Consultation bodies. However, paper copies of documents will not generally be sent out during the RLDP process as they will be made publicly available in the locations listed above, as well as being made available electronically on the council's website. In exceptional circumstances paper copies may be offered. However, this will be assessed on a case-by-case basis depending on the specific needs of the relevant individual or stakeholder.

## 2.10. THE WELSH LANGUAGE

2.10.1. The Welsh Language (Wales) Measure 2011 makes Welsh an official language in Wales, which means that the Welsh language must not be treated any less favourably than English. The Welsh Language Standards came into force for public bodies in Wales in 2016. These place a legal duty on Councils to make it easier for people to use and access their services through the medium of Welsh and introduce penalties for non-compliance. The Council is committed to implementing the Welsh Language Standards and providing Welsh language services across all the services which it provides.

2.10.2. The Council has published a Welsh Language Promotion Strategy 2016 – 2021<sup>3</sup>, and the requirements of both this, the Corporate Strategy and the Welsh Language Standards will be maintained at each stage of the RLDP process.

2.10.3. Bilingual engagement will be carried out in the following ways:

- The Council welcomes correspondence in Welsh and English and where correspondence is received in Welsh and a reply is necessary, this will be in Welsh;
- All consultation letters, comment forms, public notices (including site notices) and newsletters associated with the LDP will be bilingual;
- Any RLDP pages on the Council website and social media posts published on Twitter and Facebook will be bilingual;
- Any public meetings will be conducted bilingually where a request has been made ahead of time. Prior notification is required in order to provide a translation service; and
- Draft RLDP documents can be made available in Welsh if requested. The adopted RLDP will be available in both Welsh and English.

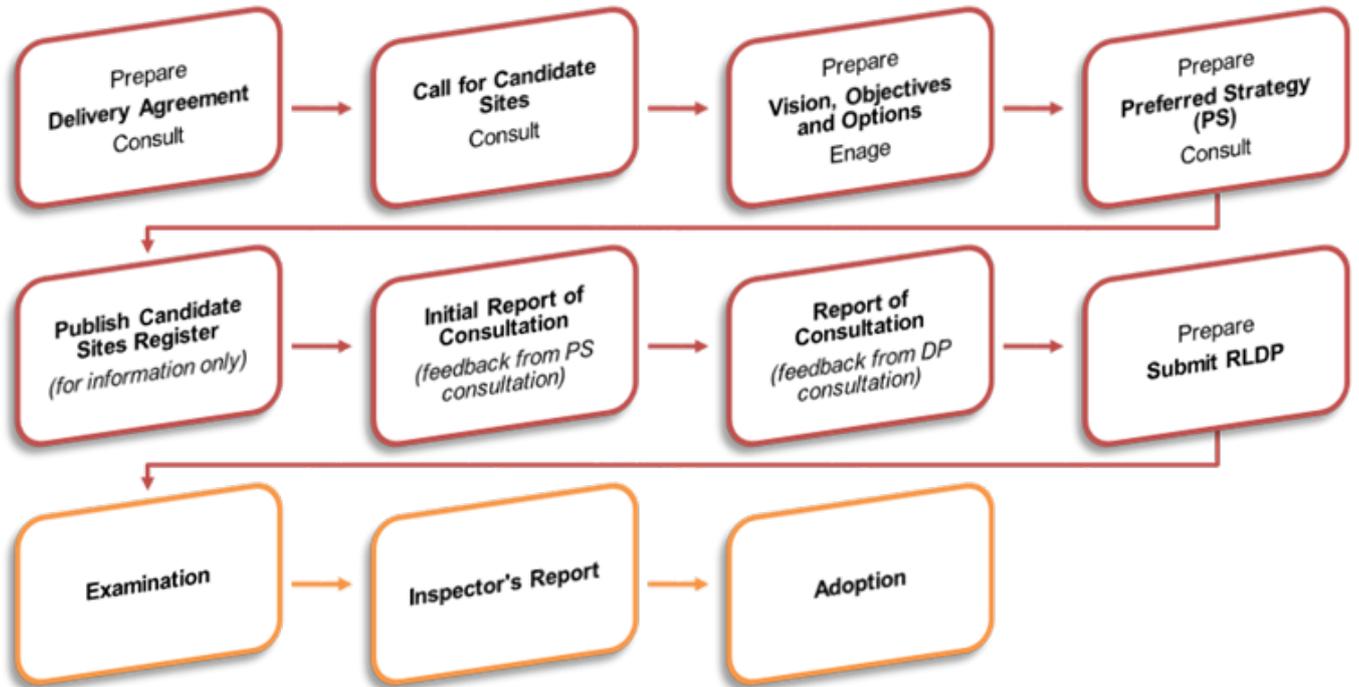
## 2.11. TIMETABLE AND METHODS OF ENGAGEMENT

2.11.1. Figure 1 provides a summary of the RLDP process highlighting engagement and feedback points. Appendix 2 sets out the detailed timetable for community engagement and the proposed engagement methods for the key stages in the RLDP preparation process. The list is not exhaustive and may need to be adapted to ensure the community and stakeholders are appropriately involved at each stage. The Council's website and social media pages will be regularly updated in respect of the RLDP and all consultees will be notified of any events or consultations. Local press releases will also be issued as and when required.

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<sup>3</sup> Vale of Glamorgan Welsh Language Promotion Strategy Strategaeth Hybu'r Gymru  
<https://www.valeofglamorgan.gov.uk/Documents/Our%20Council/Equal%20Opportunities/Welsh%20Language/Welsh-Language-Promotion-Strategy-Final.pdf>

Figure 3: Summary of RLDP Process including Engagement and Feedback Points



### 3. TIMETABLE

3.1.1. A timetable detailing the various stages of the RLDP process, how it will be project managed and the resources that are required for its production is an integral part of the DA to be agreed with the Welsh Government. Paragraph 3.24 of the Development Plans Manual advises that the timetable must set out a timeline for the plan preparation process made up of the various stages, including key stages of public consultation, which is definitive up to deposit stage, and indicative up to adoption. It must also set out the key dates for publication of the ISA Report and the AMR.

3.1.2. The Welsh Government expects plans being reviewed to be prepared in 3.5 years from formal agreement of the DA, with a single additional slippage period of 3 months if required. This slippage period will apply to the entire plan process and is not cumulative.

**Table 1: Summary Timetable**

Key Stages		Definitive Timescales
Stage 1 Delivery Agreement	Public consultation  Political Approval and Submission to Welsh Government  Approval from Welsh Government	November 2021 – December 2021 February 2022 – March 2022  April 2022
Stage 2 Pre-Deposit	Candidate Site call  Consultation on Integrated Sustainability Appraisal  Vision and Objectives/Growth Options  Consultation Preferred Strategy  Political approval of Preferred Strategy	June 2022 – August 2022 August 2022 – September 2022 April 2022 – November 2022 April 2023 – May 2023  September 2023
Stage 3 Deposit	Public Consultation Political approval for submission to Welsh Government	April 2024 – May 2024 November 2024 – December 2024
		<b>Indicative Timescales</b>
Stage 4	Submission	December 2024
Stage 5	Examination	March 2025 – April 2025
Stage 6	Inspector's Report preparation and publication	May 2025 – September 2025
Stage 7	Adoption	October 2025

3.1.3. As stated above, the timetable is split between definitive and indicative stages as follows:

- Definitive Stages (Stages 1- 4) - this defines those elements of the RLDP process up to and including the Deposit stage. These stages are under the direct control of the Council and the definitive dates shown in table 1 above are considered to be both realistic and achievable. Every effort will be made to ensure that the RLDP preparation process adheres to the defined timetable.
- Indicative Stages (Stages 5 - 8) - this defines those elements of the RLDP process post Deposit and up to and including adoption. As these stages are more dependent upon external factors over which the Council has little direct control (e.g. number of representations received), the timetable is indicative. It should be noted that the indicative stages in the timetable will be defined within 3 months of the close of the Deposit period.

3.1.4. At the time of drafting the DA, the UK is still experiencing / recovering from the impacts of the Covid 19 pandemic. While the longer-term outlook is good and the UK's recovery from the pandemic is hopefully underway, its implications on everyday life may endure for some time. In this regard, while the CIS includes a variety of mechanisms to encourage public engagement, it may be necessary to amend or modify the consultation mechanisms identified to reflect the Coronavirus Regulations (2020) and Ministerial advice in order to restrict the spread of the virus and ensure the continued safety of participants.

3.1.5. In the unlikely event that this will be required, alternative consultation measures or extended consultation timeframes will be substituted to ensure continued and relevant stakeholder engagement. The use of digital involvement options to provide communities with information and the ability to engage with the RLDP in a virtual manner will be utilised. Details of the nature of each consultation period and the arrangements for the methods for engagement will be made clear on the Council's website and correspondence will be sent to those on the RLDP database. As stated in the CIS, it is anticipated that a mixture of public face to face events and virtual engagement mechanisms will be utilised throughout the RLDP preparation process.

### 3.2. KEY STAGES OF PLAN PREPARATION AND OPPORTUNITIES FOR INVOLVEMENT

3.2.1. The LDP Regulations<sup>4</sup> set out the legal requirements for participation and public consultation in the Plan preparation. This section provides more details on the key stages of the RLDP process and sets out how and when stakeholders and interested parties can become involved in the RLDP. The Council's web site will be regularly updated with information on the RLDP process including consultations, formal notifications and statutory requirements.

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<sup>4</sup> Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended)

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STAGE 1: DELIVERY AGREEMENT (TIMETABLE & COMMUNITY INVOLVEMENT SCHEME) (JUNE 2021- APRIL 2022) (REGULATION 9)

3.2.2. This document, which provides an overview of the RLDP process and sets out in accordance with the Regulations, the timetable and CIS which provides details of how and when the Council will engage with interested parties and stakeholders throughout the process.

3.2.3. Opportunities for involvement:

- Consultation on draft Delivery Agreement and draft Review Report

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STAGE 2 (I): PRE-DEPOSIT PREPARATION AND PARTICIPATION (APRIL 2022 – MARCH 2023) (REGULATIONS 14 AND 15)

3.2.4. Before the Council can develop the strategic objectives that will form the framework of the RLDP it is essential for it to have a clear understanding of the dynamic social, environmental and economic characteristics that exist within the Vale of Glamorgan. Therefore, the Council will review the existing policy position relative to the Vale of Glamorgan and collect data to review and develop the evidence base and baseline data. New studies will be commissioned, and new data collected where necessary to ensure that the evidence base is as comprehensive as possible. The evidence base will also inform the ISA.

3.2.5. In accordance with Regulation 14, the Council will engage with the Specific Consultation Bodies and those General Consultation Bodies that it considers appropriate during the preparation of the Preferred Strategy. Engagement will focus upon the vision and objectives, evidence, issues and alternative strategies and options. This will provide an early opportunity for dialogue ahead of the Preferred Strategy being prepared. Once formulated the Preferred Strategy and the Strategic Options will be made available for wider public consultation.

3.2.6. As part of developing the evidence base, the Council will engage with stakeholders to identify strategic locations and candidate sites for potential inclusion in the RLDP. The Council will provide stakeholders with assessment criteria to facilitate the identification of sites. A Candidate Sites Register will be compiled by the Council and all candidate sites will be assessed to ascertain if they can contribute to the Strategy for the Plan and meet the requirements of the ISA. When promoting candidate sites, developers and landowners will be required to include sufficient information to allow a robust assessment of the site to be made including viability evidence where applicable.

3.2.7. Opportunities for involvement:

- Candidate Site Call

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STAGE 2 (II): PRE-DEPOSIT CONSULTATION (APRIL 2023 -MAY 2023) (REGULATIONS 15, 16 AND 17)

3.2.8. This stage will include statutory consultation on the Preferred Strategy and strategic locations for new development and accompanying ISA Report (statutory

6-week period). This will be followed by the preparation of the initial consultation report that will be published alongside the Deposit LDP.

3.2.9. Opportunities for involvement:

- Consultation on Preferred Strategy
- Consultation on Initial ISA report

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STAGE 3: DEPOSIT (OCTOBER 2023 – OCTOBER 2024) (REGULATION 17)

3.2.10. The Deposit LDP will be subject to public consultation (statutory 6-week period, LDP Reg 17 refers) to allow stakeholders to make representations. When drafting policies and identifying sites in the Deposit Plan, the Council will pay due regard to the previous consultation exercises and stakeholder engagement. The documents to be published at this time will comprise the Deposit RLDP, the ISA Report (incorporating the SEA Environmental Report), a list of supporting documents and the initial consultation report.

3.2.11. Opportunities for involvement:

- Consultation on Deposit LDP
- Consultation on Final ISA Report

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STAGE 4: SUBMISSION (NOVEMBER 2024 – DECEMBER 2024) (INDICATIVE) (REGULATION 22)

3.2.12. At this stage the Council is required to submit the Deposit Plan, Integrated Sustainability Appraisal Report, CIS, copies of all representations received, key supporting evidence, the Consultation Report, the report on the local planning authority's suggested changes and a statement of the main issues to the Welsh Government and the Planning Inspectorate.

3.2.13. Following submission, an Inspector will be appointed to examine the Plan to determine whether it satisfies the preparation requirements of the Planning and Compulsory Purchase Act 2004 and whether it is "sound" (section 64(5) of the 2004 Act refers). The examination will also consider representations including objections that have been made in accordance with the LDP Regulations.

3.2.14. Opportunities for involvement:

- Once submitted, the examination process will be undertaken by an Independent Inspector. A Programme Officer working for the Inspector will be the first point of contact to stakeholders. Information will be made available on the forthcoming examination process.

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STAGE 5: EXAMINATION (MARCH 2025 – APRIL 2025) (INDICATIVE) (REGULATION 23)

3.2.15. The Council will enter into a Service Level Agreement with the Planning Inspectorate prior to the Submission of the Plan. The Planning Inspectorate has indicated that the Independent Examination and the production of the Inspector's Report should take no more than 12 months.

3.2.16. Opportunities for involvement:

- Representors will have the opportunity to attend the Examination hearing sessions and / or submit written representations.

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STAGE 6: INSPECTOR'S REPORT (MAY 2025 – SEPTEMBER 2025) (INDICATIVE) (REGULATION 24)

3.2.17. Once the Inspector is satisfied that no further information is necessary to inform the consideration of the Plan, he/she will publish a report outlining the examination's findings, together with any changes to the Deposit Plan and reasons for those recommendations. The Inspector's report will be binding upon the Council. The aim of the Independent Examination is to ensure that the Plan is at a stage where it is sound and can be adopted. It follows therefore that any changes made by the Inspector must themselves be demonstrably sound.

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STAGE 7: ADOPTION (OCTOBER 2025) (INDICATIVE) (REGULATION 25)

3.2.18. On receipt of the Inspector's Report, following a fact checking period, the Council is required to adopt the final RLDP incorporating the Inspector's recommendations within 8 weeks, unless the Welsh Government intervenes. On or before the day on which the RLDP is adopted, the Council will publish the Inspector's Report and make it available for inspection and to view on Council's web site ([www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)) and at the deposit locations. The RLDP will become operative on the date it is adopted, and final publication of the Plan should follow as soon as possible (after the expiry of the six-week legal challenge period).

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ANNUAL MONITORING REPORT & REVIEW (31<sup>ST</sup> OCTOBER ANNUALLY FOLLOWING ADOPTION)

3.2.19. The Planning and Compulsory Purchase Act 2004 requires local planning authorities to keep under review matters that may affect the planning and development of their areas. In this regard, the Council will establish monitoring procedures in accordance with guidance contained within the Development Plans Manual and will produce an Annual Monitoring Report for submission to the Welsh Government by the 31st October each year.

3.2.20. A more detailed project plan is shown at Appendix 3.

## 4. APPENDICES

### 4.1. APENDIX 1: LIST OF SPECIFIC AND GENERAL CONSULTATION BODIES

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#### SPECIFIC CONSULTATION BODIES (LDP REGULATION 2) INCLUDING UK GOVERNMENT DEPARTMENTS

- 4.1.1. The Council will consult the following specific consultation bodies **at all** consultation stages in the preparation of the LDP:
- Welsh Government (Planning division)
  - Natural Resources Wales (NRW)
  - CADW
  - Office of the Secretary of State for Wales
  - Network Rail Infrastructure Limited (Western & Wales) – (Property)
  - Secretary of State for Transport (in relation to previous Strategic Rail Authority functions)
  - UK Government Departments – Department of Business, Energy and Industrial Strategy
  - Home Office
  - Ministry of Defence
  - Cardiff and the Vale University Health Board
  - Planning & Asset University Hospital of Wales
  - Vale of Glamorgan Town and Community Councils
    - Barry Town Council
    - Cowbridge with Llanblethian Town Council
    - Llantwit Major Town Council
    - Penarth Town Council
    - Colwinston Community Council
    - Dinas Powys Community Council
    - Ewenny Community Council
    - Llancafarn Community Council
    - Llandough Community Council
    - Llandow Community Council
    - Llanfair Community Council
    - Llangan Community Council
    - Llanmaes Community Council
    - Michaelston le Pit Community Council
    - Pendoylan Community Council
    - Penllyn Community Council
    - Peterston super Ely Community Council
    - St Athan Community Council
    - St Brides Major Community Council
    - St Donats Community Council
    - St Georges and St Brides super Ely Community Council
    - St Nicholas with Bonvilston Community Council
    - Sully and Lavernock Community Council
    - Welsh St Donats Community Council
    - Wenvoe Community Council

- Wick Community Council
- Adjoining Local Authorities
  - Cardiff Council
  - Bridgend County Borough Council
  - Rhondda Cynon Taf County Borough Council
- Adjoining Community Councils within other local authorities
  - Bridgend County Borough Council
    - Bridgend Town Council
    - Coychurch Lower Community Council
    - Merthyr Mawr Community Council
    - Pencoed Town Council
  - Cardiff Council
    - St Fagans Community Council
    - Pentyrch Community Council
  - Rhondda Cynon Taf County Borough Council
    - Llaharan Community Council
    - Llanharry Community Council
    - Pontyclun Community Council
- Mobile Phone Operators
- Service Providers
  - Dwr Cymru Welsh Water
  - National Grid/Transco
  - British Gas
  - Swalec
  - EON UK
  - EDF Energy
  - Scottish Power
  - SSE
  - Wales & West Utilities
  - Western Power Distribution
  - Npower
  - Powergen
  - BT Group Plc
  - Virgin Media

In addition, CADW are a statutory consultee for the Strategic Environmental Assessment (SEA) of the Plan and will be consulted at the relevant stages in the process.

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#### GENERAL CONSULTATION BODIES

4.1.2. The following is a list of general consultation bodies to be consulted at the relevant stages outlined in the preparation of the LDP. This list is not intended to be exhaustive and other organisations and bodies who wish to be involved can be added and consulted where appropriate:

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#### VOLUNTARY BODIES, SOME OR ALL OF WHOSE ACTIVITIES BENEFIT ANY PART OF THE LOCAL AUTHORITY'S AREA

- Action for Children
- Advocacy Matters (Wales)

- Age Concern Cardiff & Vale
- Age Concern Cymru
- Alzheimer's Association
- Asthma UK Cymru
- Barry Dock Lifeboat
- Barry Island Historical Group
- Barry Preservation Society and Civic Trust
- British Horse Society
- British Trust for Ornithology
- Business in the Community Wales
- BTCV
- Butterfly Conservation (South Wales Branch)
- Campaign for Protection of Rural Wales (CPRW)
- Campaign for Real Ale (CAMRA)
- Cardiff Cycling Campaign
- Cardiff & The Vale of Glamorgan Area Scout Council
- Cardiff & Vale Parents Federation
- Cardiff Justice and Peace Group
- Cardiff Naturalists' Society
- Citizens Advice Cardiff & Vale
- Civic Trust Cymru
- Clybiau Plant Cymru Kids Club
- Coed Cadw / The Woodland Trust
- Coed Cymru
- Community Matters
- Country land and Business Association
- Cowbridge History Society
- Duke of Edinburgh's Award
- Friends of the Earth Cymru
- Glamorgan Federation of Women's Institutes
- Glamorgan Voluntary Services
- Green Lane Association
- International Bee Research Association (IBRA)
- Llancafarn and District Community Association
- Llantwit Major Local History Society
- Llantwit Major Men's Probus
- Lower Penarth Community Association
- Llamau
- National Children's Homes
- National Allotment Society (NSALG)
- One Voice Wales
- Open Spaces Society
- Penarth Ramblers
- Ramblers Cymru
- Penarth Sea Angling Club

- Penarth Civic Society
- Planning Aid Wales
- Renewable UK
- Rotary Club of Llantwit Major
- Royal National Lifeboat Institute
- Royal Society for the Protection of Birds (RSPB)
- Showman's Guild of Great Britain, South Wales and Northern Ireland
- Sustrans Cymru
- The Amelia Trust
- The British Horse Society
- The Theatres Trust
- The Trussell Trust
- Time to Change Wales
- Trail Riders Fellowship
- Vale of Glamorgan District Sports Council
- Vale of Glamorgan Group, Ramblers Association
- Vale of Glamorgan Neighbourhood Watch Association
- Vale of Glamorgan Tourist Centre (Wales)
- Valeplus
- Vale Ways
- Vale 50+ Forum
- Welsh Assembly of Women
- Welsh Beekeepers Association
- Welsh Historic Gardens Trust
- Welsh Trail Riders
- Wildlife Trust for South & West Wales
- WRVS
- Youth Cymru
- Youth Hostel Association

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BODIES WHICH REPRESENT THE INTERESTS OF DIFFERENT RACIAL, ETHNIC OR NATIONAL GROUPS IN THE LOCAL AUTHORITY'S AREA

- UK Association of Gypsy Women (UKAGW)
- Equality & Human Rights Commission
- Race Equality First
- Race Alliance Wales
- Show Racism the red Card
- Stonewall Cymru
- Commission for Racial Equality

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BODIES WHICH REPRESENT THE INTERESTS OF DIFFERENT RELIGIOUS AND NON-RELIGIOUS GROUPS IN THE LOCAL AUTHORITY'S AREA

- All Nations Centre
- Big Ideas / Ignite
- The Presbyterian Church of Wales

- Jehovah's Witnesses
- Muslim Welfare Association of Vale of Glamorgan
- Roman Catholic Archdiocese of Cardiff
- The Orthodox Church in Wales
- The Salvation Army
- Tynwydd Rd Congregational Church
- U.K. Islamic Mission
- Undeb Bedyddwyr Cymru (Union of Welsh Baptists)
- United Free Church
- United Reformed Church (Wales) Trust
- Vale of Glamorgan Standing Advisory Council on Religious Education (SACRE)

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BODIES WHICH REPRESENT THE INTERESTS OF DISABLED PERSONS IN THE LOCAL AUTHORITY'S AREA

- Barry & District Mencap
- Cardiff and Vale Mental Health Development Project
- Cardiff & Vale Coalition of Disabled People
- Mencap Cymru
- MIND in the Vale of Glamorgan
- Mirus Wales
- Penarth Blind Club
- Penarth Hard of Hearing Club
- Sight Life
- Wales Council for Deaf People
- Disability Wales

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BODIES WHICH REPRESENT THE INTERESTS OF PERSONS CARRYING ON BUSINESS IN THE LOCAL AUTHORITY'S AREA

- Business Eye
- The Business Centre
- Country Land and Business Association
- Cowbridge Chamber of Trade
- National Farmers Union Cymru
- Middleton Farming Trust
- Federation of Master Builders
- Home Builders Federation
- Welsh Federation of Housing Associations
- Mineral Products Association
- Mobile Operators Association

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BODIES WHICH REPRESENT THE INTERESTS OF WELSH CULTURE IN THE AUTHORITY AREA

- Cymdeithas yr iaith Gymraeg
- Institute of Welsh Affairs
- Menter Iaith Bro Morgannwg

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## OTHER CONSULTATION BODIES

The following is a list of other consultees who will be consulted during the preparation of the Replacement LDP. This list is not exhaustive and can be added to where appropriate.

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## EMERGENCY SERVICES

- South Wales Fire and Rescue Service
- South Wales Police – Secured by Design Officer
- Welsh Ambulance Services NHS Trust

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## HOUSING ASSOCIATIONS

- Hafod Housing Association
- Newydd Housing Association
- United Welsh Housing Association
- Wales and West Housing Association

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## PROFESSIONAL BODIES / QUANGOS

- Arts Council of Wales
- British Geological Survey
- CBI Wales
- Chamber of Trade
- Design Commission for Wales
- District Valuer Services
- Glamorgan Gwent Archaeological Trust Ltd
- HSE Hazardous Installations Directorate
- Landscape Institute Wales
- Public Health Wales
- RICS Wales
- Sports Council for Wales
- Fields in Trust Cymru
- The Civic Trust For Wales
- The National Trust
- Visit Wales
- Department of Enterprise, Innovation and Networks (DEIN) – previously WDA
- Welsh Local Government Association

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## TRANSPORT OPERATORS / INTEREST GROUPS

- Associated British Ports
- Cardiff City Transport Services
- Cardiff Airport
- Cardiff Harbour Authority
- Cardiff & Vale University Health Board (Transport)
- Civil Aviation Authority
- CILT (UK) Cymru Transport
- Confederation of Passenger Transport
- C.T.C Right to Ride

- Easyway Minibus Hire Ltd
- First Cymru Buses Ltd
- Cardiff Bus
- New Adventure Travel Ltd
- Network Rail
- Transport Focus
- Penarth Section Cardiff Cycling Campaign
- Railfuture (RDS) Wales
- Transport for Wales
- Transport for Wales Active Travel
- Transport for Wales Station Integration
- Vale of Glamorgan Railway Company

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CARDIFF CAPITAL REGION JOINT CABINET AND OTHER LOCAL AUTHORITIES IN  
THE CARDIFF CAPITAL REGION (ADJOINING LOCAL AUTHORITIES LISTED ABOVE)

- Cardiff Capital Region Joint Cabinet
- Newport City Council
- Merthyr Tydfil County Borough Council
- Blaenau Gwent County Borough Council
- Torfaen County Borough Council
- Caerphilly County Borough Council
- Monmouthshire County Council

4.2. APPENDIX 2: SUMMARY OF COMMUNITY INVOLVEMENT IN RLDP KEY STAGES

<b>Community Involvement Timetable and Proposed Methods of Engagement - Definitive Stages</b>					
<b>Stage 1 – Delivery Agreement (LDP Regulations 9 and 10)</b>					
<b>Key steps in the RLDP process</b>	<b>Purpose</b>	<b>When / Timescale</b>	<b>Who will be involved?</b>	<b>Method of engagement</b>	<b>Outcomes / Reporting Mechanism</b>
<b>Prepare Draft Delivery Agreement</b>	To set out the timetable for the preparation of the RLDP and the process / methods of community engagement	June 2021 – August 2021	LDP Team Internal consultees Members	Council website updated to advise stakeholders and interested parties	Draft Delivery Agreement prepared by officers.
<b>Draft Delivery Agreement consultation</b>	To inform stakeholders that the Council is preparing a RLDP and to seek community engagement.  To seek the views of stakeholders on the content of the draft Delivery Agreement	Political Reporting September 2021 – October 2021  Public Consultation November 2021 – December 2021	LDP Team Specific Consultation Bodies General Consultation Bodies Other Consultation Bodies General Public Members Public Services Board (key stakeholder group) Vale Viewpoint citizens panel	Council Website Notification via email/letter. Social media Press release Posters Drop-in sessions - These may need to be adapted to take account of the latest government advice regarding the Covid 19 pandemic e.g. virtual engagement	Publication of draft Delivery Agreement for consultation online and at principal office.
<b>Submission of amended Delivery Agreement to Welsh Government for approval</b>	To seek formal agreement from the WG of the Delivery Agreement following consultation, consideration of	March 2022 (Welsh Government have 4 weeks to respond)	LDP Team Welsh Government	Delivery Agreement submitted to Welsh Government for approval	Delivery Agreement approved by Welsh Government.

	comments received and approval by Council.				
<b>Publication of approved Delivery Agreement (Regulation 10)</b>	To inform stakeholders of the agreed Delivery Agreement timetable and CIS.	April 2022	LDP Team	Council Website Notification via email/letter. Social media Press release	Agreed Delivery Agreement published on the Councils web site and paper copy made available for viewing at principal office - Civic Offices, Barry during normal office hours.

<b>Stage 2 – Pre-Deposit Preparation &amp; Participation (Regulations 14 &amp; 15)</b>					
<b>Stage in the RLDP process</b>	<b>Purpose</b>	<b>When / Timescale</b>	<b>Who will be involved?</b>	<b>Method of Engagement</b>	<b>Outcomes / Reporting Mechanism</b>
Review / update existing LDP evidence base (including ISA / SEA baseline and framework)	To inform the RLDP strategy and policy framework.  Any relevant updated or new evidence will be made available for comment at the appropriate RLDP stage e.g. Preferred Strategy / Deposit Plan stage	June 2021-September 2023	LDP Team Other relevant Council departments Consultants (where necessary) Specific / general / other consultation bodies as required. ISA / SEA consultees	Notification via email/letter. website	Topic / background papers Survey reports LDP monitoring Specialist surveys/data collection & analysis ISA scoping report – update baseline information, indicators and objectives.
Call for Candidate Sites (Regulation 14(2 & 3))	To establish land availability, by identifying areas which landowners are seeking to develop.  Identify potential development sites and	June 2022-August 2022 (12 weeks)  Note: A further Candidate Site Call may be necessary	All stakeholders and interested parties who wish to promote sites for future development.	Website Notification via email/letter. Social media Press release Posters	Publication of Candidate Sites Register (Regulation 14)

	inform the RLDP Strategy.	depending on the outcome of the initial site call.			
Prepare ISA Scoping Report	To set the context, establish the baseline and decide on the ISA scope and objectives  Includes the review of relevant plans, programmes and policies	April 2022 – July 2022	LDP Team / Consultants (where necessary) Specific consultation bodies Neighbouring local authorities SEA / SA statutory consultees	Website Notification via email/letter.	Draft SA Scoping Report
Consultation on ISA Scoping Report	To enable the Environmental Consultation Bodies and Other interested stakeholders to comment on the scoping report	August 2022 – September 2022 (5 weeks)	LDP Team / Consultants (where necessary) Statutory authorities (NRW and Cadw) Comments also invited from all other interested parties.	Notification via email/letter. Social media Press release Posters Website Deposit locations Drop-in sessions / exhibitions- These may need to be adapted to take account of the latest government advice regarding the Covid 19 pandemic e.g. virtual engagement	Publish ISA scoping report on Council web site and make document available at deposit locations.
Identification / assessment of vision, issues and objectives.	To develop and agree a clear vision and objectives for the RLDP	April 2022 – July 2022	LDP Team Members Relevant Council departments Public Services Board (Key Stakeholder Group) Vale Viewpoint Citizens Panel Town and Community Councils	Notification via email/letter. Website Social media workshops / meetings / drop-in sessions - These may need to be	Seek consensus on vision, issues and objectives

				adapted to take account of the latest government advice regarding the Covid 19 pandemic Virtual engagement e.g webinars / virtual exhibitions	
Identification / assessment of alternative strategies and growth options.	To develop consensus on options including growth levels and spatial distribution to inform development of the Preferred Strategy	August 2022 – November 2022	LDP Team Members Relevant Council departments Public Services Board (Key Stakeholder Group) Vale Viewpoint Citizens Panel Town and Community Councils	Notification via email/letter. Website Social media workshops / meetings / drop-in sessions - These may need to be adapted to take account of the latest government advice regarding the Covid 19 pandemic Virtual engagement e.g webinars / virtual exhibitions	Seek consensus on options including growth levels and distribution
Preparation of Preferred Strategy, Initial ISA Report / HRA Report	Appraise alternative options and assess effects.	December 2022 – March 2023	LDP Team Consultants (where necessary) Members	Website Notification via email/letter Member briefings	Member approval of Draft Preferred Strategy, initial ISA Report, HRA Report for consultation purposes
Consultation on Preferred Strategy, Initial ISA Report / HRA.	To provide an opportunity for stakeholders and interested parties to contribute to the preparation of the preferred strategy, the initial ISA (SEA) Report and HRA Screening	April 2023 – May 2023 (6 weeks)	All stakeholders and interested parties including general public Members	Website Notification via email/letter. Social media Posters Exhibitions / drop-in sessions - These may need to be adapted to take account of the	Report of consultation

	Report and suggest modifications.			latest government advice regarding the Covid 19 pandemic Virtual engagement e.g virtual meeting and exhibitions	
Analyse consultation responses and prepare Initial Consultation Report.	To consider whether any changes are needed to the Preferred Strategy	May 2023 – August 2023	LDP Team	Website Notification via e mail / letter	Report of consultation
Political reporting – Council to approve Preferred Strategy.	To obtain member endorsement of the Preferred Strategy	September 2023	LDP Team Members Other relevant internal departments	Internal consultation on report Member briefing	Members to endorse the Preferred Strategy for the RLDP
Request for further information in relation to candidate sites which accord with strategy (where information was previously not submitted)	To enable prospective sites to be fully considered.	September 2023	Site promoters	Direct contact via email/letter.	Additional candidate site information submitted.

<b>Key Stage 3 – Deposit (LDP Regulations 17, 18 &amp; 19)</b>					
<b>Stage in the RLDP process</b>	<b>Purpose</b>	<b>When / Timescale</b>	<b>Who will be involved?</b>	<b>How will they be involved?</b>	<b>Reporting, Dissemination and Notification</b>
Preparation of Deposit Plan / update ISA Report and HRA.	Prepare Deposit RLDP and associated ISA/ HRA documents for statutory consultation.	October 2023 – March 2024	LDP Team Other relevant internal departments Consultants (where necessary)	Assistance with the preparation of RLDP and associated documentation, ISA Report and HRA report	Preparation of RLDP and associated documentation, ISA Report and HRA report
Political Reporting – Council to endorse the Deposit Plan / ISA / HRA for public consultation.	To obtain member approval of Deposit RLDP / ISA / HRA for public consultation purposes	March 2024	LDP Team Members Other relevant internal departments	Internal consultation on report Member briefing	Members to endorse the Deposit RLDP / ISA / HRA for public consultation purposes

Consultation on Deposit Plan / ISA Report / HRA and other relevant supporting documents.	To enable all stakeholders and interested parties to make representations on the Council's RLDP and supporting documents.	April 2024 – May 2024 (6 weeks)	All stakeholders and interested parties.	Website Notification by email/letter. Deposit locations Posters Social media Press release Public engagement sessions e.g. webinars, exhibitions, drop in sessions. These may need to be adapted to take account of the latest government advice regarding the Covid 19 pandemic.	Deposit RLDP Final ISA/SEA Report HRA Report Other relevant supporting documents  LDP Team to acknowledge receipt of duly made representations.  Make a copy of the duly made representations available at deposit locations and on Council's web site. (LDP Regulation 19)
Analyse consultation responses and update consultation report.	To consider the representations received to the Deposit RLDP.	June 2024- October 2024	LDP Team	Officers to consider duly made representations	Details of duly made representations to be incorporated into consultation report.

<b>Timescales for stages 4 -7 are indicative</b>					
<b>Key Stage 4 – Submission (LDP Regulation 22)</b>					
<b>Stage in the RLDP process</b>	<b>Purpose</b>	<b>When / Timescale</b>	<b>Who will be involved?</b>	<b>How will they be involved?</b>	<b>Reporting, Dissemination and Notification</b>
Political Reporting – Council to approve submission to Welsh Government.	To advise members of the content and outcome of the Deposit RLDP consultation.	November 2024 – December 2024	LDP Team Members Other relevant internal departments	Consultation on report	Members to endorse the submission of the RLDP to Welsh Government and the Planning Inspectorate
Submission of RLDP and associated documents to	To submit the RLDP and associated documents to	December 2024	All stakeholders and interested parties including the general public.	Notification by email/letter. Website	The following documents will be submitted to the Welsh Government and the

Welsh Government & Planning Inspectorate for examination.	Welsh Government and the PINS for independent examination.		LDP Team. Welsh Government Planning Inspectorate	Social media Deposit locations	Planning Inspectorate and published on the Council's web site: RLDP ISA Report CIS Consultation Report Copy of representations Any other relevant supporting documents  Statement on web site advising that RLDP has been submitted and details of where and when it can be viewed.
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<b>Key Stage 5 – Independent Examination (LDP Regulation 23)</b>					
<b>Stage in the RLDP process</b>	<b>Purpose</b>	<b>When / Timescale</b>	<b>Who will be involved?</b>	<b>How will they be involved?</b>	<b>Reporting, Dissemination and Notification</b>
Notification of Independent Examination in line with Regulation 23.	To ensure that stakeholders are advised that an Independent Examination into the RLDP will be taking place.	At least 6 weeks before start of 1 <sup>st</sup> hearing session	All stakeholders and interested parties including the general public.	Website Notification by email/letter. Social media	Local Planning Authority to publish details of time / place of examination and name of person appointed to carry it out.
Pre- hearing meeting.	To allow the Inspector appointed by the WG to advise interested parties on the examination procedures and format.	February 2025	All representors and any stakeholders that have asked to be kept informed of progress.	Website Notification by email/letter. Social media	Inspector may invite comments from participants on the draft matters and issues identified for the examination

Consideration of the soundness of the Plan and all representations made to the Plan by the independent Planning Inspector appointed to consider the evidence.	To provide an impartial planning view on the soundness of the Plan and the representations made in respect of it.	March 2025 – April 2025	All stakeholders and interested parties including the general public.	Round table discussions / hearings N.B. The Inspector will determine the procedures to be used to hear representations orally. Formal written Submissions also considered by Inspector.	Publish details of hearing sessions and advise all interested parties.  Seek statements of common ground with objectors prior to hearing sessions.  Prepare and consult on any Matters Arising Changes (MACs). LDP Team to forward responses to the Inspector.
Inspector's Reporting.	Inspector to consider evidence presented at Examination and in formal written submissions.	April 2025 – August 2025	Planning Inspectorate	Inspector's Report.	Inspector's Report.

<b>Key Stage 6 – Inspectors Report (LDP Regulation 24)</b>					
<b>Stage in the RLDP process</b>	<b>Purpose</b>	<b>When / Timescale</b>	<b>Who will be involved?</b>	<b>How will they be involved?</b>	<b>Reporting, Dissemination and Notification</b>
Receipt of the Inspectors Report.	To receive the Inspector's Report in respect of the examination into the RLDP. The report will detail changes recommended by the Inspector and such changes are binding on the local authority.	August 2025	LDP Team Planning Inspectorate Members	The Inspector's Report will be fact checked by the LDP team.  Planning Inspectorate to be advised of any factual errors.  LDP team to undertake any changes to the	Advise members of changes as set out in Inspector's Report.

				RLDP recommended by the Inspector.	
Publication of the Inspector's Report.	To make the Inspector's Report publicly available.	September 2025	Specific consultees, General consultees, other consultees and all others on the RLDP database to be notified of the publication of the Inspector's Report.	Notification by email/letter. Council website. Deposit Locations. Press release. Social media.	Publication of the Inspector's Report on the Council's web site and at deposit locations.

<b>Key Stage 7 – Adoption (LDP Regulation 25)</b>					
<b>Stage in the RLDP process</b>	<b>Purpose</b>	<b>When / Timescale</b>	<b>Who will be involved?</b>	<b>How will they be involved?</b>	<b>Reporting, Dissemination and Notification</b>
Formal adoption of the RLDP as the Development Plan for the Council.	To inform all stakeholders and interested parties of the adoption of the Plan.	Within 8 weeks of receipt of Inspector's Report (September 2025 - October 2025)	LDP Team Other relevant internal departments Members	Council reporting procedures.	Council resolution to adopt RLDP.
Publication of the Adopted RLDP, Adoption Statement, Final ISA Report.	To inform all stakeholders and interested parties of the adoption of the Plan.	As soon as is reasonably practicable after the LPA adopts the LDP.	Welsh Government Specific consultation bodies General consultation bodies Other consultation bodies All others on RLDP database Town and Community Councils Members Internal consultees	Member briefing Notification by email/letter Council website. Social media Press release.	Adopted RLDP, Adoption Statement, Inspectors Report and Final ISA Report published on Council web site and made available at deposit locations during normal office hours.  Adopted RLDP and adoption statement to be sent to Welsh Government.

<b>Key Stage 8 – Annual Monitoring Report (LDP Regulation 37)</b>
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Stage in the RLDP process	Purpose	When / Timescale	Who will be involved?	How will they be involved?	Reporting, Dissemination and Notification
Monitoring	To ensure that the RLDP objectives are being met.	By 31 <sup>st</sup> October each year following adoption.	LDP Team Other relevant internal departments Members Welsh Government	Monitoring and recording of Core & Local indicators in line with adopted RLDP monitoring framework.	Annual Monitoring Report reported to Cabinet and submitted to Welsh Government by 31 <sup>st</sup> October each year.





#### 4.4. APPENDIX 4: RISK MANAGEMENT

4.4.1. The proposed timetable for plan preparation is considered to be both realistic and achievable. It has regard to the scope of the work the Council believes to be involved, to existing Welsh Government regulations and guidance, and the resources available to commit to plan preparation.

4.4.2. While every effort will be made to avoid deviations from the proposed timetable, the Council has identified a number of risks which are set out below, together with the Council's approach to managing them. The timetable together with the anticipated work programme and available resources will be kept under continual review to monitor possible slippage or other impacts resulting from the risks identified or other causes. Any deviation from the proposed timetable will be reported and justified by the Council.

Risk	Potential Impact	Probability	Mitigation Measures
Ongoing impacts of Covid-19 pandemic restrictions on LDP preparation e.g. requirements for prolonged or alternative consultation periods/measures.	Delays in consultation. Programme slippage.	Medium/high.	Monitor national restrictions throughout LDP process, ensure resources available to undertake safe consultations if required.
Additional requirements arising from new legislation, national guidance or new evidence.	Additional work required, causing programme slippage.	Medium	Monitor emerging legislation / guidance and respond early to changes where possible.
Amendments to Plan resulting from need to align with Strategic Development Plan (SDP).	Programme slippage.	Low.	Ensure involvement in regional work.  Continued liaison with Welsh Government
Delays caused by scheduling of Council, Planning, Cabinet, Scrutiny or Full Council meetings.	Programme slippage.	Medium.	Ensure realistic timetable prepared and approved by Cabinet  Ensure adequate briefing of Members
Delays caused by Council delaying approval of Documents.	Programme slippage.	Low/Medium.	Ensure adequate briefing of Members. Undertake Scrutiny process together with wider Member briefings to raise awareness.
Approved LDP timetable of 3.5 years proves too ambitious due to greater than anticipated workload and resources available e.g. number of representations received or ISA / SEA requirements.	Programme slippage.	Medium/High.	Realistic timetable prepared with some flexibility.  Consider additional resources as and when necessary.
Implications of Plan on a	Programme slippage.	Low.	Likelihood covered in ISA/SEA

Designated European site in Great Britain.			
Insufficient information to enable preparation of a sound plan e.g. up to date population projections, to undertake SEA of proposals.	Programme slippage.	Low/Medium.	Identify expectations of consultation bodies in DA.  Consider additional resources.
Delays caused by Welsh translation and/or the printing process.	Programme slippage.	Low/Medium.	Ensure appropriate resources available.
Significant objections from Statutory Consultation bodies.	Replacement LDP cannot be submitted for examination without significant work.	Low/Medium.	Ensure the views of statutory bodies are sought and considered as early as possible.
Release of new Population projections March 2022 and March 2023.	Programme slippage	Medium	Realistic timetable prepared with some flexibility to accommodate possible revised population projections.
Large numbers and/or significant levels of objections to proposals e.g. site allocations.	Programme slippage.  Replacement LDP cannot be progressed without additional work.	Medium.	Ensure close liaison and early/continued involvement of the community, statutory bodies and stakeholders throughout the LDP process.
Involvement in the preparation of a Strategic Development Plan (SDP).	Programme slippage. Resource implications, extent of input to the SDP currently unknown.	Medium/High.	Ensure sufficient resources are available and corporate support of SDP process/ timetable from outset.
Planning Inspectorate unable to meet the required timescale for examination and reporting.	Examination and/or report is delayed.  Key milestones in programme are not met.	Medium.	Close liaison with the Planning Inspectorate to ensure early warning of any problems e.g. consultation on the LDP.  Establish Service Level Agreement with Planning Inspectorate to ensure agreed timetable is met.
LDP fails test of Soundness.	Replacement LDP cannot be adopted without considerable additional work.	Low/Medium.	Ensure LDP is sound, founded on a robust evidence base with sustainability appraisal and well audited community and stakeholder engagement.
Legal challenge.	Adopted Replacement LDP quashed.	Low/medium.	Ensure procedures, Act, Regulations etc. are fully complied with.

	Significant slippage / Additional workload.		
Reduction or lack of financial resources.	Programme slippage.  Delay in securing Information required to progress LDP.	Low/ Medium.	Ensure timetable and process is adequately costed with in-built capacity for unforeseen costs.
Changes in staffing structures / numbers and impact on LDP team.	Programme slippage	Low/Medium.	Consider additional staff or support from other sections/departments.  Ensure LDP process maintains a High corporate priority.
Lack of Corporate consensus and support from other Council officers and departments in the production of the Evidence Base, Background studies etc.	Programme slippage.	Low/Medium.	Ensure corporate support of LDP process and timetable at early stage.
Change in administration	Programme slippage	low	Ensure adequate briefing of Members.

#### 4.5. APPENDIX 5 - GLOSSARY OF TERMS

<b>Glossary of Terms</b>	
RLDP	Replacement Vale of Glamorgan Local Development Plan 2021-2036
Adopted LDP	Adopted Vale of Glamorgan Local Development Plan 2011-2026
CIS	Community Involvement Scheme
DA	Delivery Agreement
GDPR	EU General Data Protection Regulation 2016
HRA	Habitat Regulations Assessment
ISA	Integrated Sustainability Appraisal
ISAR	Initial Sustainability Appraisal Report
LDP	Local Development Plan
LPA	Local Planning Authority
LWBP	Local Well-being Plan
PPW	Planning Policy Wales (Edition 11) (February 2021)
PSB	Public Services Board
RR	Adopted Vale of Glamorgan Council Local Development Plan 2011-2026 Review Report
SEA	Strategic Environmental Assessment
SEWSPG	South East Wales Strategic Planning Group
SPG	Supplementary Planning Guidance
SA	Sustainability Appraisal
SAR	Sustainability Appraisal Report
WBG Act	Well-being of Future Generations (Wales) Act 2015